



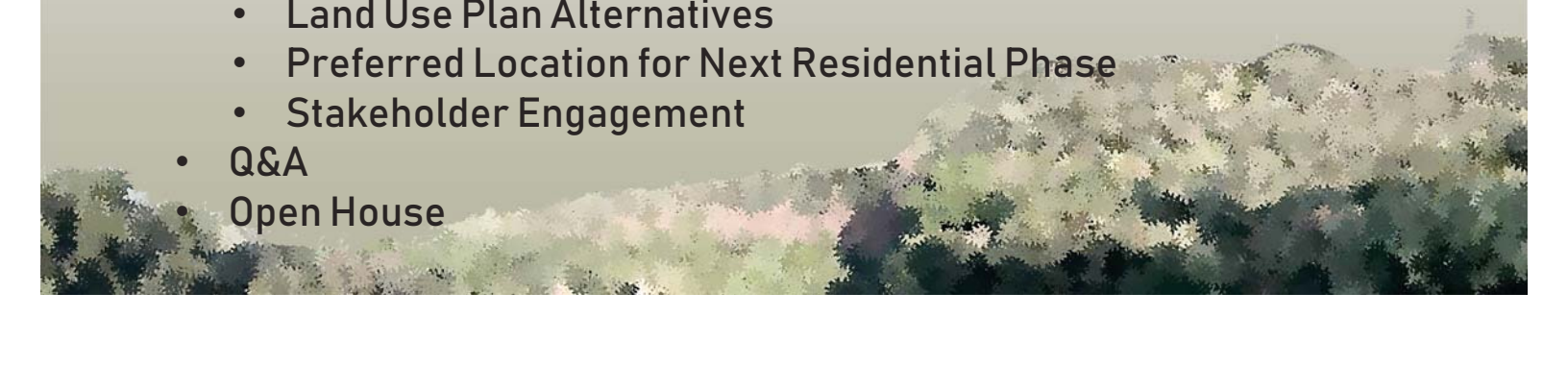
# DHHL HANAPĒPĒ HOMESTEAD

## Community Meeting 1



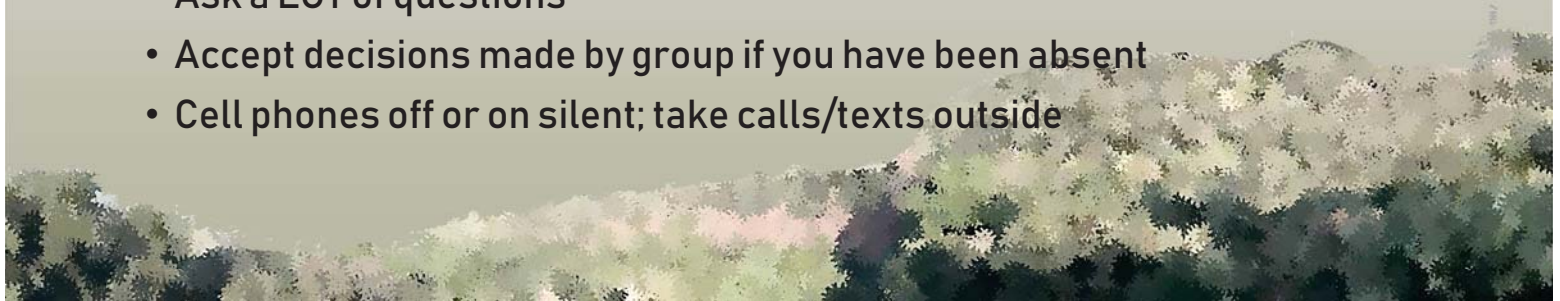
10. 26. 2019  
Presented by SSFM International

## TODAYS AGENDA

- Welcome
  - Discussion Kuleana
  - Introductions
  - Presentation (repeats at 10 am and 12 pm)
    - DHHL Background
    - Project Background & Overview
    - Beneficiary/Lessee Input
    - Land Suitability
    - Land Use Plan Alternatives
    - Preferred Location for Next Residential Phase
    - Stakeholder Engagement
  - Q&A
  - Open House
- 

