

STATE OF HAWAI'I  
DEPARTMENT OF HAWAIIAN HOME LANDS

September 16-17, 2019

To: Chairman and Members, Hawaiian Homes Commission  
Thru: Andrew H. Choy, Acting Planning Program Manager *AC*  
From: Nancy M. McPherson, Planner *NM*  
Subject: For Information Only -- Kaua'i Regional Update

Recommended Action

For information only. No action required.

Background

By request of the Chairman, the Planning Office provides the Hawaiian Homes Commission (HHC) with a status report on prior policies and/or plans that affect lands and homestead communities located where the HHC conducts its monthly community meeting. For September 2019, the Planning Office is providing an update on implementation of various plans and programs for the island of Kaua'i.

Discussion

EXISTING PLANS & IMPLEMENTATION STATUS

*Kaua'i Island Plan (2004)*

The purpose of each DHHL Island Plan is to:

- (1) Provide a comprehensive resource for planning and land management purposes, including identification of land use goals and objectives of the General Plan specific to each island,
- (2) Identify island-wide needs, opportunities, and priorities, and
- (3) Assign land use designations (LUD's) for all land holdings to promote orderly land use and efficient development of infrastructure systems

The Kaua'i Island Plan was adopted by the HHC in 2004. The 2004 Kaua'i Island Plan delineated seven planning areas - Waimea, Kekaha, Hanapēpē, Wailua, Kapa'a, Anahola/Kamalomalo'o, and Moloa'a.

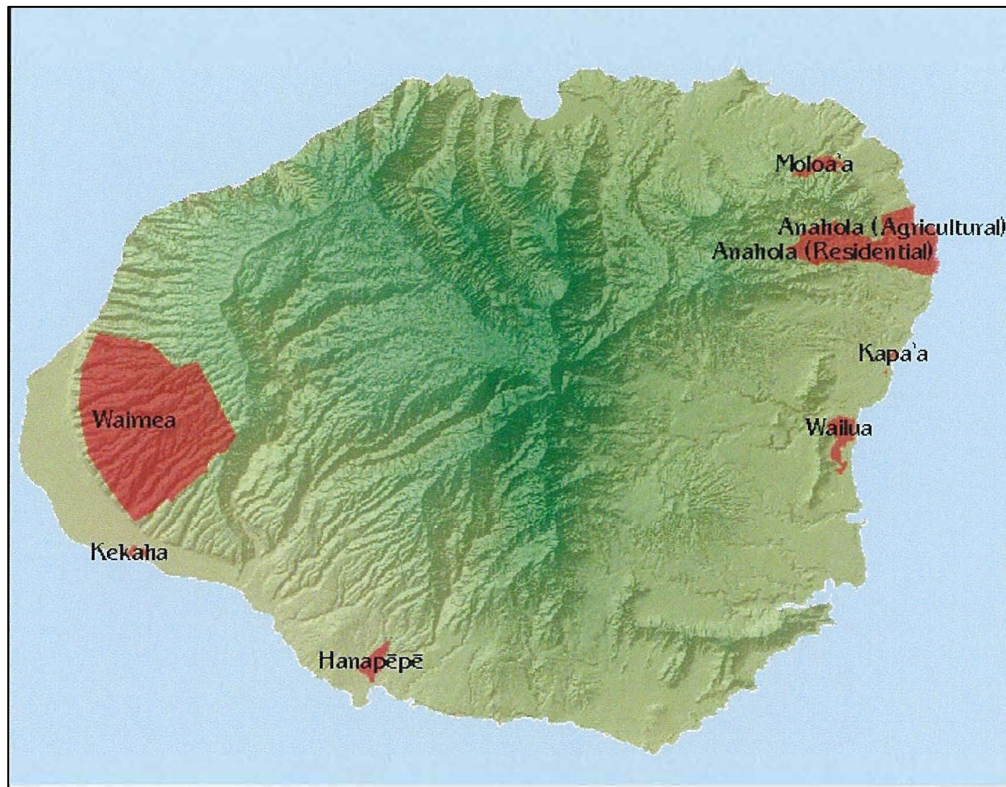


Fig. 1 Hawaiian Home Lands on Kaua'i

Land Use Designation	WAIMEA (Acres)	KEKAHA (Acres)	HANAPĒPĒ (Acres)	WAILUA (Acres)	KAPA'A (Acres)	ANAHOLA (Acres)	MOLOA'A (Acres)	TOTAL (Acres)	%
Residential	202	39	168	216	0	565	0	1,190	5.79%
Subsistence Agriculture	214	0	158	99	0	533	200	1,204	5.85%
Supplemental Agriculture	0	0	0	0	0	0	0	0	0.00%
Pastoral	475	0	0	0	0	148	0	623	3.03%
General Agriculture	12,527	0	0	52	1	1,018	86	13,684	66.54%
Special District	1,258	13	0	92	0	1,419	30	2,812	13.67%
Community Use	42	0	22	20	0	127	0	211	1.03%
Conservation	343	0	0	0	0	350	0	693	3.37%
Commercial	0	0	17	47	0	68	0	132	0.64%
Industrial	0	0	0	0	16	0	0	16	0.08%
TOTALS	15,061	52	365	526	17	4,228	316	20,565	100.00%

