



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

**DHHL Wailua Master Plan
Beneficiary Planning Workshop Day #1**

Saturday, October 18, 2025

9:30 am – 2:00 pm

Kapa'a Elementary Cafeteria



Introductions



State Planning Office

Lilliane Makaila, Acting Planning Program
Manager

Kialoa K. K. Mossman, Land Use Planner and
Kauai Community Liaison



Kauai Island

Shaylyn Ornellas, Commissioner

Erna Kamibayashi, Kauai District Supervisor

Kaipo Duncan, Land Manager



Introductions



Wailua Master Planning and EA Consultant Team

Kawika McKeague, Planning Principal

Rene Matsumura, Architecture Principal

Ryan Char, Civil Engineering Principal

Barbara Natale, Project Manager

Kauahi Ching, Project Design Architect

Dalton Beauprez, Senior Planner

Kai Akiona-Ferriman, Civil Engineer

**Nohopapa
Hawai'i**
Archeology

AECOS
Flora and
Fauna

**Edith
Kanakanaka
Foundation**
Houaiakea

Intera
Hydrogeology

Fehr & Peers
Traffic

**Air Data
Solutions**
Lidar

**Hawaii
Wildfire
Management
Organization**



Purposes of Meeting



REVIEW THE SITE
CONTEXT



REVIEW THE
CULTURAL
SIGNIFICANCE



SHAPE THE
VISION AND
GOALS FOR THE
LAND



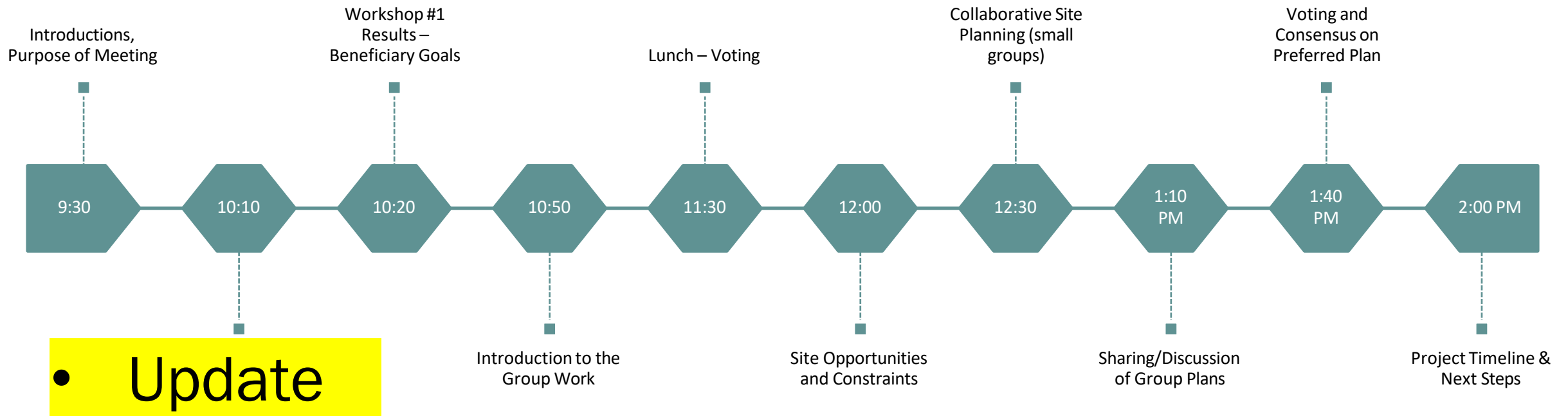
ESTABLISH
APPROPRIATE
LAND USES



GATHER INPUT FROM
IDENTIFY VISION
COMPONENTS FOR OUR
MASTER PLAN



Agenda





Housekeeping & Ground Rules



Sign-in Sheets

Handouts

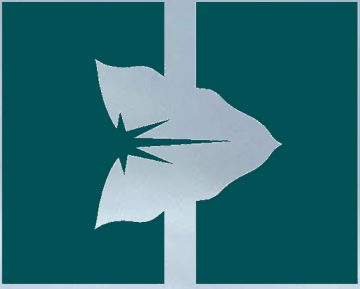
Cell phones

Bathrooms

Stand up/stretch

Questions?