# Discussion Kuleana

- Be Open: open your mind, ears and heart
- Be Comfortable: move around and use facilities
- Be Respectful: courteously listen and share differing opinions
  - Disagreement is okay as long as we are respectful to each other
- Be Creative: work towards future solutions/aspirations
- Everyone gets a turn first, then repeats
- Ask a LOT of questions
- Accept decisions made by group if you have been absent
- Cell phones off or on silent; take calls/texts outside



## 1 DHHL BACKGROUND



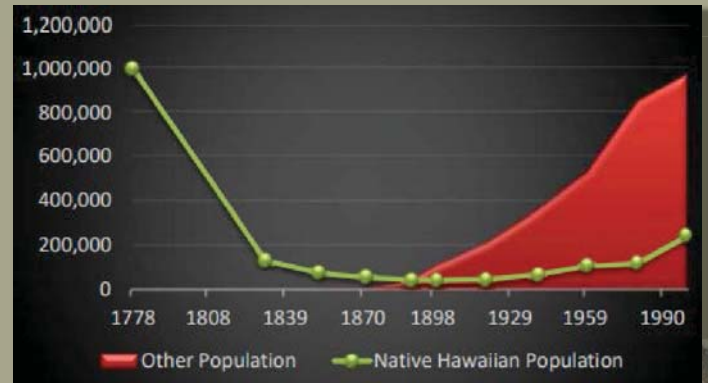


# HAWAIIAN HOMES COMMISSION ACT BACKGROUND

## Hawaiian Homes Commission Act, 1921

Act of Congress, Administered by the State Department of Hawaiian Home Lands (DHHL)

- **Establishes Policy Board:** Hawaiian Homes Commission
- **Designates Land:** 200,000 acres
- **Promotes Rehabilitation,** well-being and economic self sufficiency for native Hawaiians, defined as having at least 50% Hawaiian Blood
- ✓ **Homestead leases** for residential, agricultural, and pastoral uses at \$1.00 per year for 99-years
- ✓ **Financial assistance** for home construction, repair/development, and development of farms and ranches
- ✓ **Technical assistance** to farmers and ranchers
- ✓ **Operation of water systems**



# CONSTITUTION OF THE STATE OF HAWAI'I

## Article XII, Section 2 – Acceptance of Compact

- The State of Hawai'i and its people do further accept, as a compact with the United States relating to the management and disposition of the Hawaiian Home Lands, the requirement that the HICA be included in the constitution.
- The State and its people do further agree and declare that the spirit of the Hawaiian Homes Commission Act looking to the continuance of the Hawaiian Homes projects for the further rehabilitation of the Hawaiian race shall be faithfully carried out.

# AUTHORITIES GRANTED UNDER THE HAWAIIAN HOMES COMMISSION ACT

- **Section 206** – the powers and duties of the governor and the board of land and natural resources, in respect to lands of the state, shall not extend to lands having the status of Hawaiian Home Lands, except as specifically provided in this title.
- **Section 207** – DHHL is authorized to lease to native Hawaiians the right to the use and occupancy of a tract or tracts of Hawaiian Home Lands
- **Section 207.5** – DHHL is authorized to develop and construct single-family and multi-family units for housing native Hawaiians

## DHHL PLANNING SYSTEM

The DHHL Planning System functions in (3) tiers.

- **Tier 1 – The General Plan:** Identifies long-term goals, articulates vision, and organizes priorities for the Department of Hawaiian Home Lands (DHHL) and the Hawaiian Homes Commission (HHC).
- **Tier 2 – Island Plans and Strategic Program Plans:** Focuses on statewide programs and policies as well as island-specific land use projections. Island Plans identify priority areas for lot development on each island.
- **Tier 3 – Regional Plans and Area Development Plans:** Identifies and addresses issues and opportunities relative to existing homestead communities and their future development.

