

**DHHL BENEFICIARY CONSULTATION MEETING**

**PROPOSED AMENDMENT TO  
THE DHHL HAWAII ISLAND PLAN LAND USE DESIGNATION  
FOR TMK (3)-6-4-038:011**

**WAIMEA, HAWAII**

**March 5, 2015**

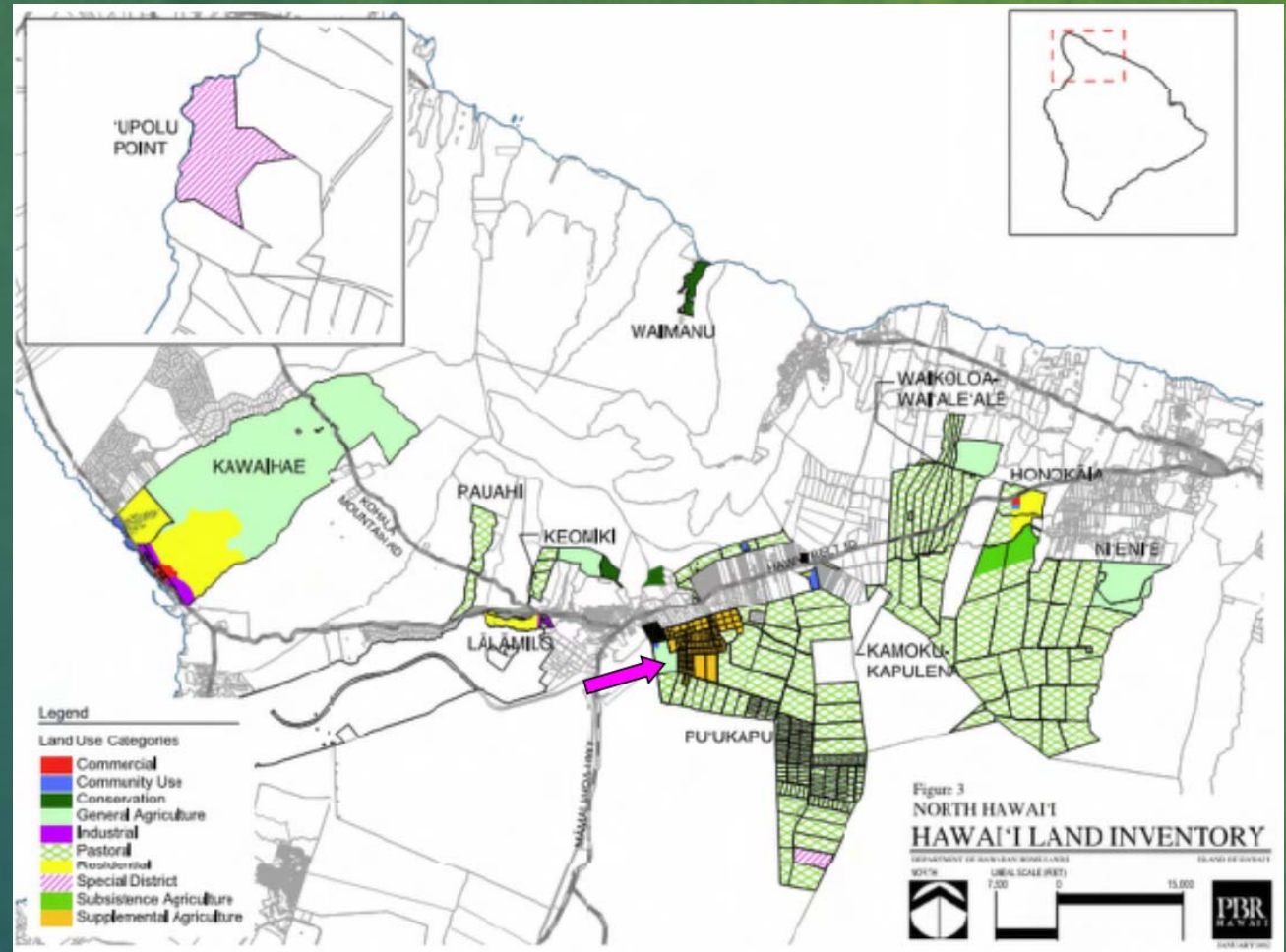
# AGENDA

- I. PURPOSE OF THE MEETING
- II. HAWAII ISLAND PLAN & DHHL LAND USE DESIGNATIONS
- III. LAND USE DESIGNATION AMENDMENT PROCESS
- IV. WAIMEA HAWAIIAN HOMESTEAD ASSOCIATION'S (WHHA) COMMUNITY-BASED ECONOMIC DEVELOPMENT INITIATIVE
- V. COMPATIBILITY OF WHHA INITIATIVE WITH SURROUNDING ENVIRONMENT
- VI. NEXT STEPS
- VII. COMMENTS & QUESTIONS