Lunch

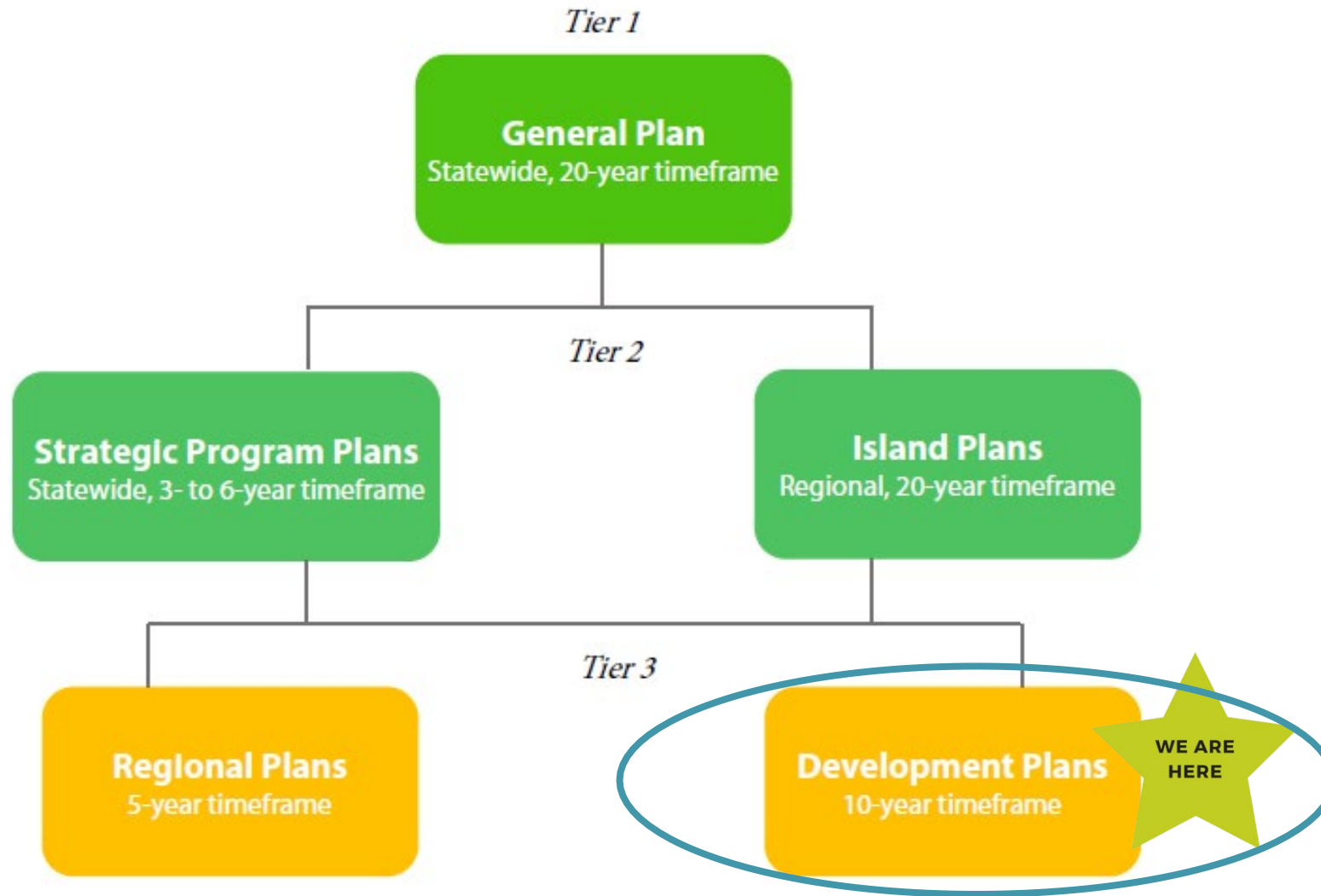


DHHL Kauai

DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE



DHHL Planning System



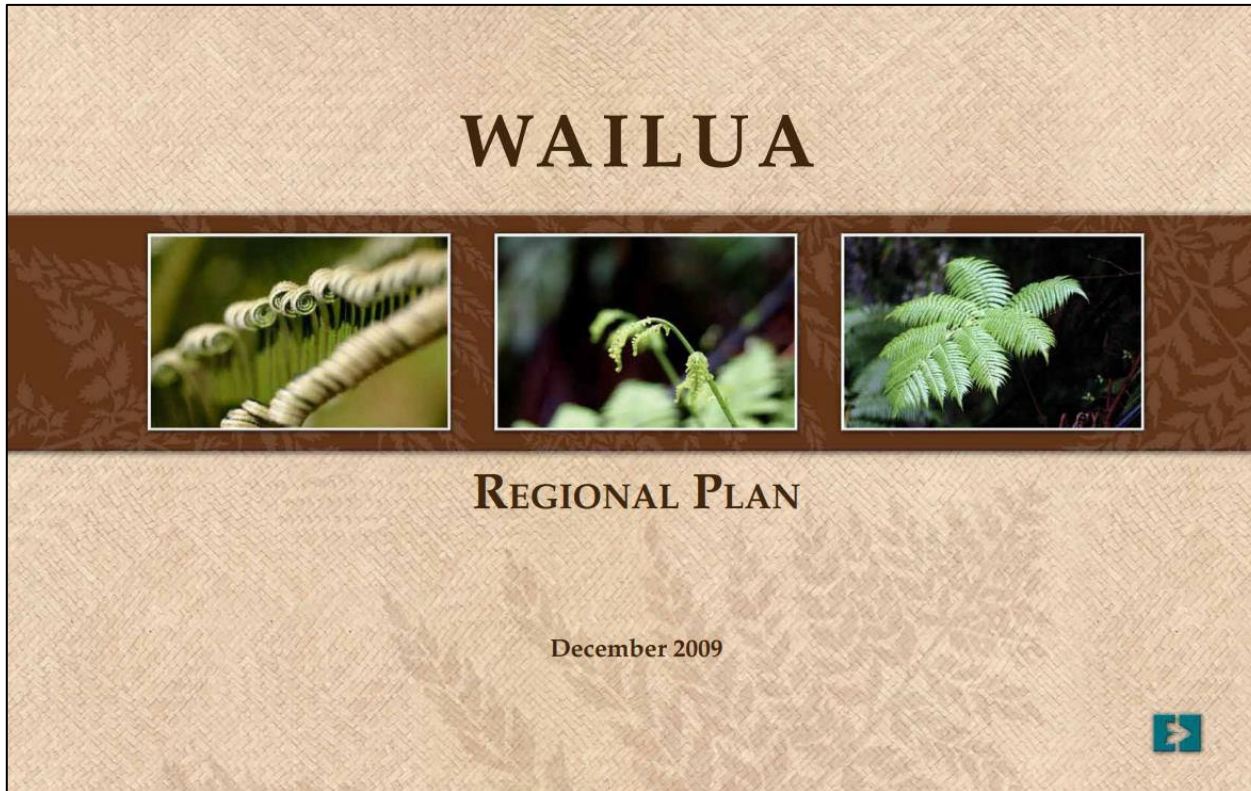


-
- KAUA'I ISLAND PLAN**
May 2004
- The Department of Hawaiian Home Lands
State of Hawai'i
- LEGEND**
- DHHL Lands
 - 200' Contour
 - Roads, Major
 - Roads, Other
 - - New DHHL Rd.
 - Stream
- Land Use Designations**
- Residential
 - Subsistence Agriculture
 - Supplemental Agriculture
 - Pastoral
 - General Agriculture
 - Special District
 - Community Use
 - Conservation
 - Commercial
 - Industrial



Wailua Regional Plan

The Wailua Regional Plan was created and approved by the Hawaiian Homes Commission in December 2009 following a series of beneficiary consultation meetings.



Priority Projects Identified:

- Cultural Resources Inventory – Malae Restoration Project
- Infrastructure Projects
 - Developing Potable Water Sources
 - Kālepa Ridge Surface Water System Maintenance
 - Wastewater Treatment Plant Facility
 - Kapa‘a Relief Route

Potential Projects Identified

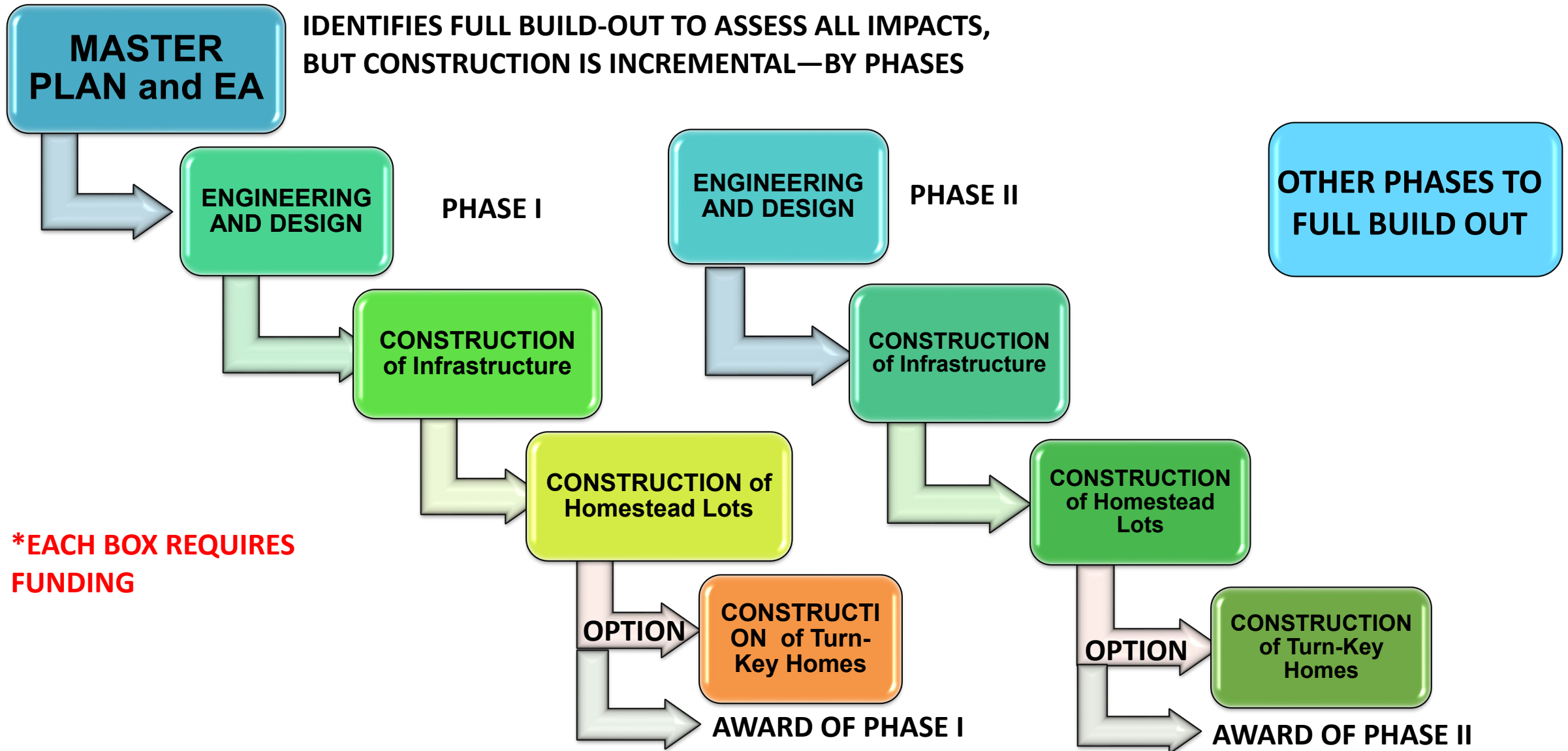
- Inclusion of Subsistence Land Use
- Seek partnerships with surrounding landowners
- Restore pōhaku ki‘i
- Create a Native Forest Restoration Project
- Improve Wailua Community into a Green community – Net Zero Energy and Subsistence



Greater Lihue-Wailua Area

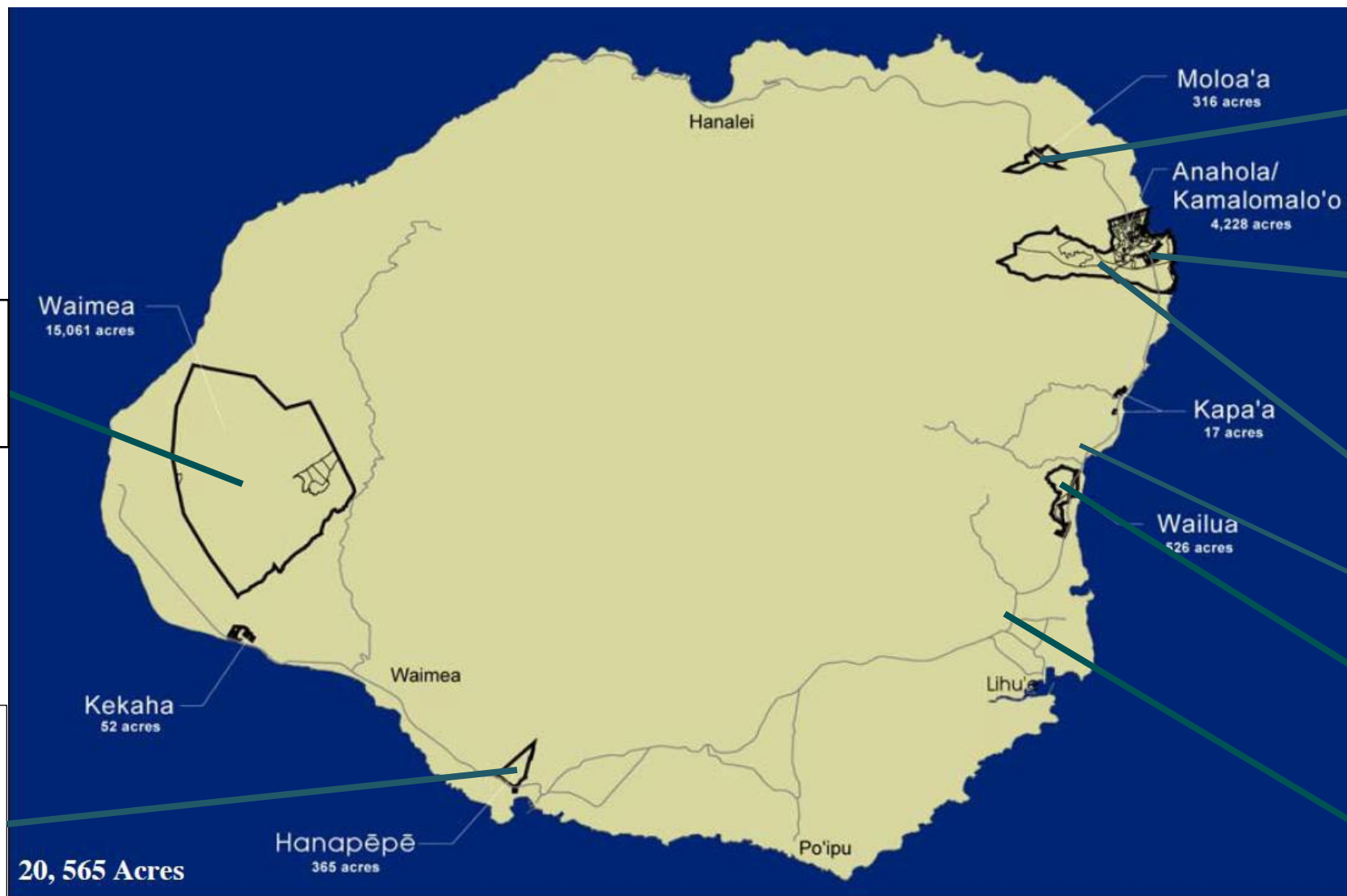


Homestead Development Process





Kauai Island Projects



Sub Ag- 240

Pastoral- 11

Residential SF- 449
Phase I- 47 awarded
Phase II- 82 (2026)