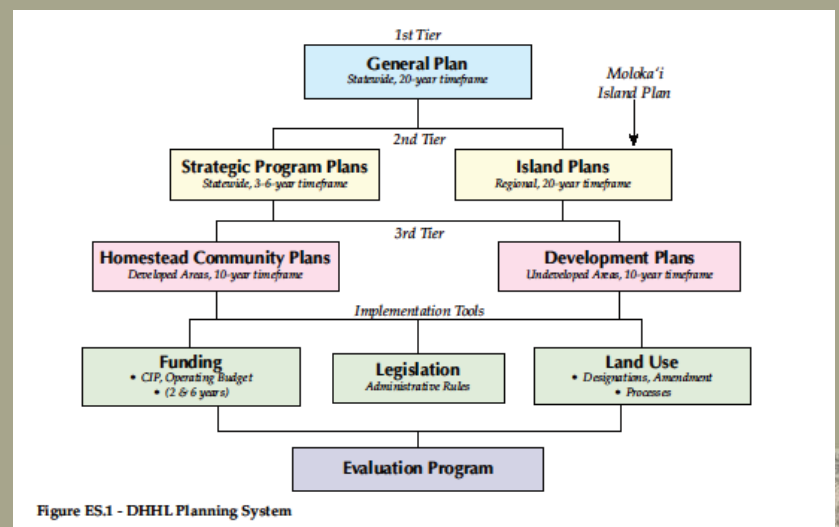
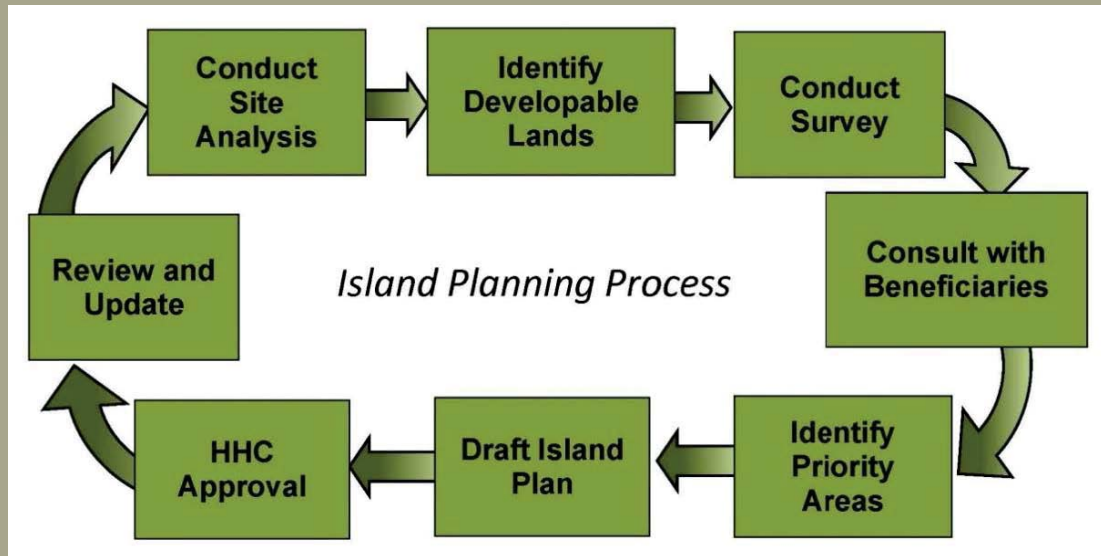


Figure ES.1 - DHHL Planning System

# DHHL PLANNING SYSTEM

DHHL Island Plans have a 20-year development outlook



## DHHL ZONING = “LAND USE DESIGNATIONS”

- Residential Communities
- Agricultural and Pastoral Uses
- Land and Resource Management
- Economic Development



## 2 PROJECT BACKGROUND & OVERVIEW



### PURPOSE OF THE PROJECT

To provide residential and agriculture homesteading opportunities to DHHL's waitlist beneficiaries.

This is in support of DHHL's mission to manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians.



# PROJECT GOAL



To conduct planning and permitting for additional homestead opportunities on approximately 365 acres of lands owned by the Department of Hawaiian Home Lands (DHHL) in Hanapēpē, Kauaʻi.

## OBJECTIVES

- Focus on providing homestead lease awards to wait list beneficiaries in a timely manner.
- Involve beneficiaries & other stakeholders in identifying land uses and design elements for a homestead community that meets beneficiary needs and reflects the unique character of Hanapēpē.
- Align as much as possible with existing County & community vision, plans, and policies for the West Side and Hanapēpē.