Table 1 - Kaua'i Island Land Use Designations and Acreage Amounts

## *Kaua'i Island Plan - Residential Priorities and Implementation Status*

### 1. Residential Lots in Wailua (231 lots)

- Off-site water wells and storage facilities and on-site roads and water and sewage transmission lines are required. Additionally, intersection improvements and fill are needed to level a topographic depression.  
*Status: DHHL's Wailua Well #1 is now capped and cased and can be put in to production when DHHL decides to move forward with homestead planning and development. This well will be the primary source of potable water for DHHL's 526 acres of land in Wailua for residential homesteads and community and commercial uses. Other issues, including provision of a bypass road, are still under discussion with County of Kaua'i and the State Department of Transportation-Highways Division.*

### 2. Residential Lots in Hanapēpē (40 lots)

- Project can be completed without major off-site infrastructure costs.  
*Status: Legislature approved \$1 million in CIP funding for FY 18 for planning, design, and construction of Phase 2 of the residential subdivision. The Planning Office is conducting a Master Plan and Environmental Assessment for all 365 acres of its Hanapēpē lands. See more detailed discussion of the Hanapepe Homestead Master Plan and Environmental Assessment project following Table 2, "Kaua'i Regional Plans Implementation Status," below.*

### 3. Residential Lots in Anahola/Kamalomalo'o (350 lots)

- This area is prioritized because there are larger tracts of undeveloped land that can be served by the existing wells, but a sewage treatment plant may be needed.  
*Status: Pi'ilani Mai Ke Kai homestead subdivision has three phases planned. In Phase 1, 80 lots total, 3 lots are currently being offered and 10 more lots are in process. Phase 2 will be offering 51 vacant lots but is currently on hold due to a wetlands determination. Phase 3 has 40 lots planned.*

## *Kaua'i Island Plan - Amendments and Updates*

Since the Kaua'i Island Plan was adopted in May 2004, there have been no formal amendments or updates. However, there has been one significant planning initiative for the Anahola area, the Anahola Town Center Plan, which was approved by the HHC in

July of 2009 and included as a Priority Project in the Anahola Regional Plan update in 2010.

The Anahola Town Center Plan (ATCP) had a strong community-based planning emphasis, winning an award from the American Planning Association on that basis. Unfortunately, the Plan was not implemented via an amendment to the Kaua'i Island Plan (KIP). Subsequently, a solar farm and utility substation received approval from the HHC on land designated for General Agriculture in the KIP, but which was intended for other uses in the Anahola Town Center Plan. However, there may still be opportunities for implementation with an update to the KIP.

#### *Kaua'i Regional Plans - Implementation Status*

Kaua'i has three Regional Plans, for Wailua (2009), Anahola (2010), and West Kaua'i (2011). Table 2, "Kaua'i Regional Plans Implementation Status," below, lists Priority Projects for all Kaua'i Regional Plans and reports on the current status of each project.

<b>Regional Plan</b>	<b>Priority Project</b>	<b>Description</b>	<b>Current Status</b>
Wailua (2009)	Cultural Resources Inventory - Malae Heiau Restoration Project, Wailua River State Park	State-owned land to south & west of Malae heiau conveyed to DHHL in 1994. ACTION: Establish procedures, forms, electronic forms & databases necessary to inventory, document, map & catalog cultural resources located on DHHL's Wailua lands.	Kaua'i Island Plan identifies cultural buffer on DHHL lands along Wailua River by designating lands as Special District. Future discussions on how to protect & manage cultural sites need to take place when development in Wailua moves forward.
Wailua (2009)	Potable Water Sources <i>(Refer to Item No. G-4, Kauai Water Issues Update, for more info)</i>	Water Master Plan for proposed DHHL Wailua subdivision completed in January 2009. Source, storage and transmission lines needed to support development. ACTION: Secure funding for design, drilling, casing, outfitting & testing of two new potable well sources. Second well is needed as backup source.	DHHL's Wailua Well #1 is now capped & cased, to be put into production when DHHL decides to move ahead with homestead planning & development. DHHL/ DLNR/State need to secure land in Kālepa Forest Reserve for proposed 330' elev. 0.5 MG tank site.