Sub Ag- 111

Pending Master
Plan

Residential SF- 171
Phase I- 80 awarded
Phase II- 51 awarded
Phase III- 40

Sub Ag- 95 (2026)

Pastoral- 14

Residential MF - 80

**Pending
Master Plan**

Pending Compliance
Residential SF-
1,000

Sub Ag- 100



DHHL Wailua Site

DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE



DHHL Wailua Project Area





DHHL Wailua Project Area

- Replace with aerial including outline of property and labels





DHHL Wailua Project Area





DHHL Wailua Project Area





DHHL Wailua Project Area





DHHL Wailua Project Area





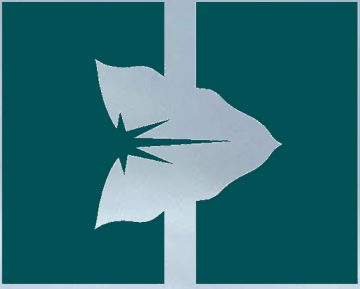
DHHL Wailua Project Area





DHHL Wailua Project Area





Master Plan and EA Process



Master Planning Process

Site Opportunity & Constraints

- Cultural Resources
- Kapu & Kānāwai
- Water
- Infrastructure
- Topography
- Connectivity
- Adjacency

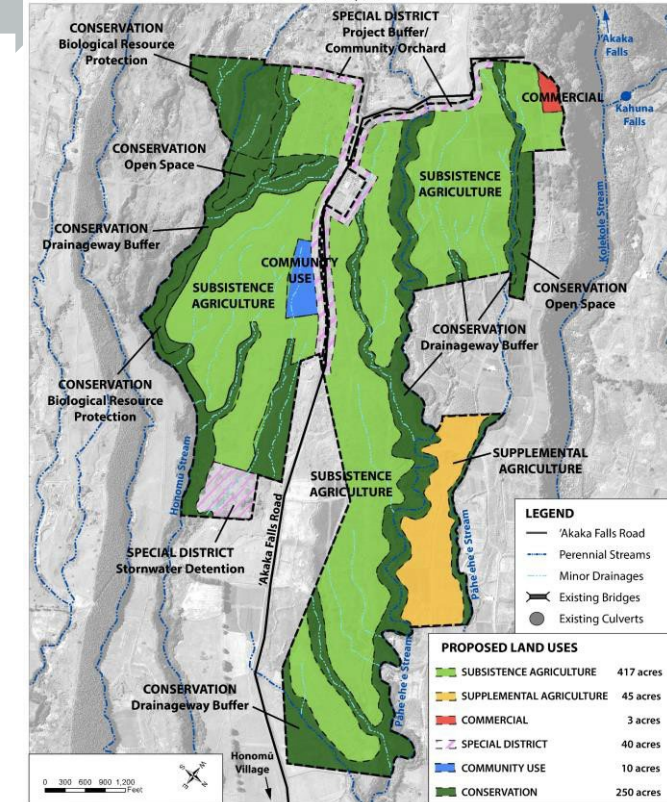
Vision and Goals Workshop Day 1

- What is special about Wailua?
- What is the future vision for this community and how does land contribute to that vision?

Program / Site Plan Workshop Day 2

- **Land Use:**
 - Subsistence Ag
 - Community Uses
 - Conservation
 - Renewable Energy
- **How many?**

Physical Plan





DHHL Wailua Master EA

Environmental Assessment (EA):

- The EA is required per Hawai'i Revised Statutes Chapter 343.
- Disclosure document that identifies potential impacts from the Project and proposes mitigation measures to lessen those impacts.
- Federal, State, County agencies, and public can comment during a 30-day public comment period.
- Requires HHC Approval of Master Plan and EA.



Work Done To Date

Site Visit

- March 2025
- DLNR Parks Division
- I Ola Wailuanui
- East Kauai Water Hui
- ROE lessees
- Other stakeholders

Honuaiākea

- June 28-29

Beneficiary Meeting #1

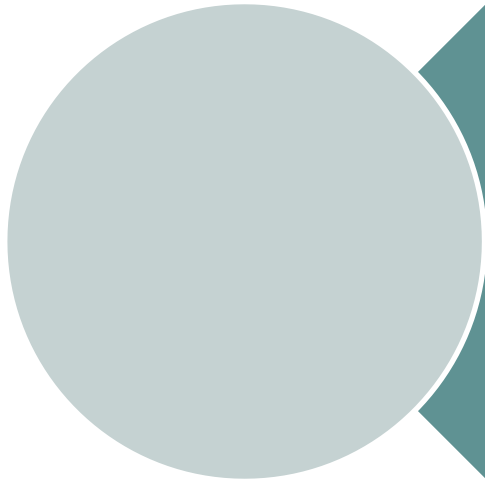
- June 2025
- Introductory Meeting

Meetings with

- I Ola Wailuanui
- Agribusiness Development Corporation
- Department of Water
- Department of Transportation

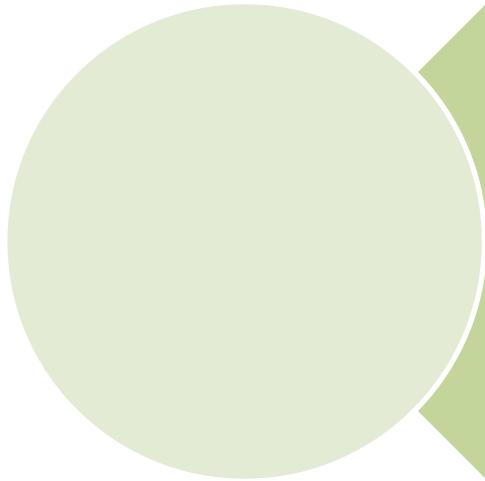


Work Done To Date



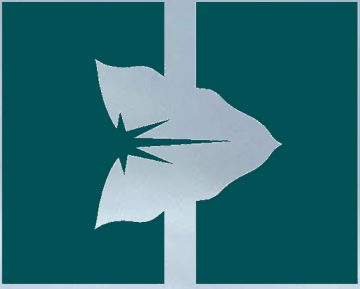
Preliminary Studies Conducted

- Aerial/Lidar High Resolution Imagery
- Preliminary Existing Transportation Assessment
- Preliminary Existing Biological Information
- Archaeological Literature Review and Field Investigation



Forthcoming Studies To Support Master Plan and Environmental Assessment

- Traffic Assessment
- Cultural Impact Assessment
- Hydrogeology
- Wildfire



Site Opportunities and Constraints



Master Planning Process

Site Opportunity & Constraints

- Cultural Resources
- Kapu & Kānāwai
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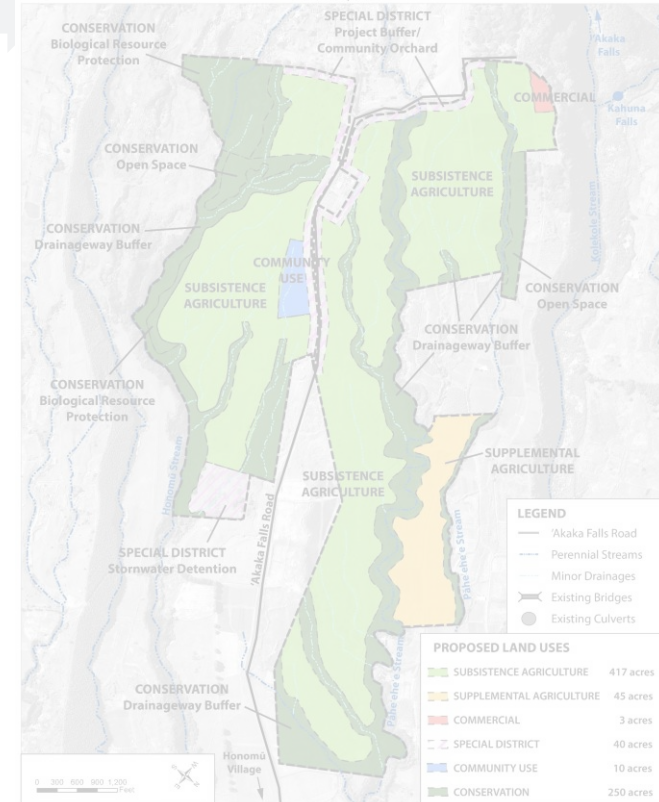
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Physical Plan