# WHY HANAPĒPĒ? WHY NOW?

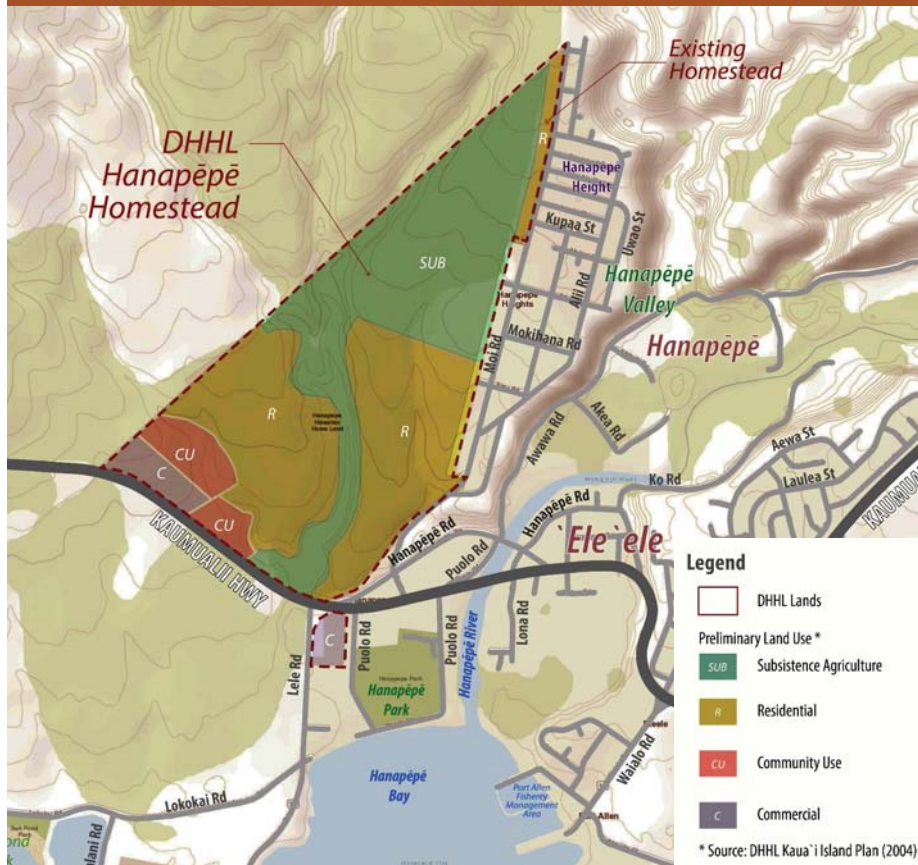


The Hanapēpē homestead community was identified in DHHL's Kaua'i Island Plan (2004) as one of three priority areas for new residential homestead development, based on waitlist preference and estimated development cost.

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 site for homestead development.

Senate President Ron Kouchi and the 2018 State Legislature allocated \$1M to DHHL specifically for planning & engineering design work for the new homesteads in Hanapēpē.

## KAUA'I ISLAND PLAN



The **2004 DHHL Kaua'i Island Plan** identifies a preliminary land use plan and infrastructure needs for the site.

This project will update the land use plan based on site studies and beneficiary preferences, identify infrastructure needs, and designate the location for the next phase of residential homestead development.

It will also identify desired elements and uses for Community Use and Commercial areas, and propose a conceptual master plan for the residential and subsistence agricultural areas.