<b>Regional Plan</b>	<b>Priority Project</b>	<b>Description</b>	<b>Current Status</b>
Wailua (2009)	Kalepa Ridge Surface Water System Maintenance <i>(Refer to Item No. G-4, Kauai Water Issues Update, for more info)</i>	DHHL identifying opportunities to utilize surface water resource for agricultural uses for proposed Wailua development. Community has expressed interest in creating agricultural lots to feed their families.	Staff coordinating with Agribusiness Development Corporation (ADC) & Commission on Water Resource Management (CWRM) on potential allocation & use of water in the region. More details included in Item G-4.
Wailua (2009)	Kapa'a Relief Route	State Department of Transportation's (DOT) #1 priority on Kaua'i was Kapa'a Relief Route; considered four alternative alignments through or abutting DHHL's Wailua lands.	Staff continues to coordinate with County of Kaua'i & DOT on road alignment alternatives.
Wailua (2009)	Wailua Wastewater Treatment Plant (WWTP) Facility	Wailua WWTP requires expansion & potential relocation due to recent growth in area & as a function of long-term wastewater treatment capacity needs for Wailua-Kapa'a area.	Staff continues to coordinate with County of Kaua'i on potential relocation & expansion of WWTP.
Anahola (2010)	Ke Aloha O Ko Kakou 'Āina -- Anahola Town Center Plan (ATCP)	Create a gathering place with recreational, educational, business, health & civic service opportunities, including a cemetery/final resting place for iwi kupuna.	Commercial kitchen constructed. Iwi kupuna that need a secure resting place in Anahola remain in waiting for final internment. Plan & implementation strategy need to be revisited.
Anahola (2010)	Anahola Clubhouse & Park Improvements	Improvements needed to ensure safety & continued use of resources: <ul style="list-style-type: none"> <li>– Motion sensor lights</li> <li>– General building improvements</li> <li>– upgrades to existing kitchen, restrooms &amp; computer room</li> <li>– Improved maintenance of playground &amp; basketball courts</li> <li>– Expansion of baseball field to support little league tournaments</li> </ul>	Improvements by County are underway to ensure safety & continued use.

<b>Regional Plan</b>	<b>Priority Project</b>	<b>Description</b>	<b>Current Status</b>
Anahola (2010)	Secure & Manage Surface Water Resources (non-potable)	USGS study conducted on Anahola Stream looks at availability of surface water resources. Assessed reservoirs, made recommendations for remediation, removal, & deregulation. Action: construction work to be conducted.	Funding has been obtained. Construction to be initiated pending a permit from DLNR Dam Safety.
Anahola (2010)	Support Kanuikapono 21st Century Ahupua'a Place Based Labs	Kanuikapono is a charter school in Anahola which integrates resource management of natural & cultural resources within ahupua'a. Actions: new Learning Resource Center, establishment of mobile educational place based learning labs throughout Anahola.	Funding needed for construction. DHHL to work with Anahola community to identify locations for educational learning labs in Anahola. Could be looked at when revisiting Anahola Town Center Plan.
Anahola (2010)	Improve Road & Traffic Circulation to Kūhiō Highway	Increase direct access to Kūhiō Highway. Town Center Plan reflected need for access to highway & connectivity within existing community. ACTIONS: roadway circulation hierarchy & connectivity study; redesignation of segment of Kūhiō Highway to allow slower speeds & greater access.	Discussions with State Department of Transportation-Highways and County of Kaua'i are ongoing.
W. Kaua'i (2011)	Develop Agricultural & Water Plan (Pu'u 'Ōpae)	Three-part project to integrate ag uses and water availability via: 1) Land exchange of mauka hunting lands for DLNR lands at a lower elevation that are better suited for homesteading; 2) Restoration of Pu'u 'Ōpae Reservoir & irrigation system; agricultural lease master plan; evaluation of increasing water diversion from Pu'u Moe Divide; diversified ag projects; 3) maintenance/ improvement & continued	HHC issued Kekaha Hawaiian Homestead Association (KKHA) a 20-year license for 231 acres of land at Pu'u 'Ōpae to implement Phase I of their Farm & Irrigation Plan (FIP). DHHL contracted with G70 to prepare a Special Area Plan for 1,192 acres of Waimea lands that coordinates planning, design, & implementation of land uses & homestead development around & adjacent to Pu'u 'Ōpae. G70