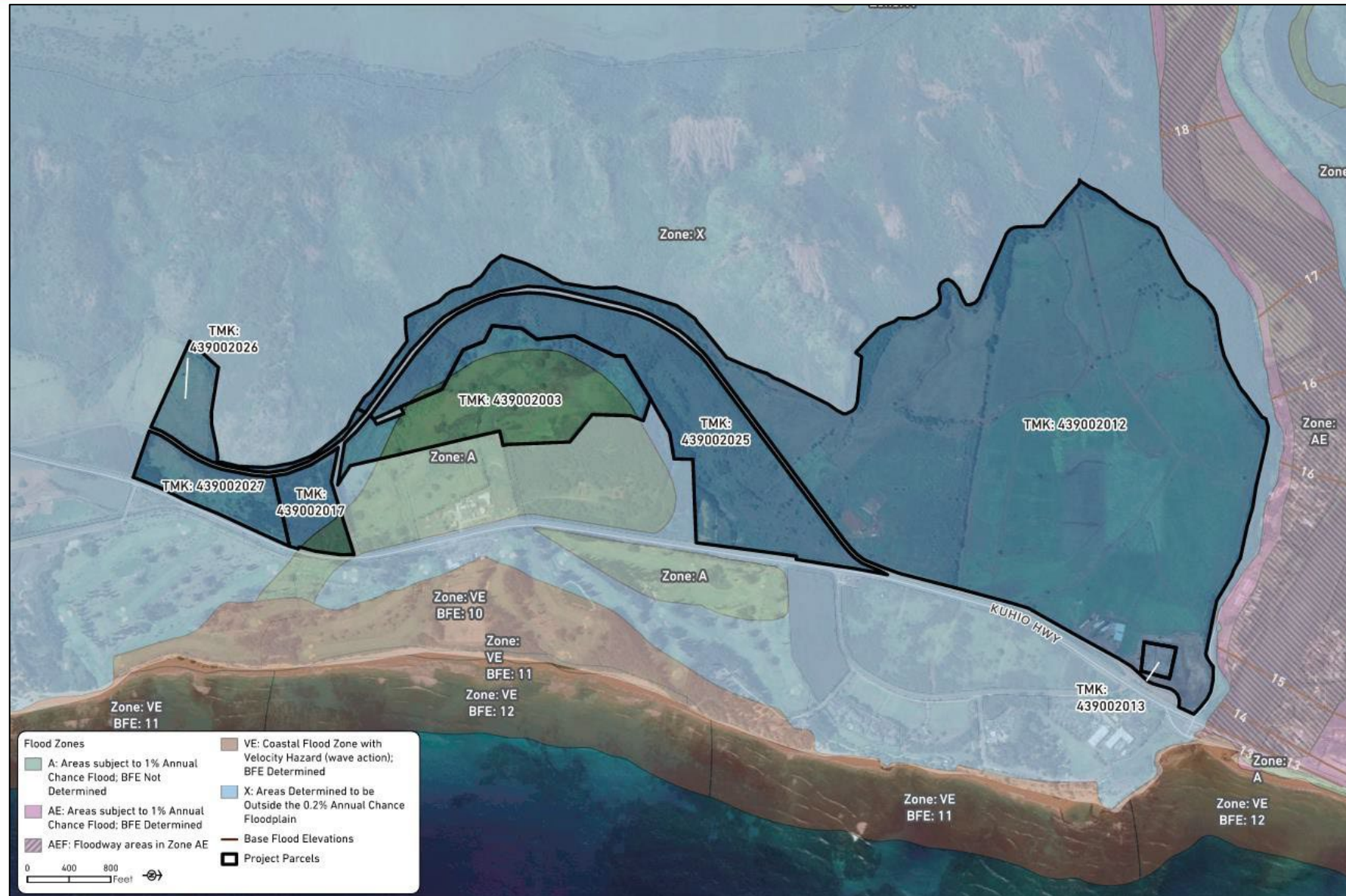


Project Area TMK





Project Area Flood Zones



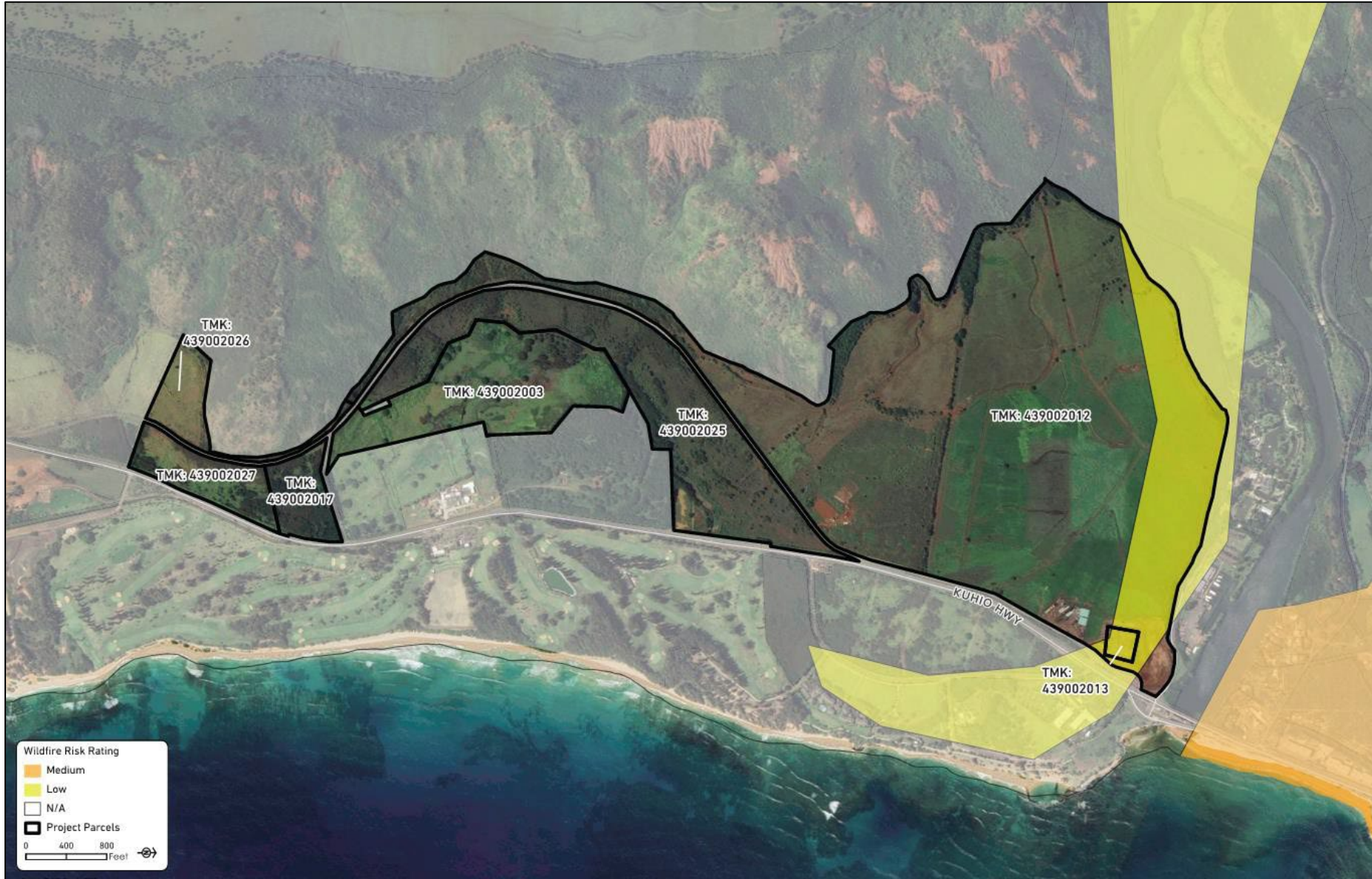


Project Area Sea Level Rise Exposure



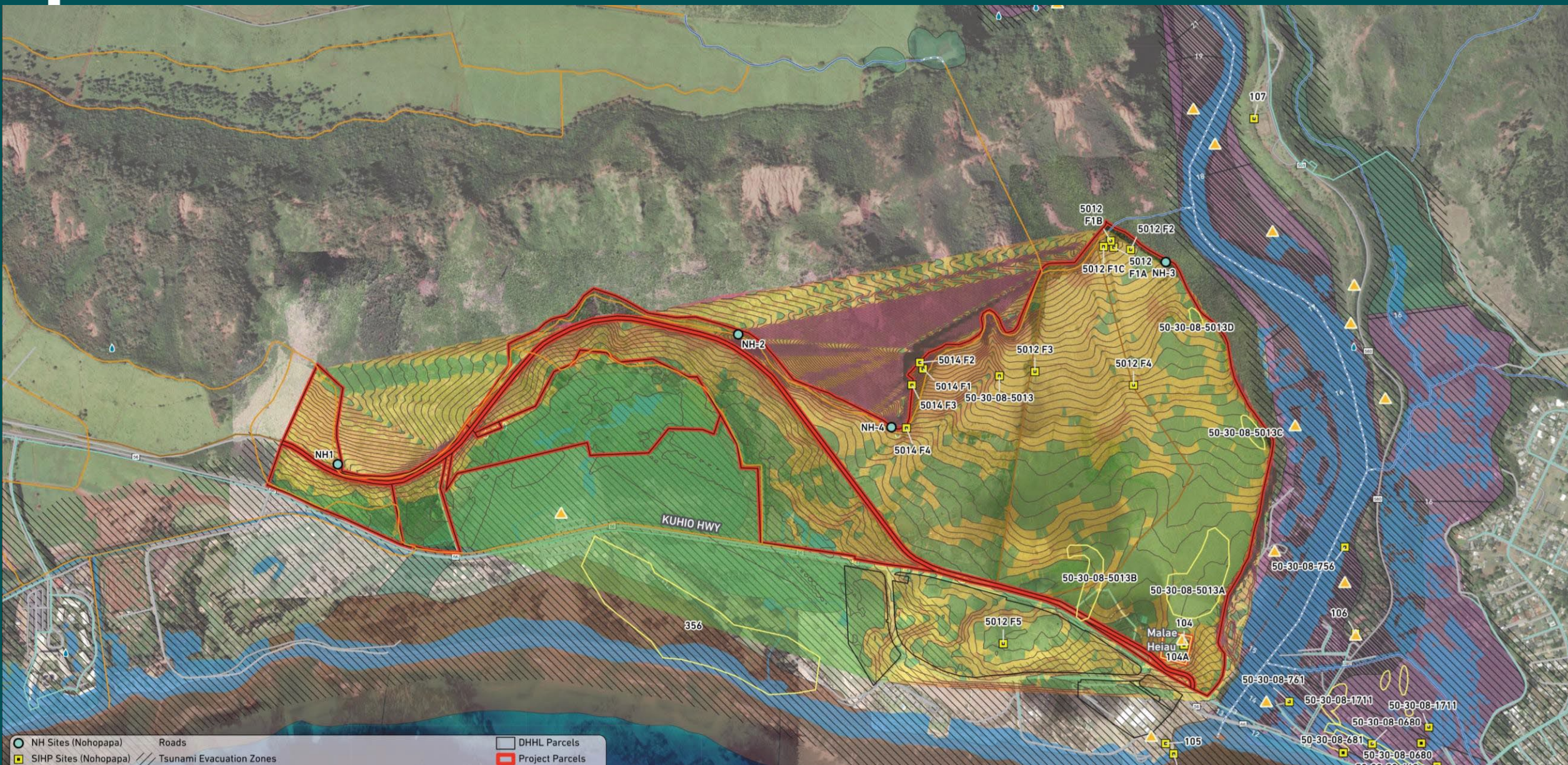


Project Area Wildfire Risk





Site Opportunities and Constraints







Road System

Earthen Road System:

- Network of unimproved dirt roads
- Some appear on the map, may require building of additional unimproved dirt roads





Potable and Non-Potable Sources Map



Water System

REPLACE ?





Potable Water



Rainwater
Catchment
System



Electricity



Photovoltaic
Systems





Wastewater Map



Waste Water



Individual
Wastewater
Systems
(IWS)

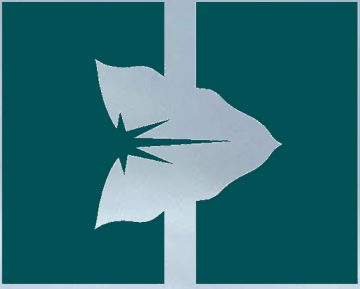


Waste Water



Composting Toilets

Specific design requirements shall be reviewed and approved by the director on a case-by-case basis...until the community develops its own codes and permitting process.



Cultural Foundations



‘Ike Kupuna

Honuaiākea with Edith Kanaka‘ole Foundation

- Researched indigenous knowledge collections to identify
 - Oli (Chants); Ka‘ao (Legend, a tale of ancient time), Mele (song)
- Snap-shot of natural systems—raw data of Ancestral Ecological Knowledge, ‘Ike Kupuna
- Pull out relevant information; add current information

Kapu and Kānāwai

- Kapu = the natural elements that are so important in this ecosystem, that we hold them sacred. Since they are sacred, they cannot be changed.
- Kānāwai = the guidelines, the protocols, the laws that utilize ‘ike kupuna to live in harmony with our ecological conditions to uphold the principles and sacredness that are the Kapu.
- How to apply indigenous place-based approach to effective management of critical resources that sustain life in Wākiu. Foundation of ‘Ike Kupuna.

KAPU – SACRED KŪPUNA DIRECTIVES

Kapu Hulihia i Manuakele:

This Kapu describes the ecological importance that the manu play in Wailua. Their continued pathway, feeding and nesting grounds from the kuahiwi to the kai and back shall not be impeded upon. (i.e. development shall not impede the native bird wildlife that exist in this area)

Kapu onini o La‘a:

Kapu no nā heiau o La‘a. The Heiau of Wailua shall remain and never be impeded on. Further more, the heiau shall be preserved and restored for practitioner use.

KĀNĀWAI – RESOURCE MANAGEMENT LAWS

Kānāwai kia manu o La‘a

The manu of Wailua shall be actively preserved through careful and thoughtful planning that includes ambient light abatement, conservation of nesting areas, and community and visitor education management efforts. Access shall be provided for this kanawai.

Kānāwai ‘Oihana heiau

This kanawai establishes the recognition of a hui of sorts that will be responsible to the finding and the ongoing preservation of the heiau of Wailua. This kanawai serves as the bylaw to recognize the entity who needs to be responsible for this Kapu.

KAPU – SACRED KUPUNA DIRECTIVES

KĀNĀWAI – RESOURCE MANAGEMENT LAWS

Kapu Ipuha‘a

From the mele kunihi ka Mauna o Kalepa, Nounou, makaleha, Ipuhaa, is the water source of wailua and its tributaries. The Kapu is the collective water source of Wailua will flow freely and free of subtraction or obstruction to other areas. Like the ho‘i wai to a lo‘i, water used from wailua returns to wailua ho‘i wai

Kānāwai Wailuanuiaho‘ano

A hui is formed to create a series of customary protocols for water use and monitors water use for community.

Kānāwai Kalepa

Access is established for the purpose of conservation and customary use of specific waterways that attribute to the natural estuary that attribute to the native marines species of Wailua.

Kapu o inoa wahipana

Place names describe the function of the space, allowing for the further commitment to cultural and ecological practices. These place names and the functions they describe shall not be impeded on.

Kānāwai o Kahu‘oi

This kanawai describes the continued traditional practices of utilizing landmarks and wahi through observation of natural processes. These include but not limited to, ohi, lawaia, aha, oihana.



Existing Studies – Cultural

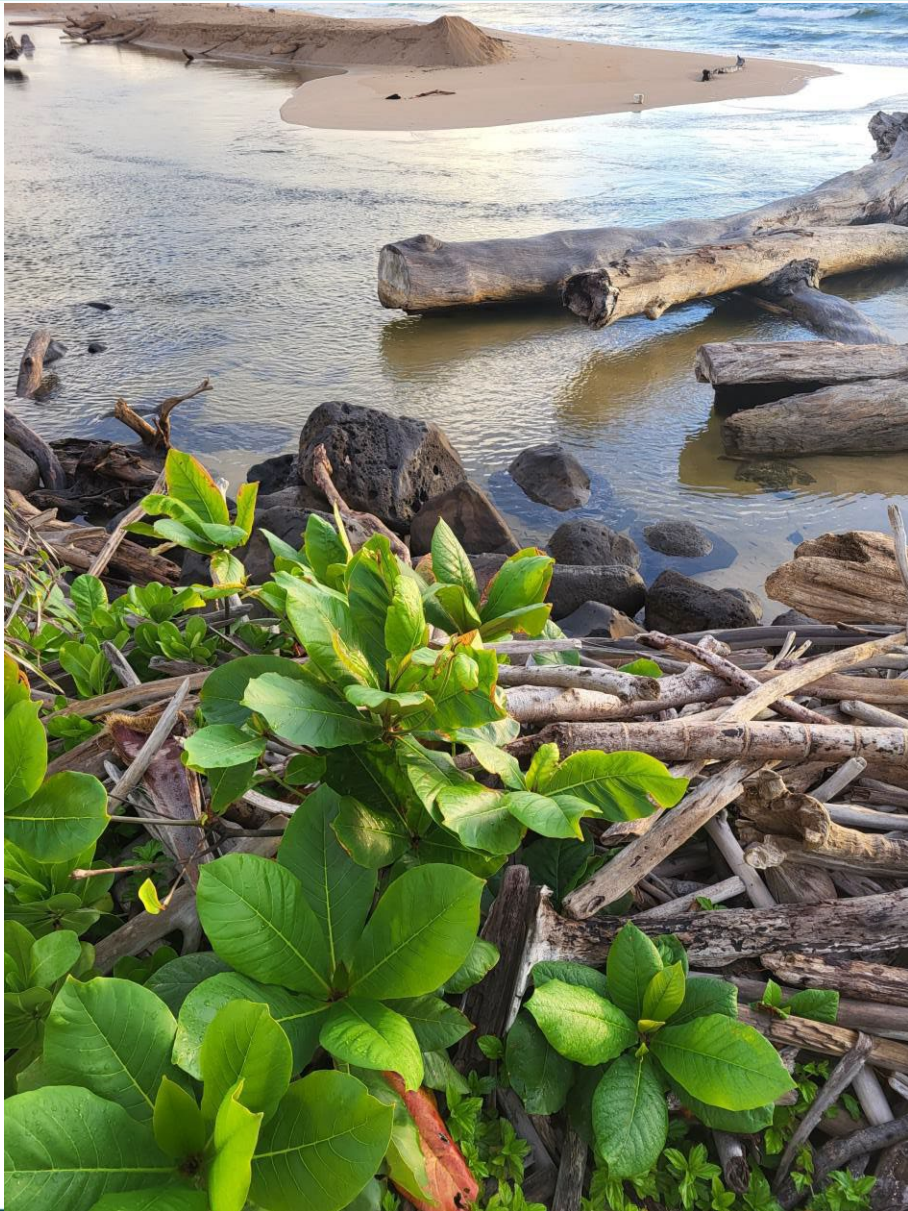
Cultural literature and field report for the project has been commissioned by DHHL and is in progress by Nohopapa Hawaii. This includes:

- Traditional cultural history and land use of the region
- [Summarize Key Points from Nohopapa LRFI]
- Research on mo'olelo, mahele 'āina, historic documents, maps, newspapers, etc. to assist in understanding the cultural context of the region.
- Initial research specific to Wākiu highlighted the following:
 - The people of Hāna were strongly connected to the ocean.
 - Hāna's waters were noted by 19th century historians and writers for its well-stocked ko'a and fishponds.
 - According to historical research, Hāna was beloved by ali'i because it was easy to live in the area with the abundance of fish from the fishponds below the hill fortress of Ka'uiki
 - Historical documents also noted the agriculture of Wākiu – dry land kalo and the cultivation of hala, kamani, etc.