# PROJECT TASKS

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

## Land Suitability Analysis

- Topography
- Flora/Fauna
- Archaeology
- Cultural Resources
- Phase 1

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 of Next Increment

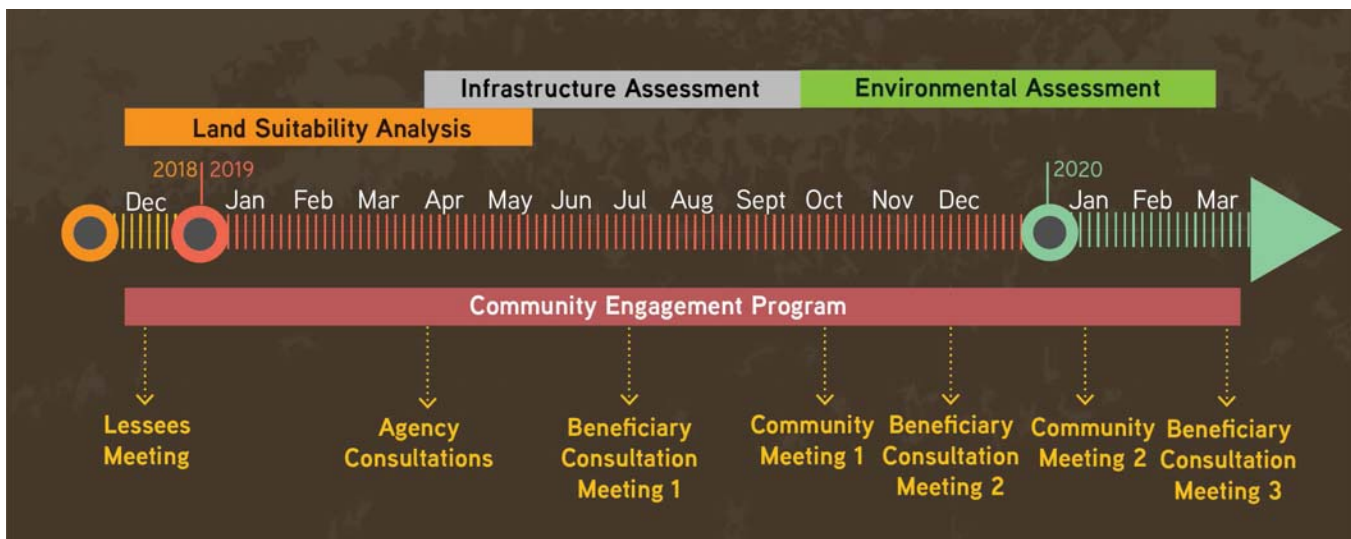
- Topo survey
- On & off-site infrastructure
- Subdivision
- Design
- Construction Plans

## Beneficiary Consultation & Stakeholder Engagement

What is the history of the site?  
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 Kauaʻi?  
What needs to be addressed in the EA?

- Agency Consultations
- Kauai waitlist Beneficiary Survey
- Hanapēpē Lessees Meeting
- Beneficiary Consultation Meetings (3)
- Meetings with larger Hanapēpē community (2)

# 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.

# 3 WHATS BEEN DONE SO FAR



## ACTIVITIES COMPLETED & UNDERWAY

### Site Research & Studies COMPLETED:

- Team Site Visit
- Environmental Studies
- Topographic Survey
- Site History Research
- Land Suitability Analysis

### ONGOING:

- Infrastructure Assessment

### Stakeholder Engagement COMPLETED:

- Beneficiary Survey
- Beneficiary Consultation Meeting 1

### ONGOING:

- Agency Consultations
- EA Pre-Consultation
- Cultural Resource Interviews
- Community Meeting 1 (TODAY)



# AGENCY CONSULTATIONS

Who did we consult with?

- County of Kaua'i (COK) Planning Department (West Kaua'i CP)
- COK Department of Public Works
- DPW Wastewater Management
- COK Department of Water
- State Department of Transportation
- Gay & Robinson



# TECHNICAL STUDIES

Environmental Site Studies

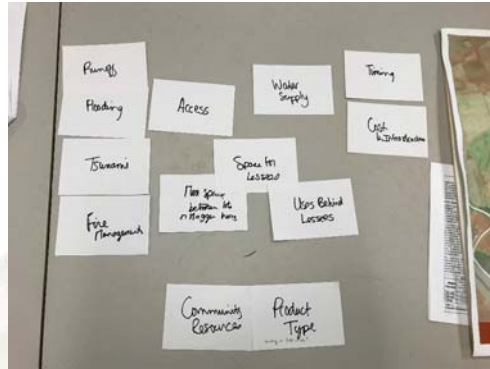
- Topography and aerial survey
- Slope Analysis
- Archaeological Assessment
- Flora & Fauna Survey
- Phase 1 Environmental Site Assessment
- Cultural Impact Assessment



# LESSEES MEETING

## Top Issues Raised by Lessees:

- Vehicular Access
- Fire Management
- Natural Disasters & Hazards
- Product Types
- Homestead Lot Size
- Timing of Project
- Uses behind Existing Lessee Lots
- Water Supply