Regional Plan	Priority Project	Description	Current Status
		use of existing West Kaua'i Water System.	is currently assisting with the Kuleana Homestead Lot Settlement Plan process.
W. Kaua'i (2011)	Develop a Multi-purpose, Evacuation & Education Center/ Shelter	This multi-purpose facility would serve as a culture & education center when not used as a disaster shelter.	Planning Office has identified the need for a Community Resilience Plan & is participating in County of Kaua'i's W. Kaua'i Community Plan.
W. Kaua'i (2011)	Support Development of the Kekaha Enterprise Center	Kauai Community College & Council for Native Hawaiian Advancement developed a 2,000 square foot single story facility on 2.629 acres used to provide social & community services to Beneficiaries living in Kekaha.	Project completed and in operation; facility managed by the West Kaua'i Hawaiian Homestead Association.
W. Kaua'i (2011)	Develop Renewable Energy Projects Compatible with Agriculture	Community indicated a willingness to support RE projects that meet goal of compatibility with agriculture.	DHHL is partnering with KIUC to develop a pumped hydroelectric project on its Waimea lands. Resulting ditch improvements will increase reliability of non-potable water for ag.
W. Kaua'i (2011)	Develop Agricultural Uses for Hanapepe Farm Lots/Lease Areas	Existing residential lots in Hanapepe are too narrow & feel crowded. Residents have expressed a desire to use area behind their lots for agricultural, recreational or open space uses.	Planning Office has contracted SSFM to prepare a Master Plan & Environmental Assessment for 349 acres of Hanapepe lands to include residential & subsistence agricultural uses, resulting in expansion of homestead area. Alternative uses for buffer behind existing residential lots are being considered.

Table 2 Kaua'i Regional Plans Implementation Status

### *Kaua'i Planning Projects Currently Underway*

#### Hanapēpē Homestead Master Plan and Environmental Assessment

Initiated in 2018, this project is a joint Planning Office and Land Development Division effort to use funds for planning, environmental review and design appropriated by the State

Legislature to implement Phase II of the Hanapēpē Residential Homesteads. Hanapēpē was identified as a priority area for homestead development in the Kaua'i Island Plan. It was determined that the best use of the funds would be to master plan the entire tract and clear environmental review to more efficiently develop future phases.

The Hanapēpē homestead project was identified in DHHL's Kaua'i Island Plan (2004) to include a mix of land uses including subsistence agricultural, residential, commercial, and community uses, and at buildout will be DHHL's largest residential and agricultural community on the west side of Kaua'i. The mauka lands include some of the most fertile agricultural lands within DHHL's holdings, and its location near Hanapēpē town and within commuting distance of regional job centers make it an attractive location for homestead development.

To date, two beneficiary outreach meetings have been held, the first with existing Hanapēpē lessees in December 2018, and the second with Kaua'i Residential and Agricultural Waitlist Applicants in July 2019. A meeting intended for the wider West Kaua'i community will be held in September 2019, and the second beneficiary meeting with Applicants is tentatively scheduled for November of this year. For more information on the project, see Exhibit 'A', Project Fact Sheet.

The objectives of the project are to:

1. Provide housing to DHHL beneficiaries on the wait list
2. Create a thriving rural homestead community
3. Honor cultural identity and sense of place through design elements and solutions that reflect the unique context and character of Hanapēpē and the west side

#### Pu'u 'Ōpae Special Area Plan & Kuleana Homestead Lot Settlement Plan

There are over 14,500 acres of Hawaiian Home Lands in the Waimea area (see Fig. 1), one of the original tracts identified in section 203 of the Hawaiian Homes Commission Act of 1920, as amended. Homestead development in this area was not a priority in the Kaua'i Island Plan (2004) but the area around Pu'u 'Ōpae reservoir was designated as Special District, meaning additional planning would be needed. The need to do planning for integrated agricultural development and water management was identified as



a Priority Project in the West Kaua'i Regional Plan in 2011. A Farm and Irrigation Plan (FIP) was initiated by the Kekaha Hawaiian Homestead Association. In addition, a historic water settlement in the Waimea area facilitated a 65 year lease with the Kaua'i Island Utility Cooperative (KIUC) to develop the Waimea Hydroelectric Project on Hawaiian Home Lands, which will include improvements to the Kekaha Ditch System, benefitting agricultural uses in the Pu'u 'Ōpae area. See Figure 2, Existing DHHL Land Use in Waimea, Kaua'i.

DHHL is currently looking at providing kuleana agriculture homestead opportunities in the area. Based on comments received at an August 2019 beneficiary meeting, DHHL may also consider kuleana pastoral homestead development opportunities, but needs to look at feasibility and suitability of additional pastoral homesteading in the area. Chapter 343 Environmental Review will also be performed for this project and the tentative schedule for completion is the second quarter of 2020.