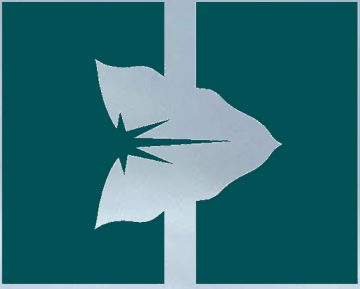


Natural and Cultural Resources





LUNCH BREAK



Visioning and Goals



Master Planning Process

Site Opportunity & Constraints

- Cultural Resources
- Kapu & Kānāwai
- Water
- Infrastructure
- Topography
- Connectivity
- Adjacency

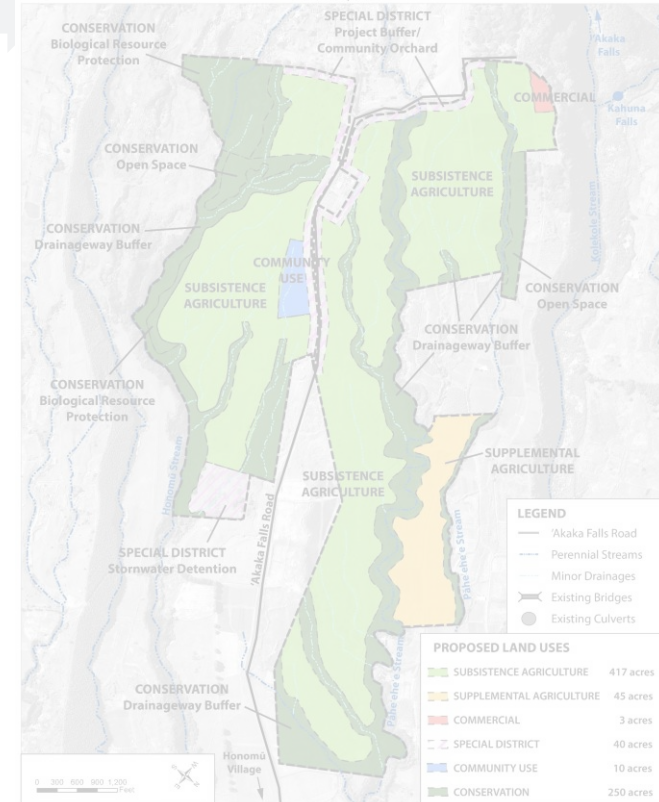
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Program / Site Plan Workshop Day 2

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 - Conservation
 - Renewable Energy
- How many?

Physical Plan





Master Plan: Visioning Exercise

Question #1:

What are the special qualities of this 'āina, of Wailua that you want to protect and preserve?





Master Plan: Visioning Exercise

Question #2:

What are the ways homesteading as a land use can support the importance and significance of this 'āina?





Master Plan: Visioning Exercise

Question #3:

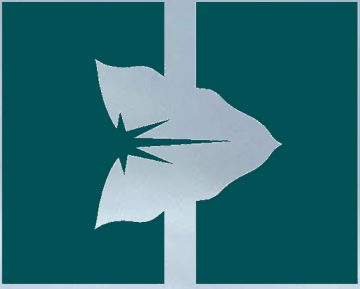
What *non-homesteading* activities can support the importance and significance of this 'āina?





Visioning Share Back





Homestead Uses



Master Planning Process

Site Opportunity & Constraints

- Cultural Resources
- Kapu & Kānāwai
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- Infrastructure
- Topography
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- Adjacency

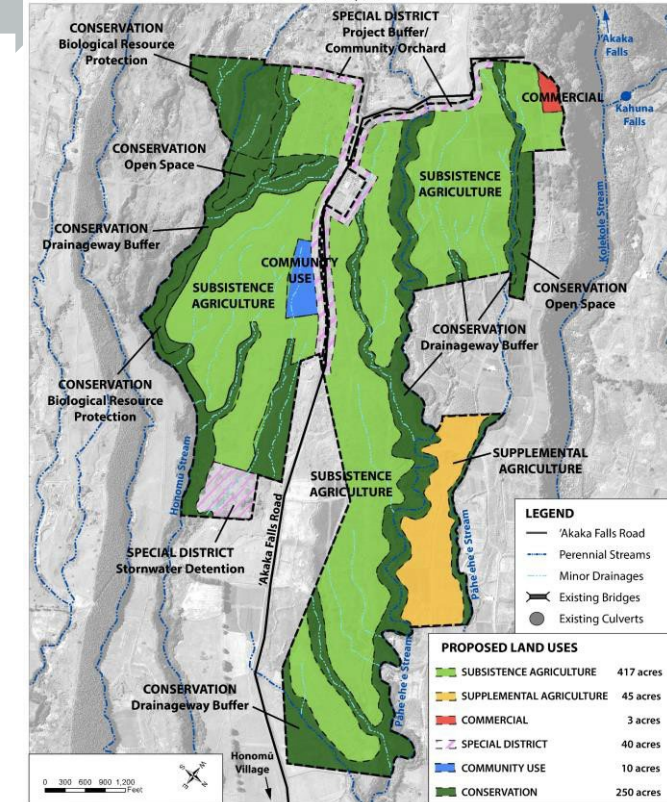
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- **How many?**

Physical Plan





DHHL Land Use Designations

Homestead

Residential

Subsistence
Agriculture

Supplemental
Agriculture

Pastoral

DHHL Kuleana

Non-Homestead

Stewardship

Community
Agriculture

Conservation

Renewable Energy

Special District

Commercial

Community Use

Industrial



Subsistence Agriculture

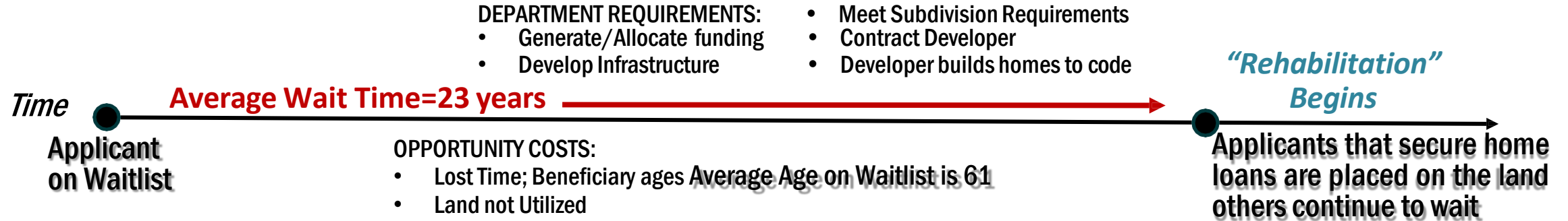
	SUBSISTENCE AGRICULTURE
Infrastructure	Standard Sub-Ag DHHL
	Kuleana No Paved Roads No Infrastructure
House	Lessee (Optional)
Qualification for Financing	n/a
Farm Business Plan Required	n/a



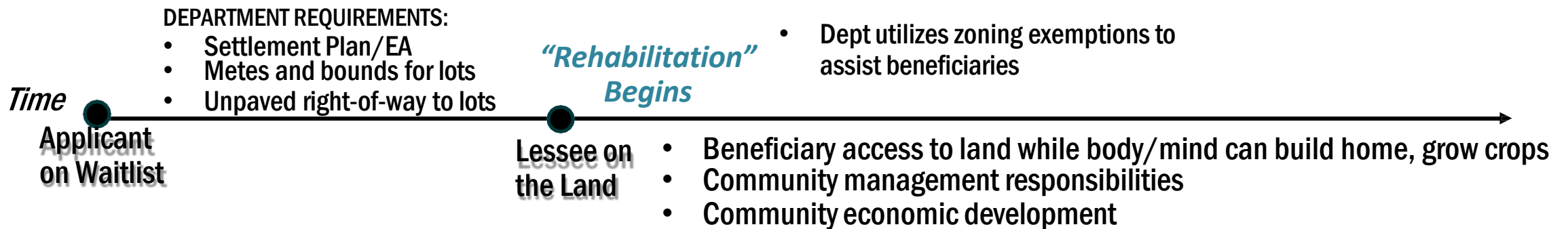


Kuleana Homestead Program Concept

CONVENTIONAL HOMESTEADING PROGRAM



KULEANA HOMESTEAD PROGRAM





Kuleana Homestead Program Goals

1. **Accelerate award of homestead leases** by providing a homestead alternative that places native Hawaiian beneficiaries on the undeveloped land when they are young enough to physically be able to actively utilize the land they have settled on.
2. **Maximize the potential of DHHL's land use authority** and resources in order to help beneficiaries avoid unnecessary obstacles by opening **new pathways to provide homestead awards** to beneficiaries who cannot qualify for conventional homestead awards or who choose not to be indebted to a financial institution for the next 30-years.
3. **Minimize DHHL development costs and development time** by providing minimal infrastructure and by relying on beneficiary development of individual lots.
4. **Activate traditional relationships to 'Āina** as with traditional kuleana land awards where the granting of land carries with it, the responsibility to respect and care for the land. In return for wise stewardship, the land provides sustenance, well-being, cultural connection and continuity. Deepen our ancestral relationship and knowledge of 'āina, wahi pana, place-based resources and management practices that are essential to sustain life over time.
5. **Strengthen the relationship between the trust and its beneficiaries** and empower beneficiaries with higher levels of individual and communal responsibilities.
6. **Focus on Self-Sufficiency** Minimize infrastructure costs by allowing settlement of land without improvements such as electricity, water lines, sewer systems, paved roads, and other conventional “on-grid” utilities.