# BENEFICIARY SURVEY

In May 2019, a questionnaire was sent to Homestead applicants on Kaua'i. The purpose of the survey was to help the project team better understand the current needs and desires of Homestead applicants, including:

- Interest in living in Hanapēpē
- Ideal property type and lot size
- Experience and interest in farming
- Desired infrastructure and services

## Who Responded:

- 333 responses
- 59% would be "very likely" to accept an award in Hanapēpē
- Average Household Size: 3 people, 3 bedrooms
- Each household averages one person under 18, one person over 65
- Olelo Ni'ihau spoken at home: 10%

## # of Applicants on the Kaua'i Waiting Lists





# BENEFICIARY MEETING

In July 2019, a beneficiary meeting was held for Homestead lessees and applicants on Kauaʻi.

The purpose of the meeting was to share findings from the work done to date and gather input on preliminary land use plan alternatives.

- Over 100 attended, both Lessees and Applicants
- Presentation was translated into 'Ōlelo Ni'ihau
- Two Land Use Plan Alternatives were presented for input
- Two alternative locations for next phase of development were presented for input



## 4 LAND USE PLAN ALTERNATIVES



# DHHL LAND USE DESIGNATIONS



## Residential Areas:

- Residential subdivisions are built to County standards in areas close to existing infrastructure
- Lot sizes are less than 1 acre
- Typically planned in conjunction with community use areas, to create healthy, self-sustaining communities

## Subsistence

## Agriculture Areas:

- Small lot agriculture (lot sizes are up to 3 acres)
- Lifestyle areas intended to allow for home consumption or small-scale commercial production of agricultural products
- Occupancy optional

## Community Use Areas:

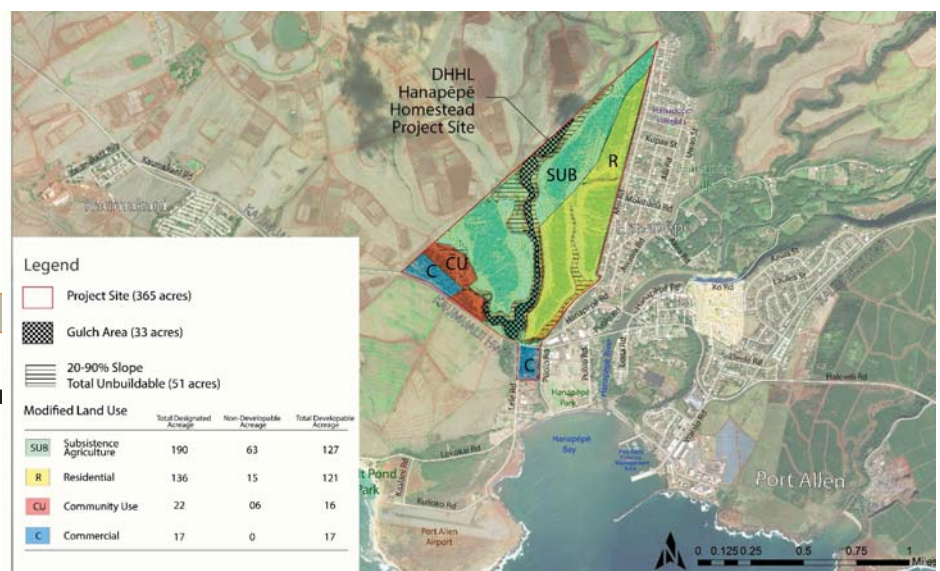
- Common areas for community uses
- Could include space for parks & recreation, cultural activities, community business, economic development, and others

## Commercial Areas:

- Commercial activities could include retail, office space, public services, and health care services

# PREFERRED LAND USE PLAN

- Concentrates Residential land use areas east of Kukamahu Gulch.
- Commercial and Community Use acreages remain the same. A new small area of commercial is proposed in the southeast corner of the mauka site.