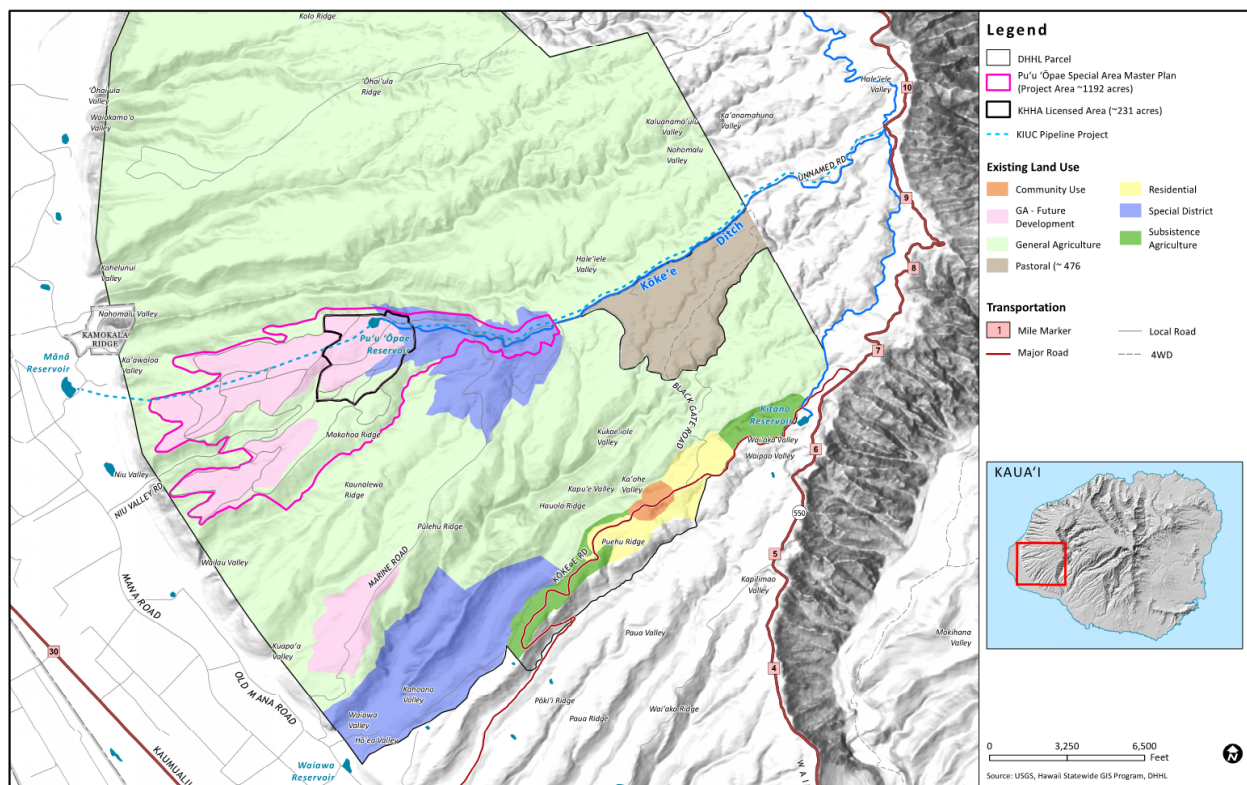


Figure 2 Existing DHHL Land Use in Waimea, Kaua'i

## Anahola Homestead Lot Settlement Plan

DHHL intends to provide kuleana agriculture and kuleana pastoral opportunities on 275 acres of land in Anahola. The planning process is currently in progress. A beneficiary consultation meeting was held in August 2019 to provide beneficiaries with a better understanding of the Kuleana Homesteading program, provide information related to the site characteristics and conditions of the project area, and get a better understanding of the beneficiaries' vision for the area and beneficiary preference for lot size and configuration. See Figure 3, Existing DHHL Land Use in Anahola, Kaua'i.

In addition, as part of this process one or two additional beneficiary meetings are planned to review draft plan concepts. Tentatively, the next beneficiary consultation meeting is scheduled in November to review draft plan concepts. A Chapter 343 Environmental Assessment (EA) will also be prepared as part of this process. Completion of the EA is tentatively scheduled for the second or third quarter of 2020.