Why Participate in the Kuleana Homestead

THE KULEANA HOMESTEAD PROGRAM IS NOT FOR EVERYONE

Do not want to live in a typical residential subdivision but prefer to live “off the land”- closer to nature

Who value community as core to mālama each other and steward their environment

Who may not qualify for a conventional 30-year home loan and then are forced to defer homestead awards, if offered

With the ability, resources, and mana-driven initiative to build their own home





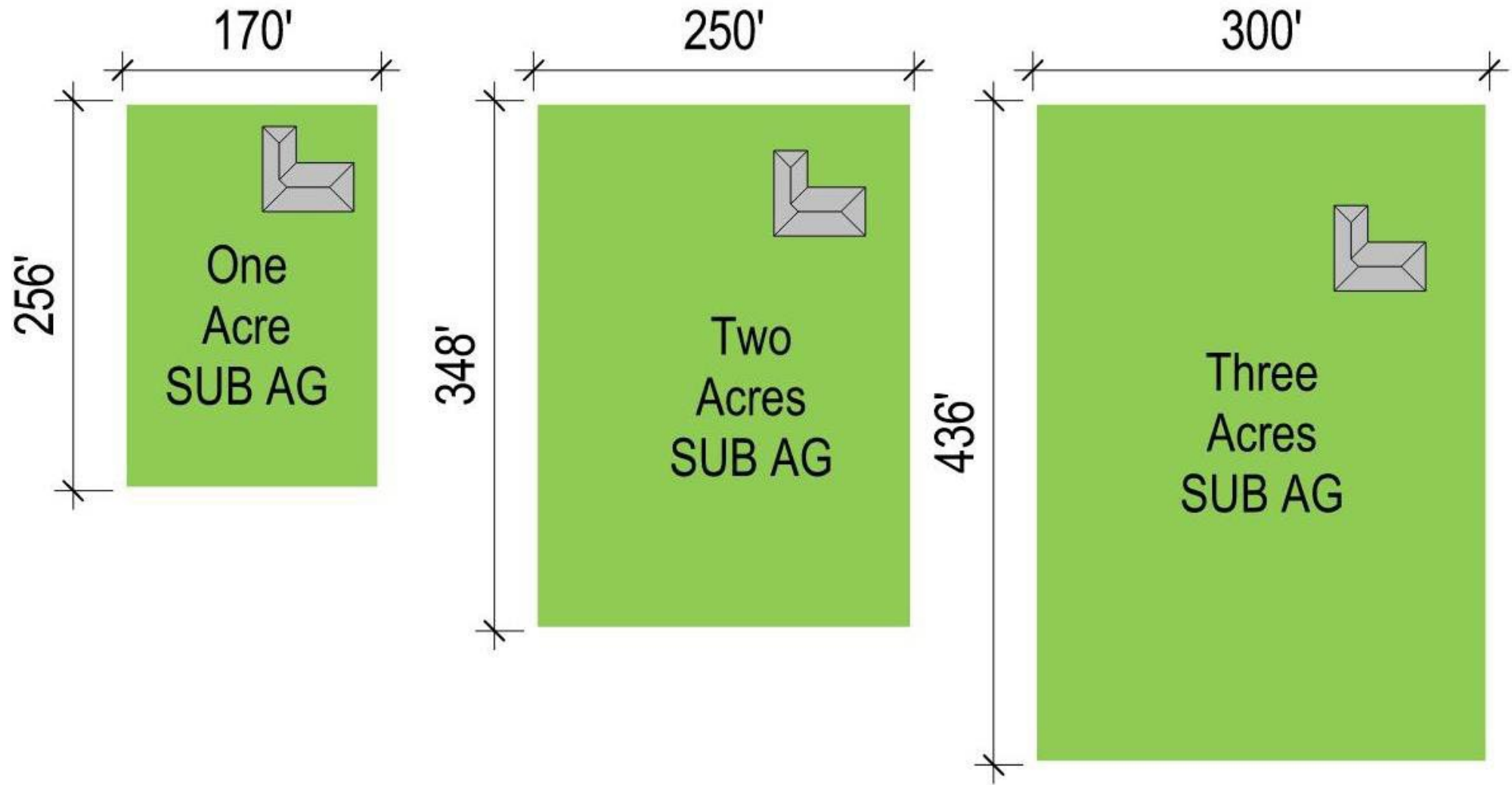
Subsistence Agriculture

	SUBSISTENCE AGRICULTURE
Infrastructure	Standard Sub-Ag DHHL
	Kuleana No Paved Roads No Infrastructure
House	Lessee (Optional)
Qualification for Financing	n/a
Farm Business Plan Required	n/a
Farm Business Plan Required	





Subsistence Agriculture Lot Sizes



Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

DHHL Team:

DHHLplanning@hawaii.gov
kialoa.k.mossman@hawaii.gov

G70 Team:

DHHLWailuaMP@G70.design

Project Information Website:

<https://dhhl.hawaii.gov/Wailua-Homestead-Master-Plan-and-EA>







PROJECT TASKS

Where is suitable to develop?
What sensitive resources
need to be preserved?

Land Suitability Analysis

- Topography
- Flora/Fauna
- Archaeology

What are the critical
infrastructure needs, on and
off site?

Infrastructure Assessment

- Water
- Sewer
- Electricity
- Roads
- Pedestrian/
Bike/Bus
Access

What are the possible
impacts? How can we
minimize them?

Environmental Assessment

- Pre-consultation
- Draft EA
- Comment
Period
- Final EA

Design (Phase 2)

- Topo survey
- On & off-site
infrastructure
- Subdivision
- Design
- Construction
Plans

Beneficiary Consultation & Stakeholder Engagement

What is the history of the site?
What do people know and value about it?
What issues and opportunities exist?
What are the needs and desires of beneficiaries?
How does the site and homestead community
relate to Hanapēpē, the West Side, and Kaua'i?

- Agency Consultations
- Kauai waitlist Beneficiary Survey
- Hanapēpē Lessees Meeting (tonight)
- Beneficiary Consultation Meetings
- Meetings with larger Hanapēpē community

Are there things to incorporate into our master plan process slide

STAKEHOLDERS

COMMUNITY ORGANIZATIONS & ASSOCIATIONS

HO'OLA LAHUI HAWAI'I
KAUA'I CHAMBER OF COMMERCE
KAUA'I HABITAT FOR HUMANITY
KAUA'I MEDICAL CLINIC
HANAPEPE SALT PONDS BOARD
KOA WESTSIDE WATERSHED COUNCIL
UH SEA GRANT EXTENSION PROGRAM
HAWAII COMMUNITY FOUNDATION
HANAPĒPĒ-'ELE'ELE COMMUNITY ASSOCIATION
NATIONAL TROPICAL BOTANICAL GARDEN
LAND USE RESEARCH FOUNDATION
WEST KAUA'I BUSINESS & PROFESSIONAL ASSOC
HAWAII VISITORS AND CONVENTION BUREAU
PI'ILANI MAI KE KAI COMMUNITY ASSOCIATION

DHHL ASSOCIATIONS & BENEFICIARIES

WAITLIST BENEFICIARIES
WEST KAUI HAWAIIAN HOMESTEAD ASSOCIATION
KAMALOMALO'O HAWAIIAN HOME LANDS ASSOCIATION
ANAHOLA HAWAIIAN HOMES ASSOCIATION
KEKAHA HAWAIIAN HOMESTEAD ASSOCIATION

GOVERNMENT AGENCIES

FEDERAL

PACIFIC MISSILE RANGE FACILITY (PMRF)

STATE

DEPARTMENT OF AGRICULTURE
DEPARTMENT OF EDUCATION
DEPARTMENT OF TRANSPORTATION
DEPT. OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KAUA'I COUNTY

ECONOMIC DEVELOPMENT
HOUSING
PLANNING
PUBLIC WORKS
TRANSPORTATION AGENCY
TRANSIT AGENCY
DEPT OF WATER
EMERGENCY MANAGEMENT AGENCY

ELECTED OFFICIALS

SENATOR

RON KOUCHI

REPRESENTATIVE

DEE MORIKAWA

MAYOR

DEREK KAWAKAMI

COUNTY COUNCIL

MASON CHOCK
ARRYL KANESHIRO
LUKE EVSLIN
ROSS KAGAWA
KIPUKAI KUALII
ARTHUR BRUN
FELICIA COWDEN

OTHERS: Residents, landowners, cultural practitioners, community leaders, schools, businesses, utilities, etc.

Kick to planning group
to fill out stakeholder
list



SPREADING THE WORD

Reaching Beneficiaries

All of the below, PLUS...

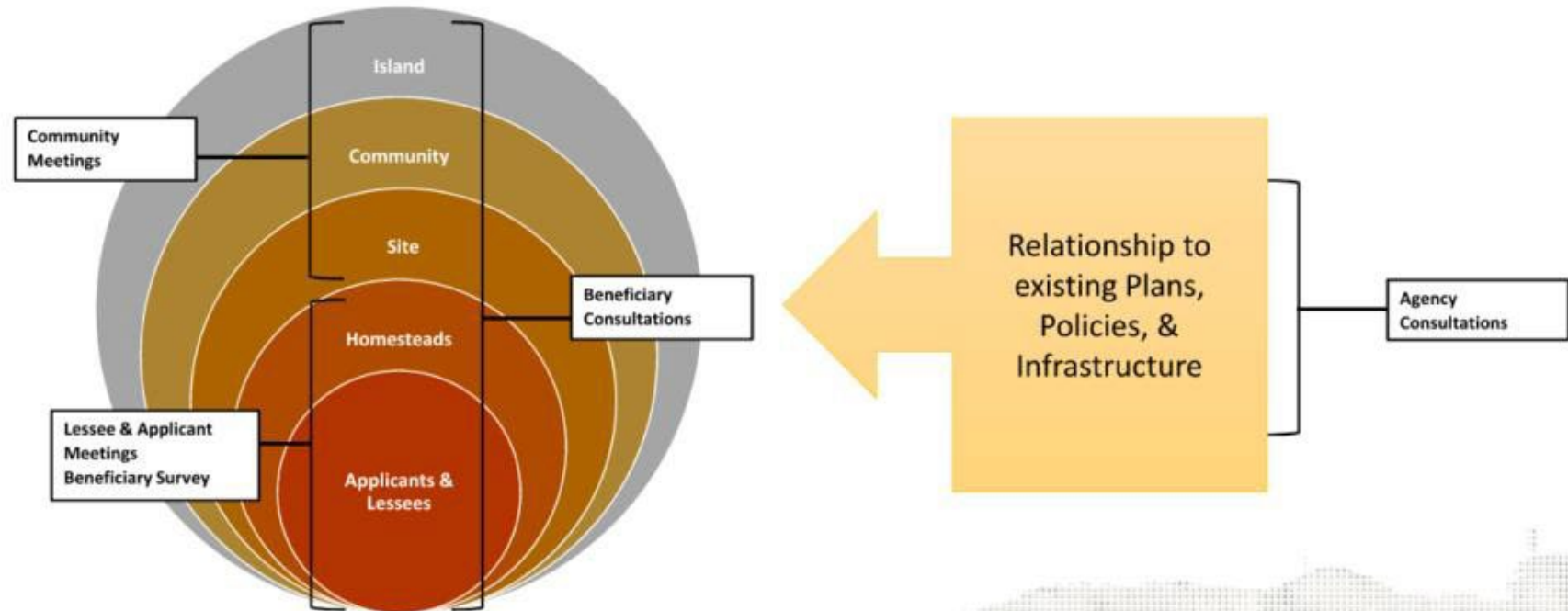
- › DHHL Mailing List (lessees/wait list)
- › Beneficiary Organizations and Homestead Associations

Reaching the Public

- › DHHL Website
- › Social Media (DHHL, West Side organizations)
- › E-mail List
- › Presence at Community Events
- › Media Releases
- › Public Notices for EA

Ask dbo about
communication /
website and how to
stay in contact slide

ACTIVITIES TO GATHER INPUT



Kick to dalton, are we doing com engagment and can u let us know why we're not

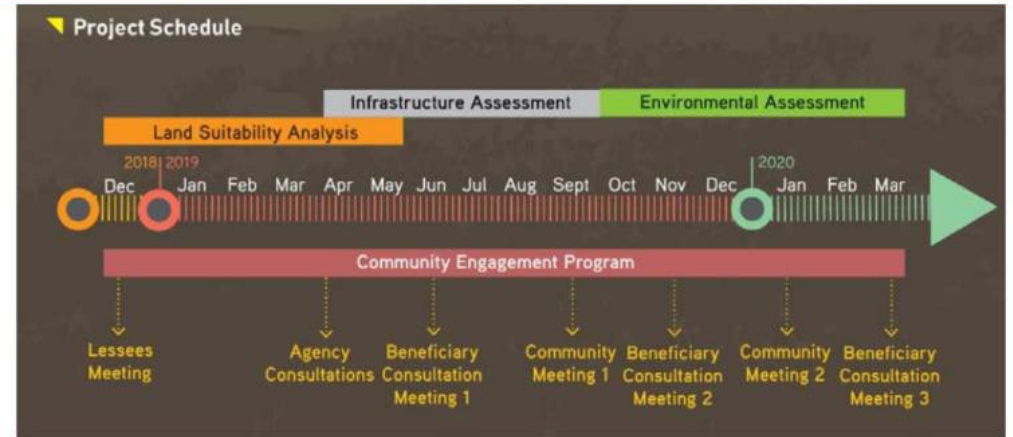


Project Timeline

DATE	MEETING / CONSULTATION TYPE	
Sept. 9-10, 2023	Planning Session #1	In Co M
Oct. 15, 2023	HHC Meeting #1 <i>Community Meeting in</i>	

WE ARE
HERE

PROJECT SCHEDULE



- Design and engineering for the next phase of homes is expected to begin in 2020 after the Environmental Assessment is completed.
- Construction and awards of homesteads for the next phase is anticipated within the next 5 to 8 years. However, the timeframe for the start of construction for the next phase is dependent upon DHHL receiving sufficient funding.
- Full buildout of the site could occur over the next 20 years. Again, the timeframe for development of DHHL's Hanapepe lands is dependent upon DHHL receiving sufficient funding.

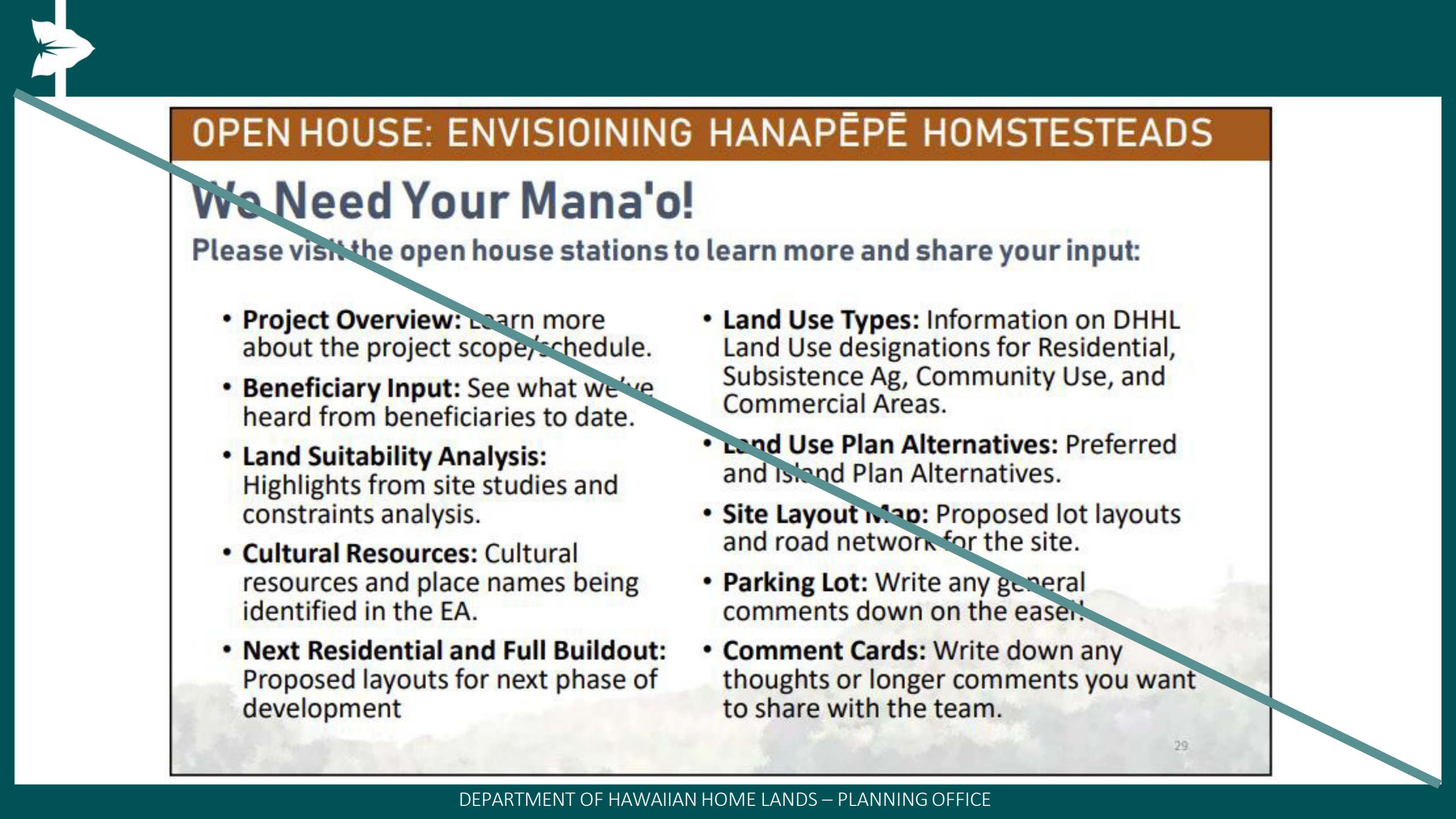
Design Challenge for Master Plan Alternatives

Share Proposed Draft Master Plan

Proposed Draft Master Plan Review

Present Proposed Draft Master Plan

Update with MP specifics/EA more high level, provide in table similar to graphic



OPEN HOUSE: ENVISIONING HANAPĒPĒ HOMESTEADS

We Need Your Mana'o!

Please visit the open house stations to learn more and share your input:

- **Project Overview:** Learn more about the project scope/schedule.
- **Beneficiary Input:** See what we've heard from beneficiaries to date.
- **Land Suitability Analysis:** Highlights from site studies and constraints analysis.
- **Cultural Resources:** Cultural resources and place names being identified in the EA.
- **Next Residential and Full Buildout:** Proposed layouts for next phase of development
- **Land Use Types:** Information on DHHL Land Use designations for Residential, Subsistence Ag, Community Use, and Commercial Areas.
- **Land Use Plan Alternatives:** Preferred and Island Plan Alternatives.
- **Site Layout Map:** Proposed lot layouts and road network for the site.
- **Parking Lot:** Write any general comments down on the easel!
- **Comment Cards:** Write down any thoughts or longer comments you want to share with the team.



MAP STUDY STATIONS

Visit the map stations to study the site layout and share your ideas...

Full Site Layout - What to look for:

- Lot size & configuration
- Road network & access
- Location of parks/open spaces
- Location and size of Community Use & Commercial Areas
- Relationship of homesteads to existing neighborhood, Hanapēpē Town
- Relationship of homesteads to natural and cultural features

Community Use & Commercial Areas:

- Think about the size and layout for commercial and community use areas...
 - What would you like to see?
 - What uses will fit best?
 - What uses should go where?
- Use the cutout pieces and place them on the map to make your own site plan.