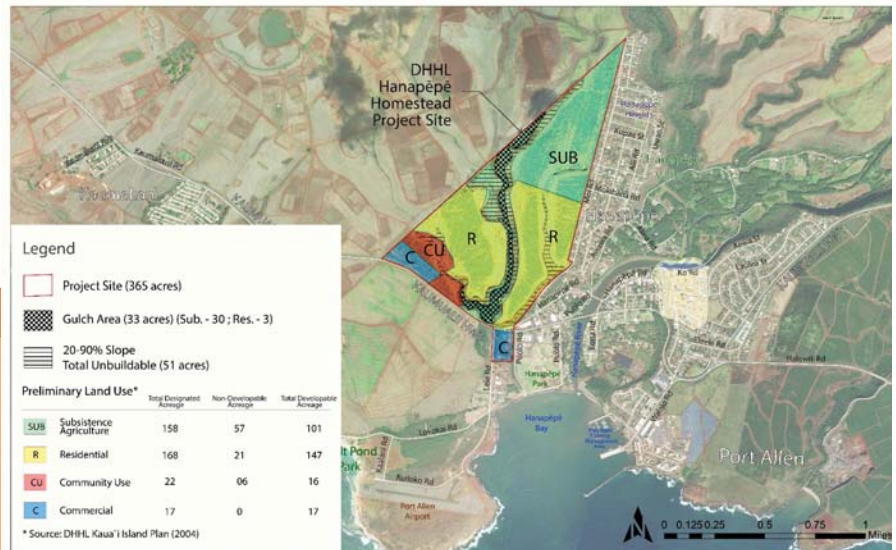
- Beneficiary input to date indicates a strong preference for this alternative.



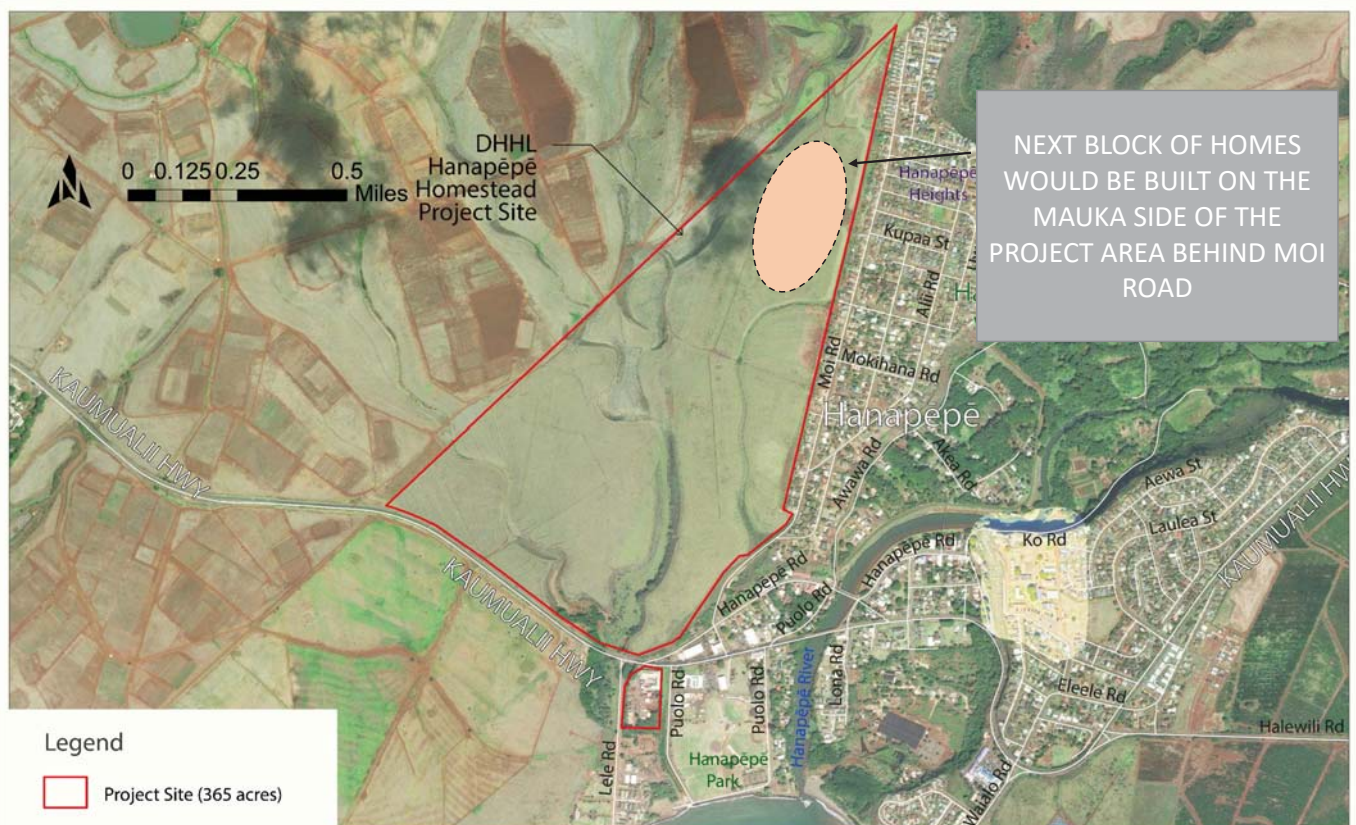
# ISLAND PLAN ALTERNATIVE

- This alternative uses the land use plan presented in the Kaua'i Island Plan, and refines it to reflect developable and undevelopable areas.
- Total developable area is reduced by 84 acres due to slope and gulches

PROS	CONS
<ul style="list-style-type: none"> <li>Feasible from a land suitability standpoint.</li> <li>The terrain and the soils on the mauka site are well suited for dwellings.</li> <li>Commercial and Community Use areas along the highway to serve the West Side Beneficiary community.</li> </ul>	<ul style="list-style-type: none"> <li>May require longer extensions of infrastructure/more gulch crossings.</li> <li>Spreads residential development across the gulch.</li> <li>Residences close to agricultural activities may experience impacts (noise, dust, etc.).</li> </ul>



## PROPOSED LOCATION FOR NEXT RESIDENTIAL HOMESTEAD





# 5 STAKEHOLDER ENGAGEMENT



## PRINCIPLES OF STAKEHOLDER ENGAGEMENT



Honor CULTURE  
Respect PLACE  
Build TRUST  
Be INCLUSIVE  
Maintain BALANCE  
Be RESPONSIVE  
Stay FLEXIBLE



# STAKEHOLDERS

## COMMUNITY ORGANIZATIONS & ASSOCIATIONS

HO'OLA LAHUI HAWAI'I  
KAUA'I CHAMBER OF COMMERCE  
KAUA'I HABITAT FOR HUMANITY  
KAUA'I MEDICAL CLINIC  
HANAPĒPĒ SALT PONDS BOARD  
KAUA'I 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

## DHHL ASSOCIATIONS & BENEFICIARIES

WAITLIST BENEFICIARIES  
WEST KAUA'I HAWAIIAN HOMESTEAD ASSN  
KAMALOMALO'O HAWAIIAN HOME LANDS ASSN  
ANAHOLA HAWAIIAN HOMES ASSOCIATION  
KEKAHA HAWAIIAN HOMESTEAD ASSOCIATION  
PI'ILANI MAI KE KAI COMMUNITY 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.

# 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 and Facebook Page
- › E-mail List
- › Public Notices for EA

## WAYS TO STAY INVOLVED

- Attend Community Meetings (2)
- Check the website for updates and information:  
<https://dhhl.hawaii.gov/hanapepe-homestead-project/>
- E-mail us with questions/comments (contact information on fact sheet)

## OPEN HOUSE: ENVISIONING HANAPĒPĒ HOMESTEADS

### We Need Your Mana'o!

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

- **DHHL Background:** Information on the Hawaiian Homes Commission act and DHHL Planning System.
- **Project Overview:** Learn 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 Impact Assessment:** Cultural resources being considered in the EA
- **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
- **Next Phase:** Preferred and alternative locations for the next phase of homes.
- **Community Input Boards:** Share your thoughts on what you love about Hanapēpē and what resources should be addressed in the EA.
- **Parking Lot:** Write any general comments down on the easel!



## NEXT STEPS

- Ongoing consultation with stakeholders for the EA and Cultural Impact Assessment
- Beneficiary Consultation Meeting #2 on December 5<sup>th</sup>

Thank you for your time and mana'o.

**MAHALO !**