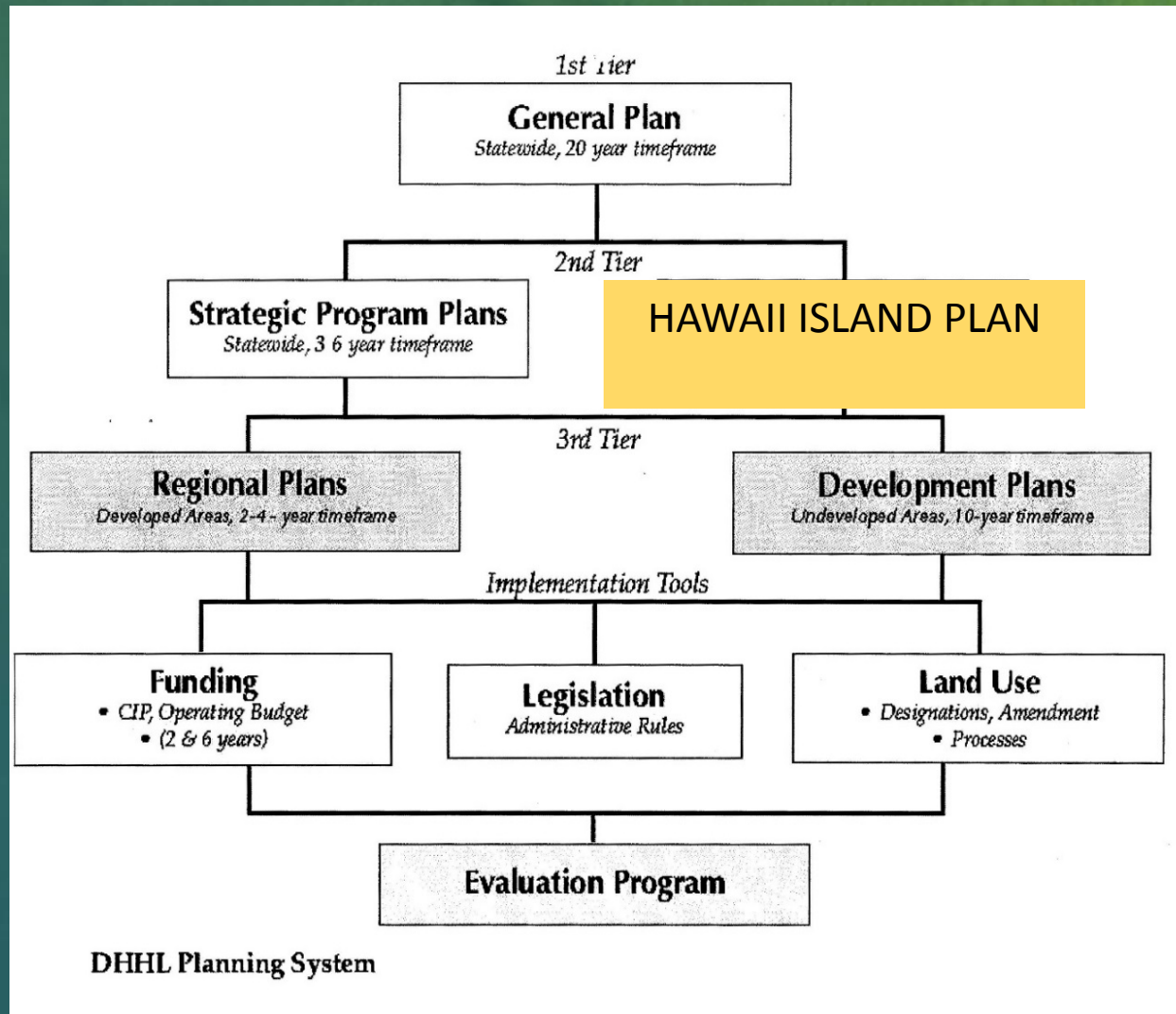
# Purpose of the Meeting

The purpose of tonight's meeting is to collect DHHL beneficiary feedback and input on a proposed land use designation amendment to the DHHL Hawaii Island Plan for **TMK (3)-6-4-038:011**.

The existing land use designation is "**General Agriculture**." DHHL would like to designate the parcel "**Community Use**" in order to accommodate the future plans and programs proposed for this parcel by the Waimea Hawaiian Homestead Association Inc.

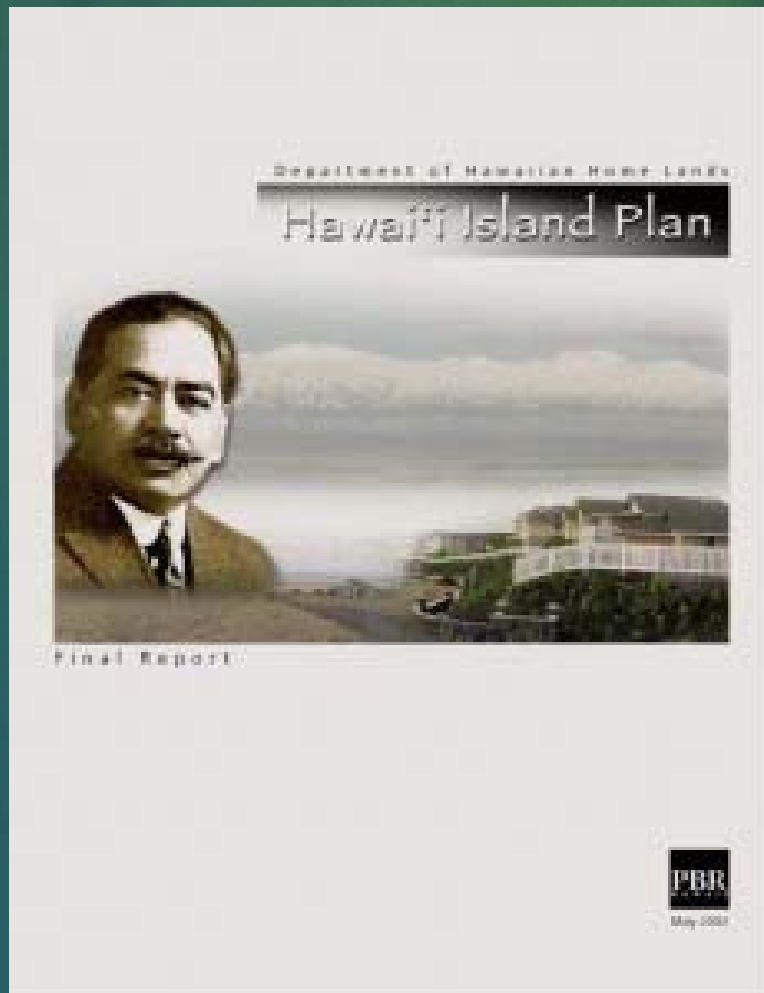