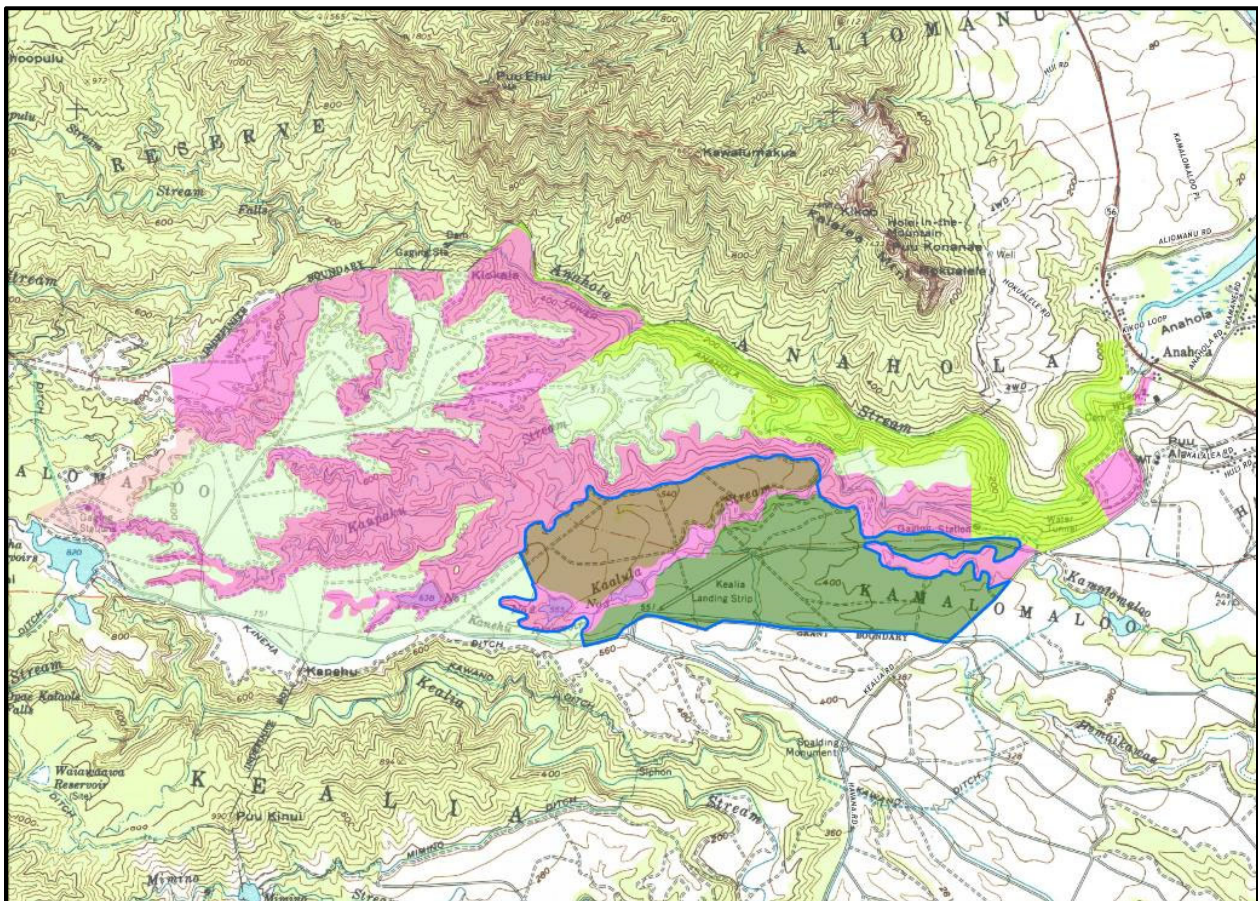


Figure 3 Existing DHHL Land Use in Anahola, Kaua'i



## Anahola Land Use Requests

The Planning Office has assisted the Land Management Division with Beneficiary Consultation and review of applications for two land use requests in Anahola, for enhanced activities at the Anahola Farmer's Market and for a new 10-acre community garden and youth training center, the Ulupono Anahola initiative. Item G-2 is the Beneficiary Consultation Report for the two requests. Both requests are intended to support agricultural activities of Anahola homesteaders. The Ulupono Anahola project is also intended to focus on the youth of the community by providing training in agriculture and related skills. See Figure 4, KAF HUI Map, and Figure 5, Ulupono Anahola Proposed Community Garden, below.



Figure 4 KAF HUI Map



Figure 5 Ulupono Anahola Proposed Community Garden

## Recommendation

For information only. No action required.

# Department of Hawaiian Home Lands

## Hanapēpē Homestead Project

ITEM G-3



### Project Overview

The State Department of Hawaiian Home Lands (DHHL) is developing a land use plan and seeking environmental approvals for a homestead community on approximately 365 acres of lands at Hanapēpē, Kaua'i. The purpose of the project is to provide residential and subsistence agriculture homesteading opportunities to DHHL's waitlist beneficiaries.

The Hanapēpē homestead community was identified in DHHL's Kaua'i Island Plan (2004) with a mix of land uses including subsistence agricultural, residential, commercial, and community use. It is envisioned to be DHHL's largest residential and agricultural community on the west side of Kaua'i.

The mauka lands include some of the most fertile agricultural lands within DHHL's holdings, and its location near Hanapēpē town and within commuting distance of regional job centers make it an attractive location for homestead development.

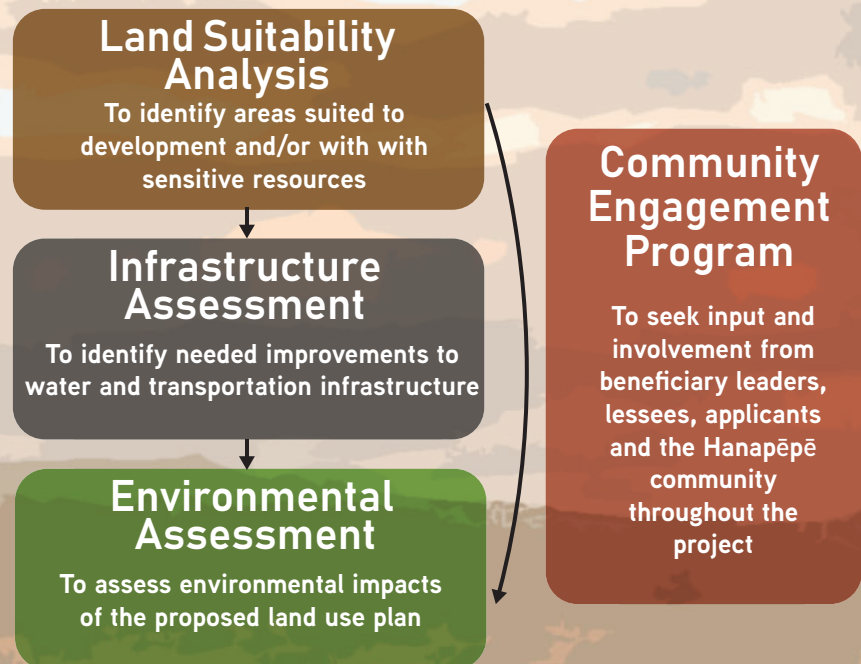
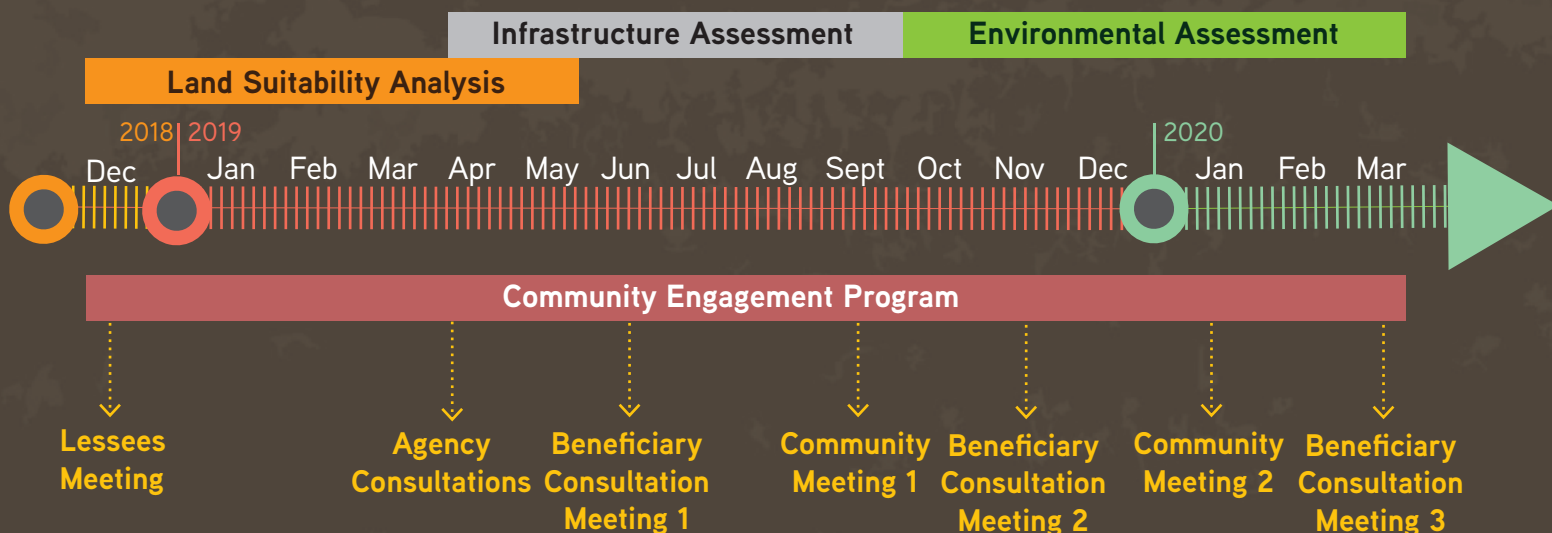


EXHIBIT 'A'