# DHHL PLANNING SYSTEM





# DHHL Hawaii Island Plan



3/5/2015

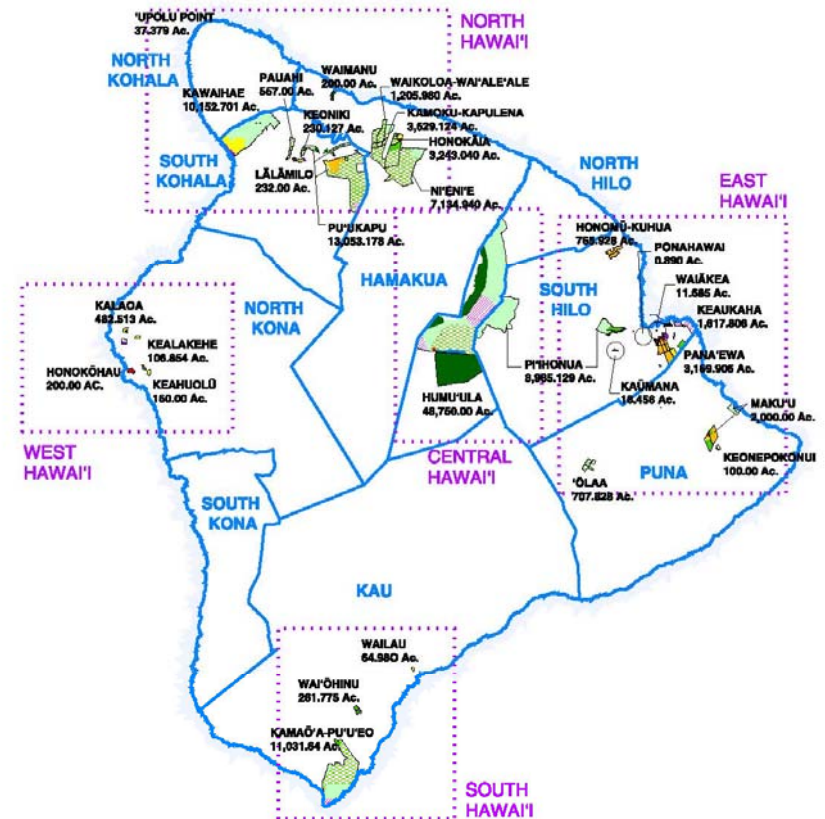


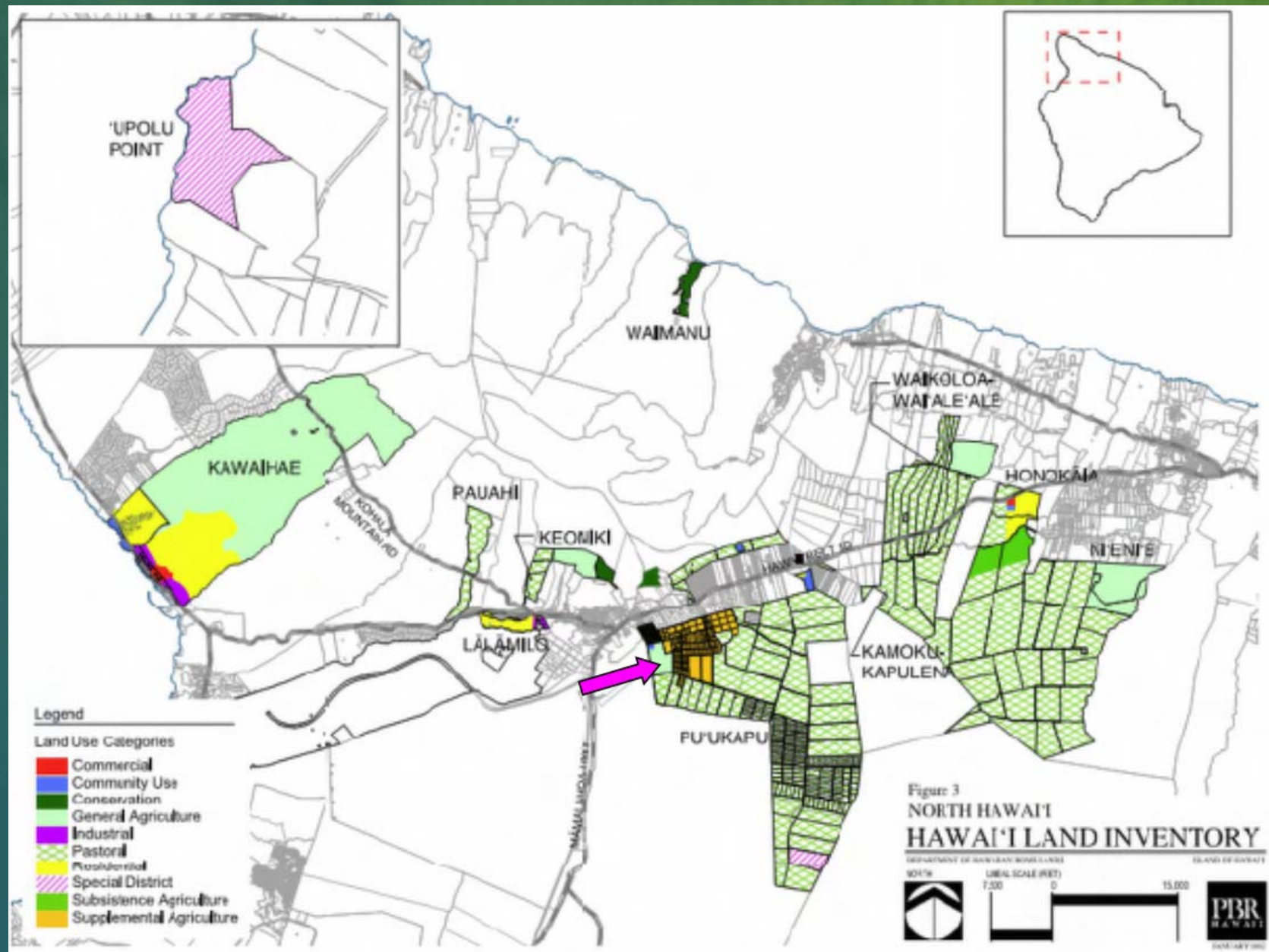


Figure 1  
Locational Map  
**HAWAII LAND INVENTORY**  
DEPARTMENT OF HAWAIIAN HOME LANDS  
ISLAND OF HAWAII  
NORTH  
0 10,000 20,000  
SCALE (FEET)  
PBR  
MAY 2003

# DHHL Island Plan Land Use Designations

Land Use Designation	Setting, Intent, Purpose
Residential	Residential lot subdivisions built to County standards in areas close to existing infrastructure. Residential homestead waitlist applicants.
Subsistence Agriculture	Small lot agriculture. Close proximity to existing infrastructure. Intent to allow for home consumption of agricultural products.
Supplemental Agriculture	Large lot agriculture. Intended to provide opportunities for agricultural production for supplemental income and home use.
Pastoral	Large lot agriculture specifically for pastoral uses.
 General Agriculture	<b>Intensive or extensive farming or ranching allowed. May serve as an interim use until opportunities for higher and better uses become available.</b>
Special District	Areas requiring special attention because of unusual opportunities and/or constraints, e.g. natural hazard areas, open spaces, cultural resources, raw lands far from infrastructure, mixed use areas, and greenways.
 Community Use	<b>Common areas for community uses and public facilities. Includes space for parks and recreation, cultural activities, community based economic development, utilities, and other public facilities.</b>
Conservation	Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, sensitive historic and cultural sites, other environmental factors. Very limited uses.
Commercial	Lands suitable for retail, business, and commercial activities.
Industrial	Lands suitable for processing, construction, manufacturing, warehousing, and other industrial activities.



# Land Use Designation Amendment Process

- Who may initiate an island plan land use designation amendment?
  - DHHL
  - DHHL beneficiaries
  - Persons with property interest in Hawaiian Home Lands for which the reclassification is being sought
- Island Plan land use designation amendments must be approved by the Hawaiian Homes Commission



# Land Use Designation Amendment Process

- Hawaiian Homes Commission must consider the following information in its decision:
  - Existing use and characteristics of the subject property and surrounding lands;
  - The compatibility of the proposed land use and activities with existing uses and surrounding lands;
  - Socio-economic, environmental, and cultural impacts of proposed use and activities;
  - Beneficiary consultation and feedback on proposed amendment.

# Waimea Hawaiian Homestead Association's Community-Based Economic Development Initiative



# Brief History of Project

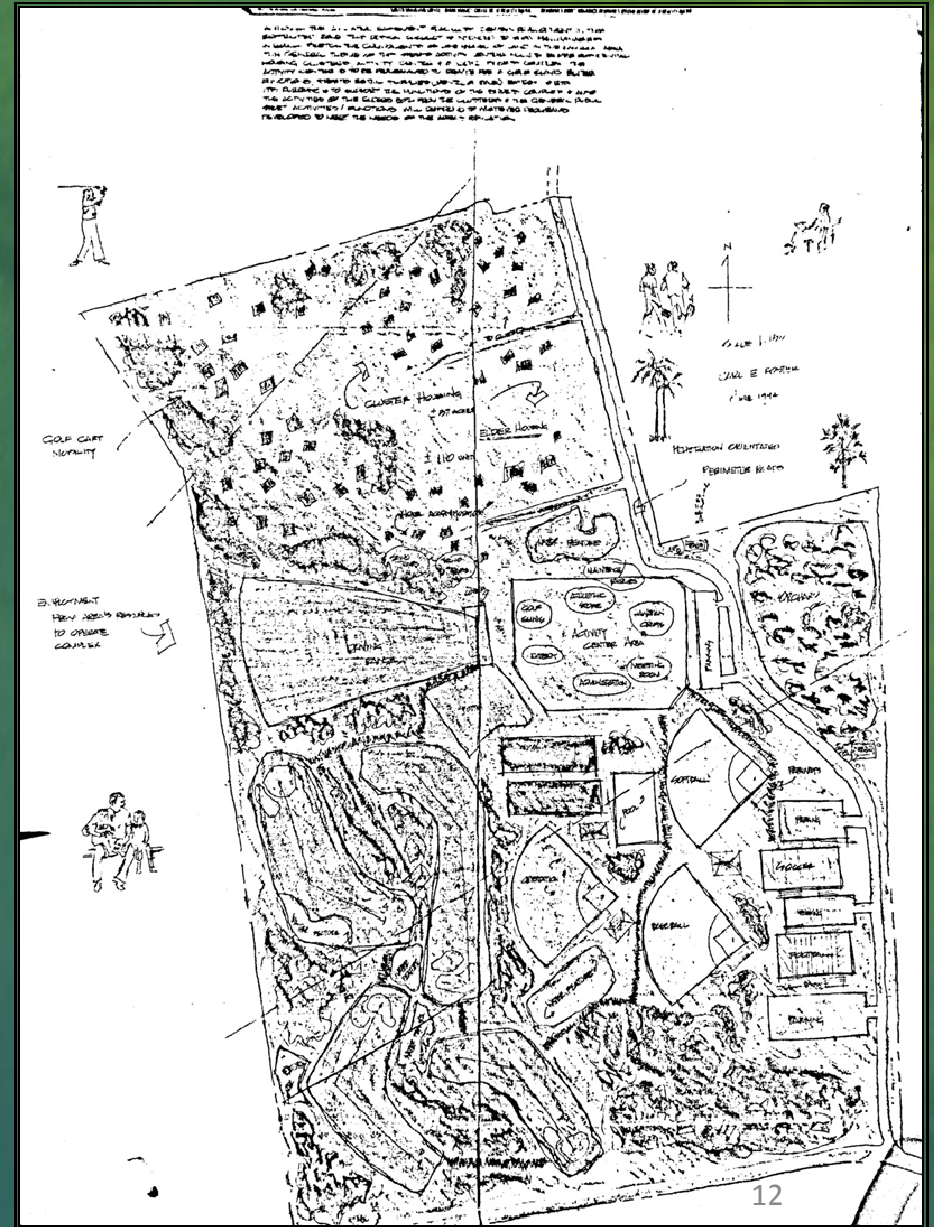
## WHHA Previous Plans:

- 1964 -- Waimea Hawaiian Homestead Association (WHHA) created first conceptual plan for the project area
- 1979 – WHHA with the help of Golf Pro Jackie Pung, created another conceptual plan for the project area

# Brief History of Project

## WHHA Previous Plans:

1994 – WHHA through President Dan Kaniho created a conceptual plan





# Brief History of Project DHHL WAIMEA NUI REGIONAL PLAN 2012

## WAIMEA NUI REGION



JANUARY 2012



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

# WHHA Planning & Community Outreach 2011-2014





# Draft Environmental Assessment

## DHHL WAIMEA NUI REGIONAL COMMUNITY DEVELOPMENT INITIATIVE Draft Environmental Assessment



Figure 2-2: Waimea Nui Regional Community Development Initiative - Development Plan

# Land Use Designation Amendment Process

- Hawaiian Homes Commission must consider the following information in its decision:
  - **Existing use and characteristics of the subject property and surrounding lands;**
  - The compatibility of the proposed land use and activities with the above;
  - Socio-economic and environmental impacts of proposed use and activities;
  - Beneficiary consultation and feedback on proposed amendment.



# TMK (3)-6-4-038:011

## Existing Use and Characteristics of Parcel





1/19/2012

# TMK (3)-6-4-038:011 Surrounding Lands



Imagery Date: 1/19/2012 20°00'49.20" N 155°39'33.70" W elev 2721 ft eye alt 18367 ft

# Land Use Designation Amendment Process

- Hawaiian Homes Commission must consider the following information in its decision:
  - Existing use and characteristics of the subject property and surrounding lands;
  - **The compatibility of the proposed land use and activities with the above;**
  - **Socio-economic and environmental impacts of proposed use and activities;**
  - Beneficiary consultation and feedback on proposed amendment.



# Environmental Impacts of Proposed Land Use Amendment

Based on the results of the Draft Environmental Assessment:

- No sensitive natural resources in the project area
  - 10 different plant species found on property, all non-native species;
  - 15 different bird species, 14 of 15 are non-native species, one indigenous (kolea) found on property;
  - Mice, goats, pigs, and domestic dogs or cats found on site.
- No sensitive cultural resources in the project area
  - No significant native Hawaiian archaeological site found on property;
  - No traditional cultural practices associated with the property;
  - No Land Commission Awards from the Mahele associated with property.



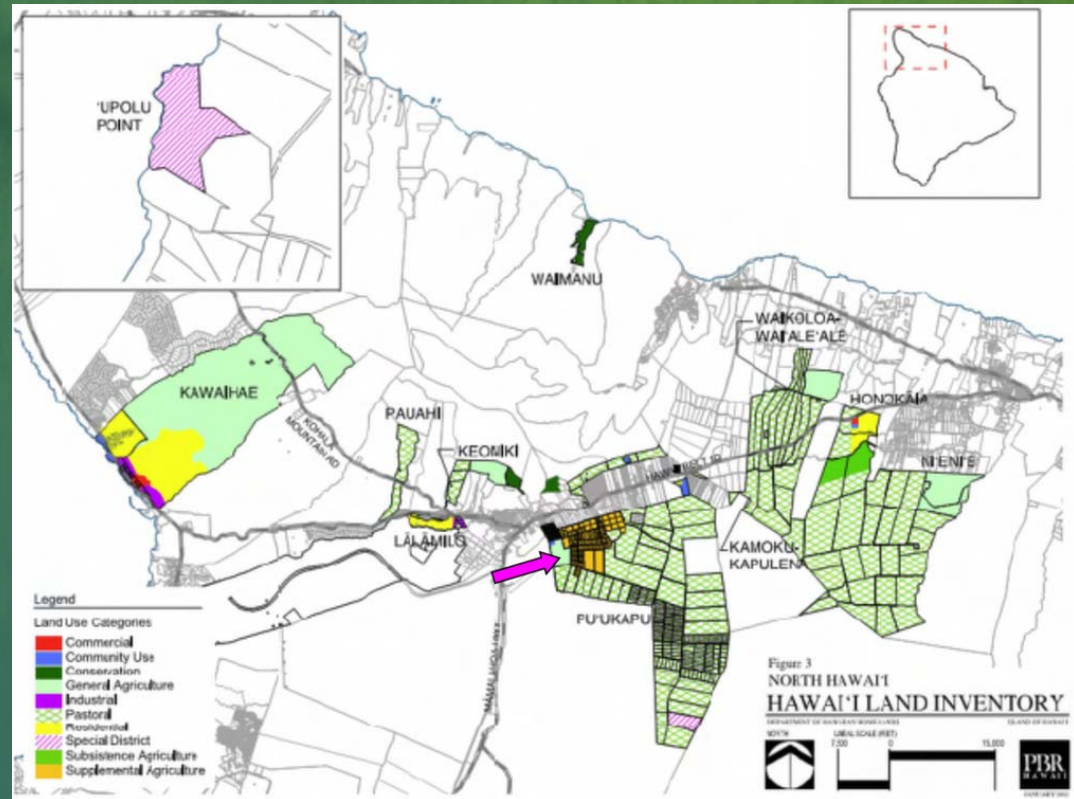
# Socio-Economic Impacts of Proposed Land Use Amendment

Based on the results of the Draft Environmental Assessment:

- Positive socio-economic impacts
  - Provide cemetery and space for beneficiaries in the region to lay family members to rest;
  - Community Agriculture Complex will provide beneficiaries with training, access to shared facilities and resources, and opportunities to create value-added products;
  - Added recreational and job opportunities for beneficiaries provided by the Equestrian Center and Golf Facility.
- Existing infrastructure will be able to accommodate additional demand created by proposed uses
  - Solid waste
  - Water
  - Waste water
  - Roads/traffic
  - Energy/power

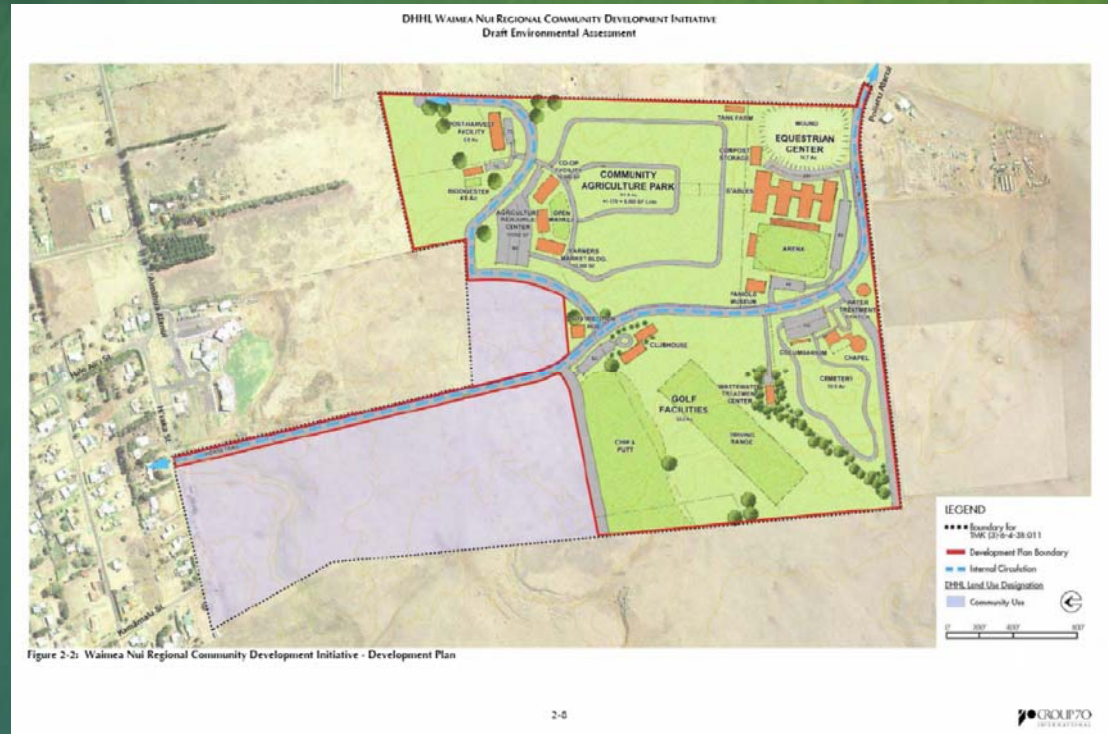
# Summary

- DHHL is proposing to amend its Land Use Designation from “General Agriculture” to “Community Use” for TMK (3)-6-4-038:011 in order to accommodate the proposed use of the parcel by WHHA.



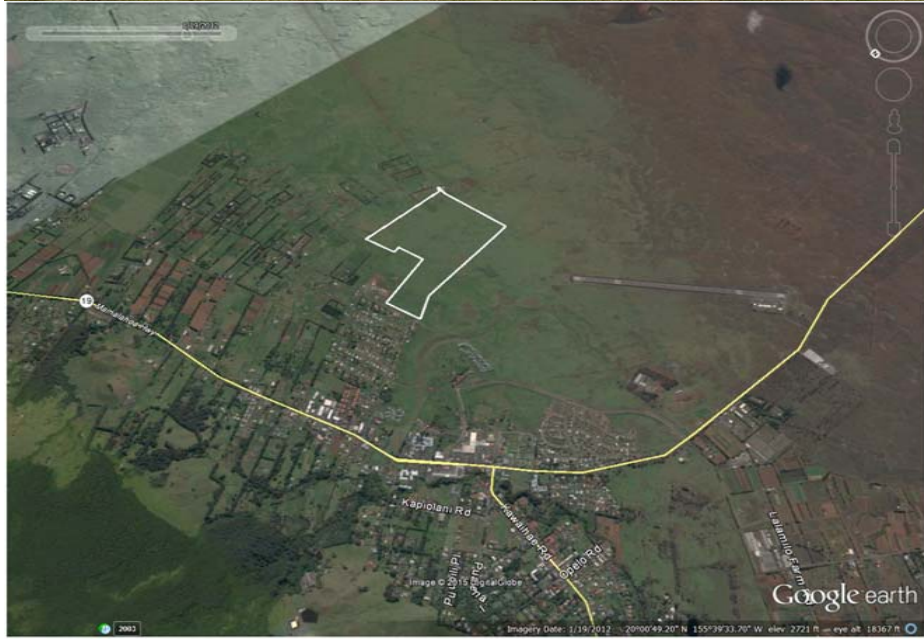
# Summary

- In the near-term, WHHA would like to develop:
  - Chapel/cemetery
  - Community Agricultural Complex
  - Equestrian Center
  - Golf-Facility
- The proposed uses are consistent with the “Community-Use” land use designation;
- In the long term, the “Community-Use” designation of the entire parcel will allow WHHA to develop other initiatives on the property .





# Summary



- A Draft EA was completed for the proposed projects;
- The proposed projects will not have a negative impact on the existing conditions;
- The proposed projects are compatible with the surrounding area;
- The proposed projects will create a positive socio-economic impact for DHHL beneficiaries and surrounding region.



# Next Steps

- Beginning tonight, 30-day comment period on proposed Land Use Amendment; March 5th – April 4th;
- Copies of tonight's presentation and handouts:  
<http://dhhf.hawaii.gov/po/beneficiary-consultation/2015-beneficiary-consultations/>
- Hawaiian Homes Commission will make decision on proposed Land Use Amendment in April or May 2015 based on beneficiary feedback.

# Next Steps

Email written comments to:

[dhhl.planning@hawaii.gov](mailto:dhhl.planning@hawaii.gov)

or

[andrew.h.choy@hawaii.gov](mailto:andrew.h.choy@hawaii.gov)

# Comments on proposed “Community Use” land use amendment or Questions?