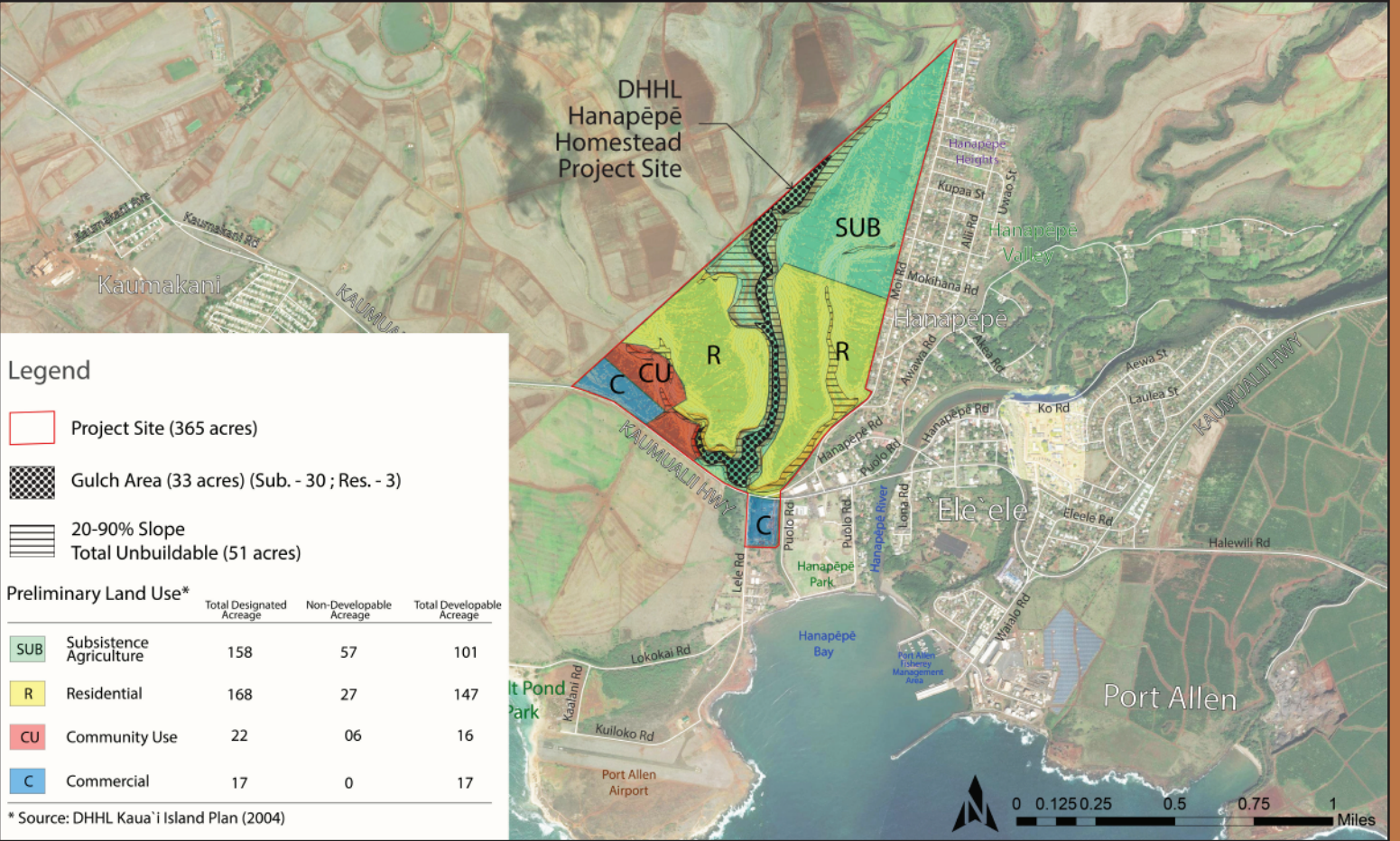
### Project Objectives

- 1) Provide housing to DHHL beneficiaries on the wait list
- 2) Create a thriving rural homestead community
- 3) Honor cultural identity and sense of place through design elements and solutions that reflect the unique context and character of Hanapēpē and the west side

### Project Schedule







The 2004 DHHL Kaua'i Island Plan identifies land uses for the Hanapēpē Homestead site.

- FAQ:**
- 1) Will the land uses for the site change?

This project will involve studies and community engagement to verify or update the land use plan and identify infrastructure needs for the site. It will also recommend a location for the next phase of residential and subsistence agriculture development.
- 2) When will the next homes be awarded?

Design and engineering for the next phase of homes will 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.
- 3) When will the site be fully developed?

Full buildout of the entire site could occur over the next 20 years. Again, the timeframe for development of DHHL's Hanapēpē lands is dependent upon DHHL receiving sufficient funding.

Where do you come in?

Your participation is critical to develop a plan that meets the needs of DHHL's beneficiaries and reflects the history and identity of Hanapēpē. We need your mana'o! Ways to get involved:

- 1) Attend a community meeting/beneficiaries meeting

2) Join the mailing list by sending us an e-mail (see contact information below)

3) Visit the project website
- ITEM G-3

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EXHIBIT 'A'

For more information, please visit <https://dhhl.hawaii.gov/hanapepe-homestead-project/> or contact: