



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

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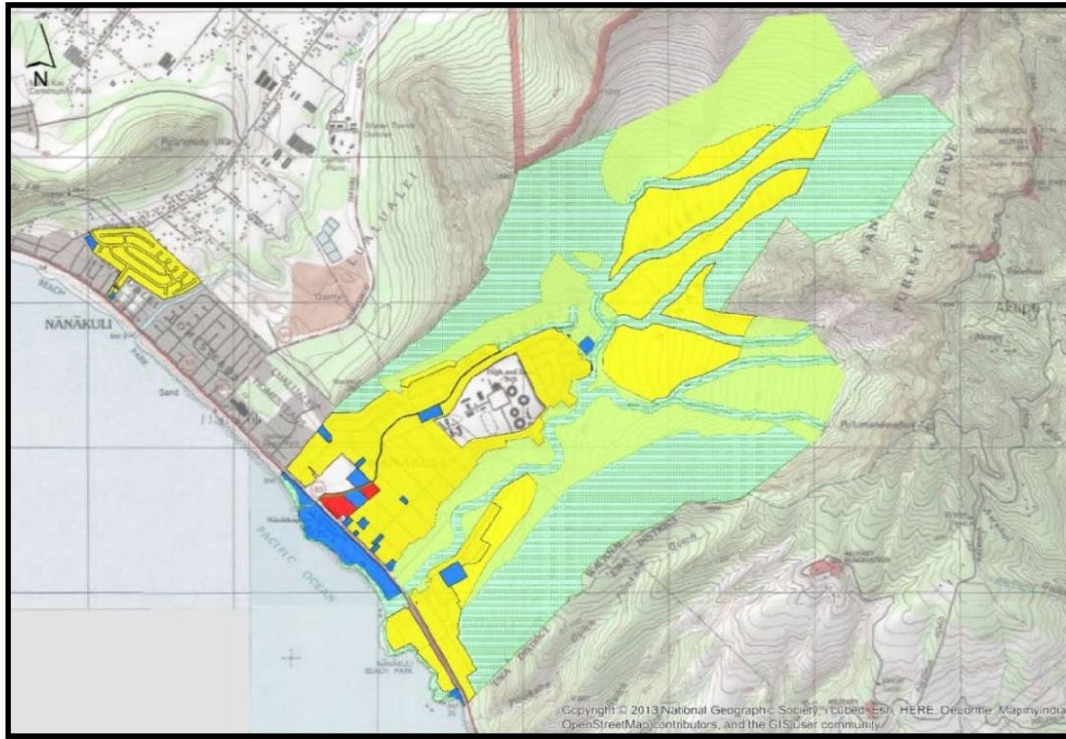
STATUS UPDATE

NANAKULI AND WAI'ANAE PLAN IMPLEMENTATION, O'AHU

December 19, 2022

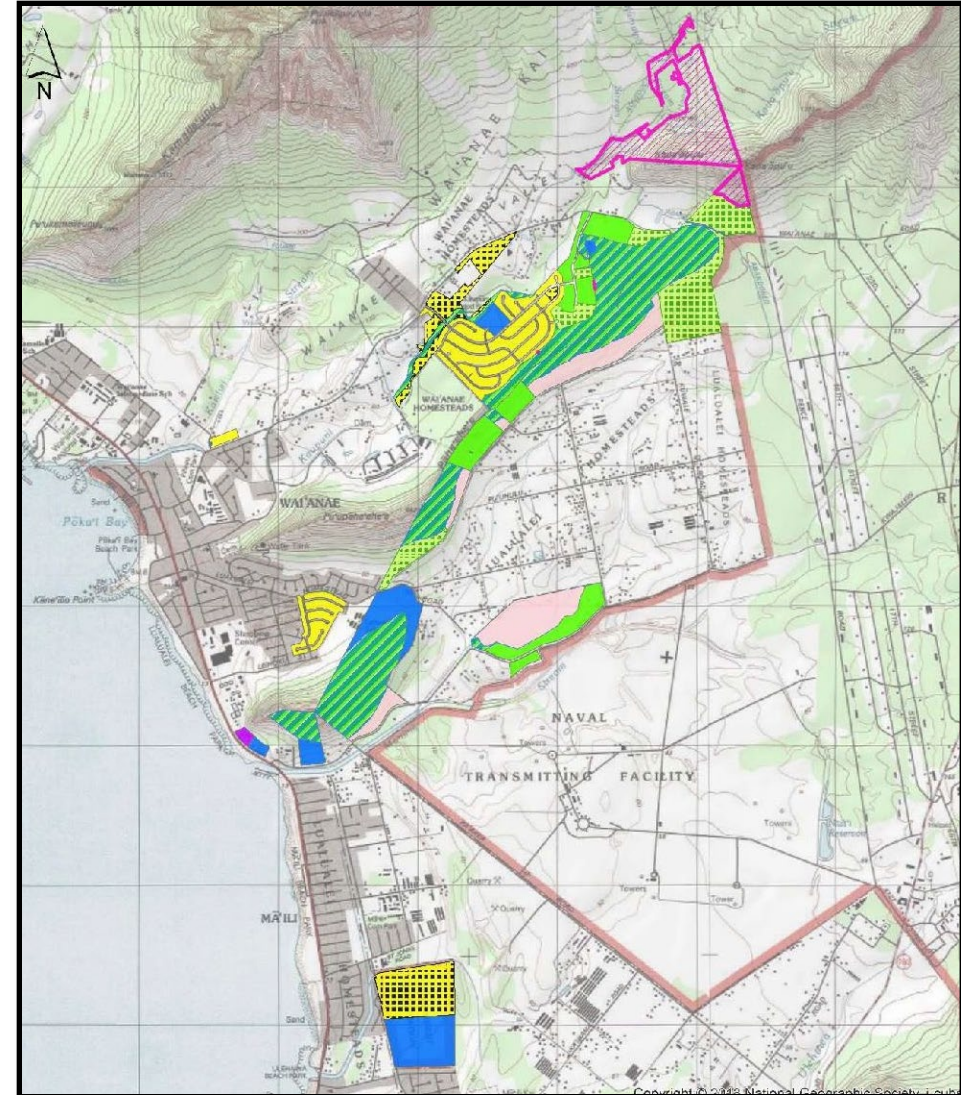


DHHL Landholdings: Wai‘anae Moku, O‘ahu



Nānākuli

Wai‘anae and Lualualei





DHHL Landholdings: Wai‘anae Moku, O‘ahu

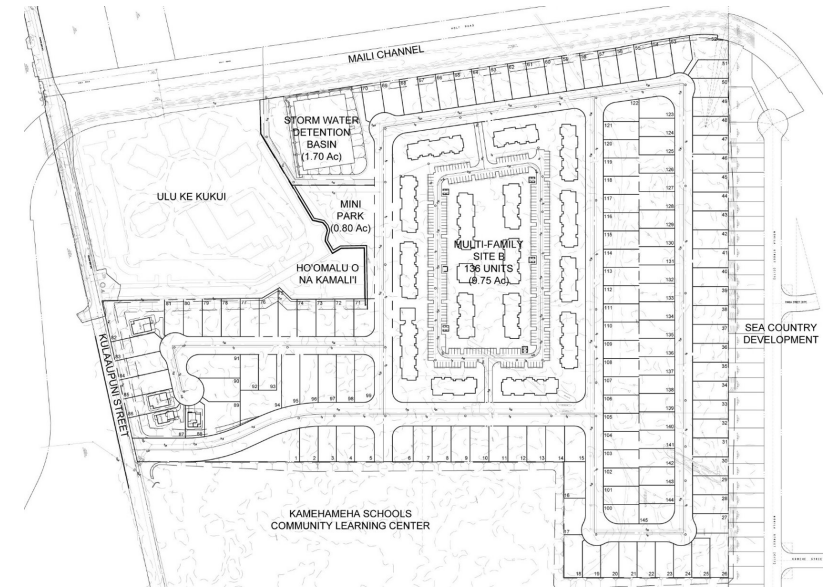
Land Use Designation (LUD)	Wai‘anae	Lualualei	Nānākuli	Total Acres	Percent of LUD in Wai‘anae	Percent of LUD on O‘ahu
Special District	95	10		105	3%	42%
Conservation	75	190	825	1,090	32%	42%
General Agriculture		95	705	800	24%	88%
Residential	130	125	745	1,000	30%	61%
Pastoral	-	-	-	-	-	-
Subsistence Agriculture	50	140		190	6%	86%
Supplemental Agriculture	-	-	-	-	-	-
Industrial	-	3	-	3	0.8%	0.4%
Community Use	10	75	55	140	4%	45%
Commercial	-	-	10	10	.2%	11%
TOTALS	360	638	2,340	3,338	100%	50%



O'ahu Island Plan: Wai'anae Projects

Mā'ili Homestead Community Residential Plans

- Property: 40 acres, former Voice of America Site
- June 22, 2021: Beneficiary Consultation #1
- April 7, 2022: Beneficiary Consultation #2
- Alternative 2: 280 single-family & multi-family homes
- April 8, 2022: Draft Environmental Assessment
- Pending: SHPD review of Final Environmental Assessment





Nānakuli Regional Plan

PRIORITY PROJECTS:

1. Disaster Preparedness
2. Improve Community Access to Non-Homesteading Areas
3. Street Repairs and Improvements for Health and Safety in the region
4. Establish Community-Based Education Programs
5. Identify and Pursue Opportunities for “Pono Economic Development” and Community Action



Wai‘anae & Lualualei Regional Plan

PRIORITY PROJECTS:

1. Increase Capacity for Specific Community-Based Projects
2. Improve Community Access to Non-Homesteading Areas
3. Homestead Infrastructure & Maintenance
4. Safety & Community Enforcement
5. Disaster Preparedness & Coordination



Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

www.dhhl.hawaii.gov

Update on Groundwater Management Area Designation of Wai'anae, O'ahu Aquifers

HHC Community Meeting – Video Conference -- 6:30 pm

Jonathan Likeke Scheuer, Ph.D.

December 19, 2022

Overview

1. What is “Designation” of a Ground Water Management Area?
2. HHC Action February 2022
3. Current Status



1. What is Designation?

- **The state Water Code passed in 1987 and reasserted Native Hawaiian and other water rights ignored during the plantation era**
- **Protections for Native Hawaiian and other Public Trust uses of water are supposed to be everywhere**
- **BUT they are highest in designated areas – a compromise required to pass the Code**

Example: “Reservations”

- **Water reservations set aside water for future homesteading uses and are supposed to be protected from other users**
- **Tools to protect reservations mostly exist in designated areas**

Well Permits in Non-Designated vs. Designated Areas

Undesignated Areas	Designated Areas
Well Construction Permit	Well Construction Permit
Pump Installation Permit	Pump Installation Permit
	Water Use Permit*

* Water Use Permit Applications have public notice and process requirements

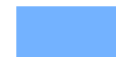
DHHL & Beneficiary Rights in WMAs

- The ability to secure enforceable water reservations by administrative rule
- The ability to comment on, object to, and request contested cases on the proposed water uses of other parties.
- Water Use Permits are conditioned on DHHL uses.

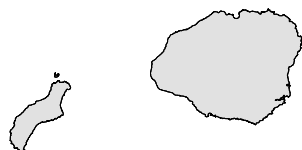
DESIGNATED WATER MANAGEMENT AREAS



Surface Water Management Area



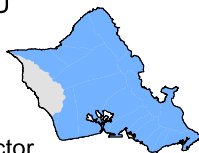
Ground Water Management Area



ISLAND OF OAHU

Ground Water

Central Sector
Honolulu Sector
North Sector
Pearl Harbor Sector
Windward Sector



ISLAND OF MOLOKAI

Ground Water

Central Sector
Northeast Sector
Southeast Sector
West Sector



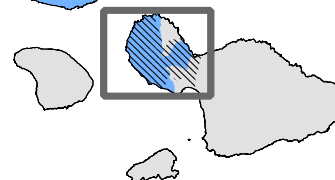
ISLAND OF MAUI

Ground Water

Lahaina Sector
Iao System

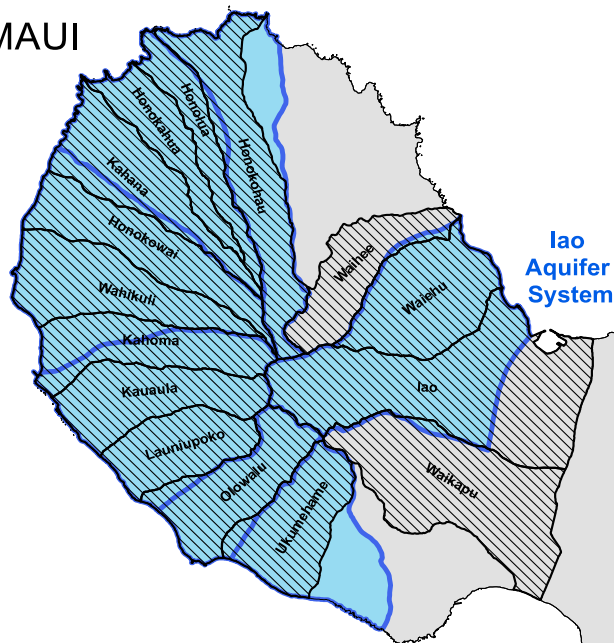
Surface Water

Honokohau
Honolua
Honokahua
Kahana
Honokowai
Wahikuli
Kahoma
Kauaula
Launiupoko
Olowalu
Ukumehame



WEST MAUI

Lahaina
Aquifer
Sector



Iao
Aquifer
System



STATE OF HAWAII

Department of Land and Natural Resources
Commission on Water Resource Management

Map Projection: NAD_1983_UTM_Zone_4N

Date: 8/12/2022

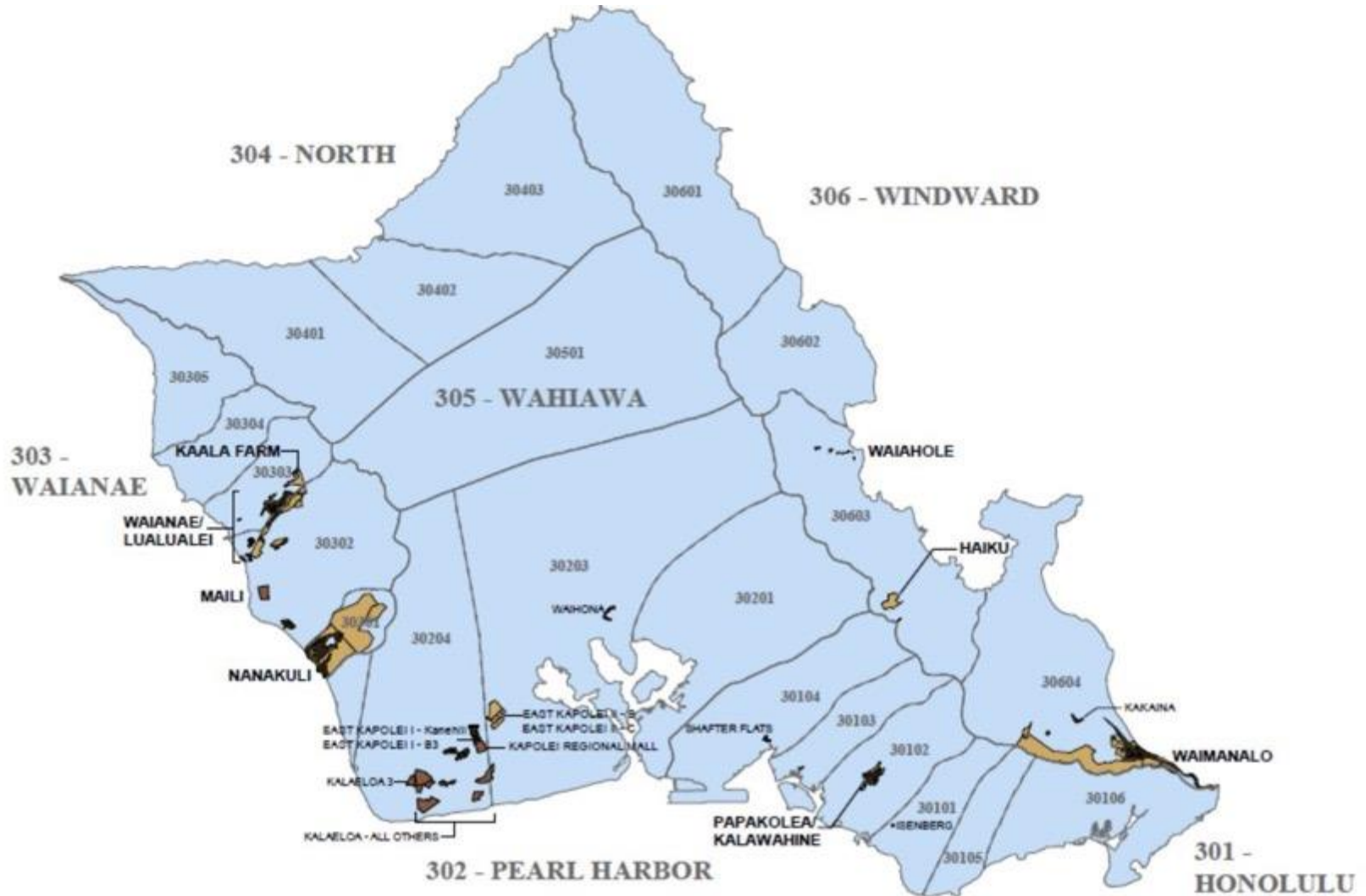


Why non-designation is a problem in Wai`anae

- No tools to protect reservations
- Limited public processes
- Limited informing of future uses
- DHHL has significant unmet needs



DHHL O'ahu Tracts by Aquifer



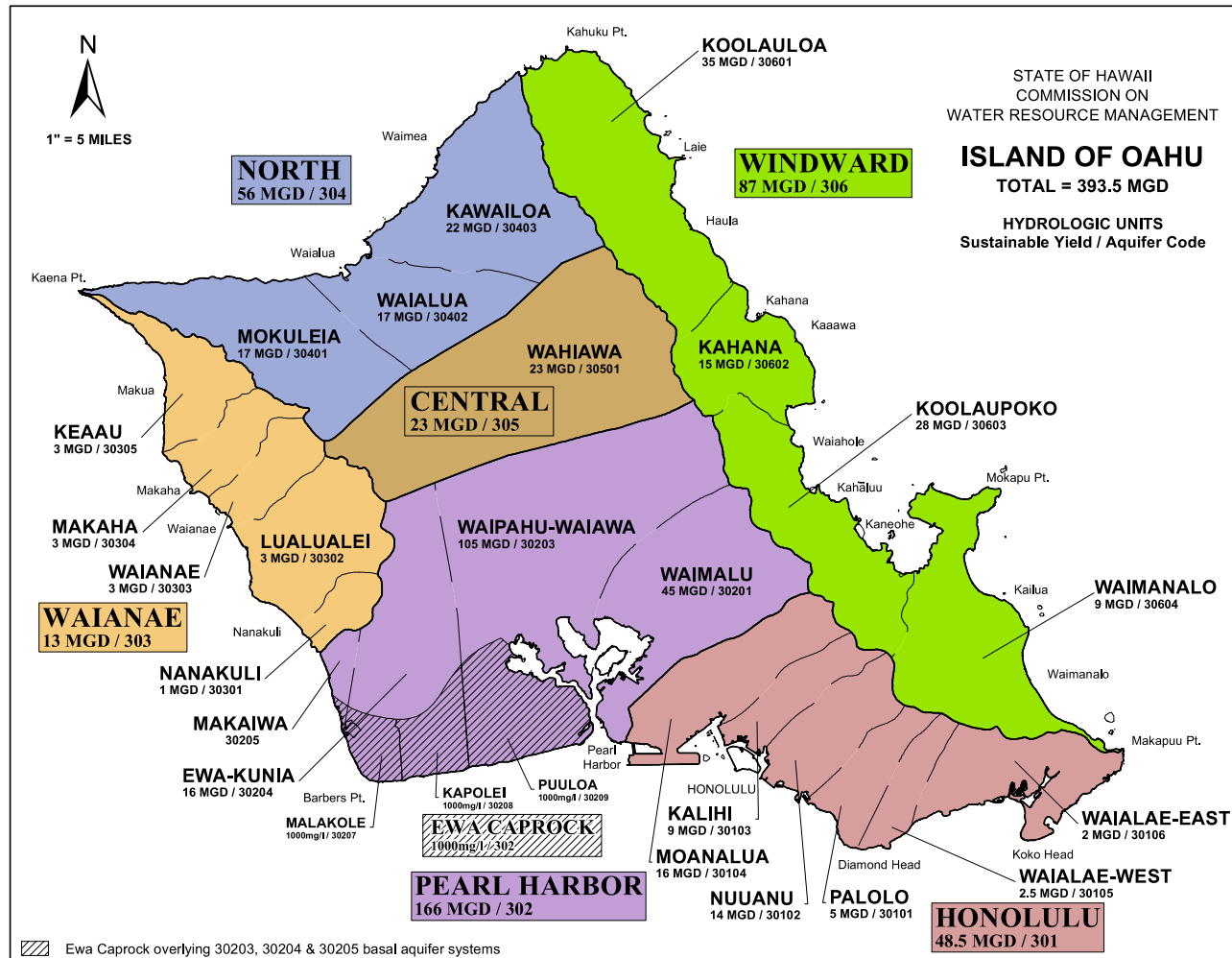
Wai`anae Moku Regions, Homesteads, and Acreage

DHHL Planning Region	Homestead Communities in Region	Other Areas	Acreage
Wai`anae	Kaupuni Wai`anae Wai`anae Kai Lualualei	Mā`ili	2,472
Nānākuli	Nānākuli Princess Kahanu Estates		2,311

Unmet Water Demands by Tract

Tract	Unmet Potable Needs	Unmet Non-Potable Needs
Nānākuli	1.31	2.46
Mā'ili	0.20	0.00
Wai`anae / Lualualei	0.39	7.28*
Total	<u>1.9</u>	<u>9.74</u>

O'ahu Aquifers and Sustainable Yields



Feb 2022 HHC Actions

1. Acknowledge the legal benefits and protections that accrue to Department of Hawaiian Home Lands (DHHL) and its beneficiaries' water reservations and uses in designated Water Management Areas; and
2. Formally support the proposed designation of the Wai`anae Aquifer Sector Area as a Ground Water Management Area, as being proposed by the Honolulu Board of Water Supply; and
2. Authorize the Chairman to take actions as necessary to effectuate this.

Update

- Honolulu BWS Continues to develop a “Petition” asking CWRM to designate Wai`anae groundwater
- Research and writing longer than expected
- When filed will be posted and shared - 2023
- Public Briefings and a Hearing will follow

atayama, Commi...

Kaleo Manuel, Deputy Dire...

Suzanne Case, Chairperso...

ahs, Commission...

Michael Buck, Commission...

Aurora Kagawa-Viviani, C...

Joanna Seto, Commission...

Paul Meyer, Commissione...

zoom



Pau



HAWAIIAN HOME LANDS

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Nānākuli and Wai‘anae Project Updates

Land Development Division

Item E-2

For Information Only

December 19-20, 2022

DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION



Former Voice of America Property, Mā'ili

ULU KE KUKUI REDEVELOPMENT

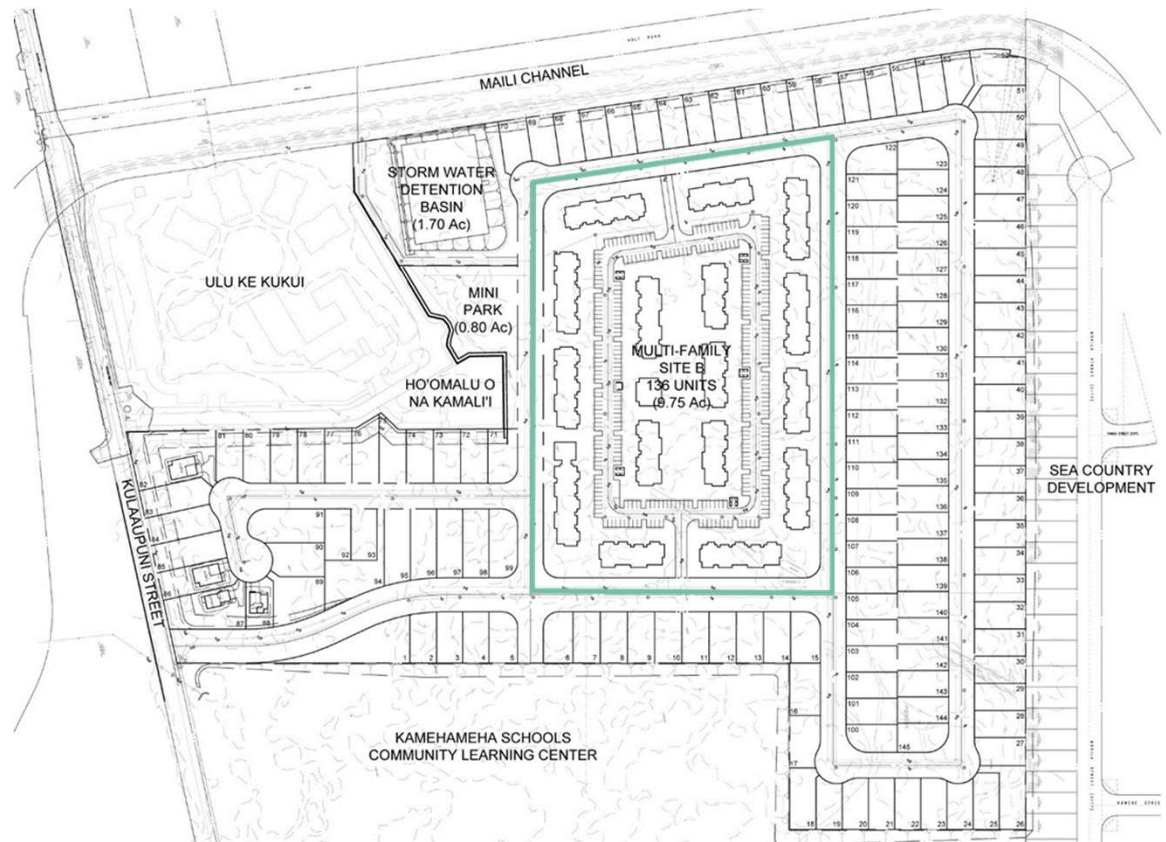
- **Developer: Hawaiian Community Development Board**
- **Convert 80 transitional housing units into 40 affordable rental units**
- **Finalizing construction plans and securing financing**
- **Department of Human Services, Homeless Programs Office contract with Catholic Charities Hawaii completed 11/24/21**
- **Rent-up scheduled to start 2023**
- **Developer continuing to secure financing.**



Former Voice of America Property, Mā'ili

DHHL New Residential Community

- Approximately 40 acres
- Mixture of single-family lots and multi-family townhouses; approximately 250-340 units
- Legislative Appropriations - \$800,000 (Planning, Designs)
- Estimated site construction cost \$48 million
- June 2021: Beneficiary Consultation
- Feb 2022: Draft Environmental Assessment
- 2023 to 2024: Infrastructure Design
- 2025 to 2026: Infrastructure Construction
- 2026 to 2027: House Construction / Multi-family Development



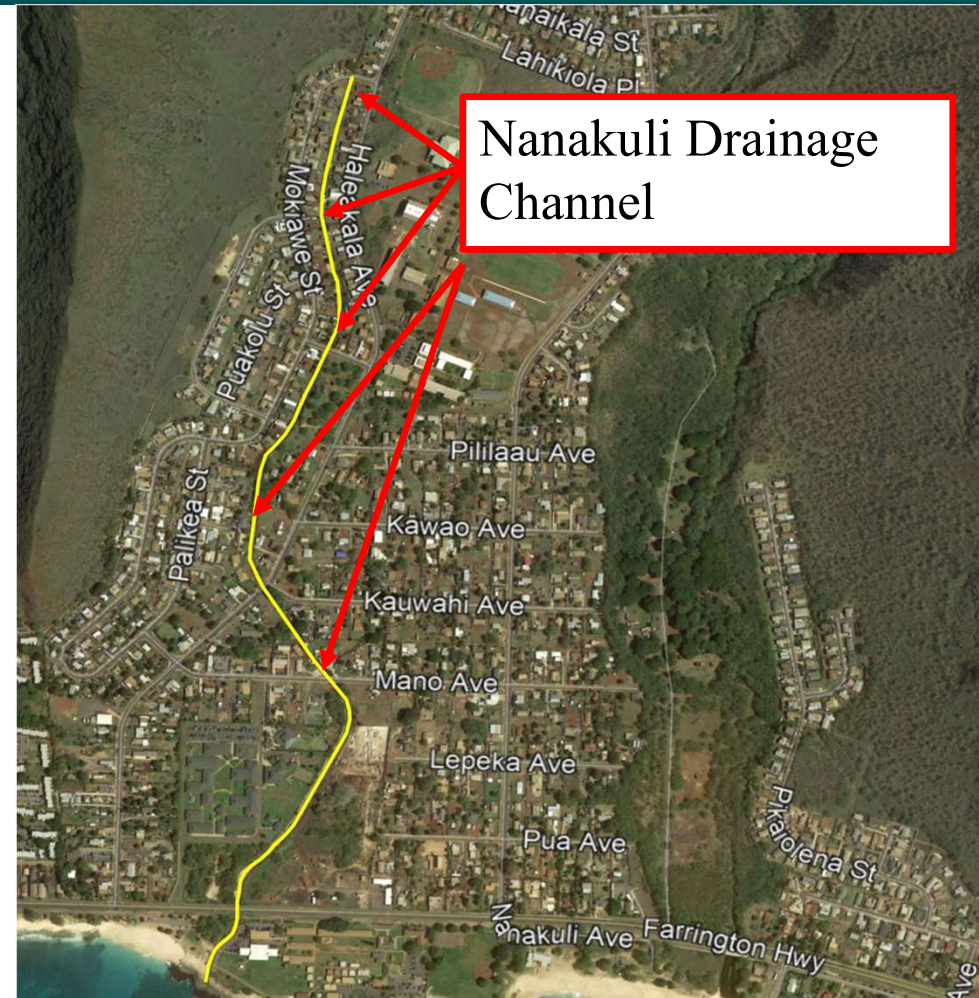


NANAKULI DRAINAGE CHANNEL IMPROVEMENTS

Scope: Re-line channel walls and spall work— over 5,000 linear feet
Cost: \$3.2 million
Schedule: Construction completed - Summer 2021

Remaining work:

Scope: Repairs to lateral channel above Mokiawe Street
Budget: \$1.0 Million
Schedule: Contingent upon removal of non-compliant structures straddling the ditch.





NANAKULI TRAFFIC CALMING

Traffic calming, to include flashing beacons, speed humps and tables, crosswalk signals, curbs, striping and signage.

Locations to include, but not limited to:

- 1. Nanakuli Ave & Pua Ave**
- 2. Haleakala Ave & Mano Ave**
- 3. Nanakuli Ave & Pililaaau Ave.**
- 4. Nanakuli Ave & Ilimapapa Ave.**
- 5. Haleakala Ave. & Opuhe St.**
- 6. Haleakala Ave. & Mokiawe St.**
- 7. Haleakala Ave. & Pililaaau St.**
- 8. Mano Ave fronting Nanaikapono Elementary School**
- 9. Nanakuli Ave. outside Nanakuli High School**
- 10. Nanakuli Ave. & Lepeka Ave.**

DHHL Trust funds: \$315,000 (Design)

Legislative Appropriation: \$1,000,000 (Construction)

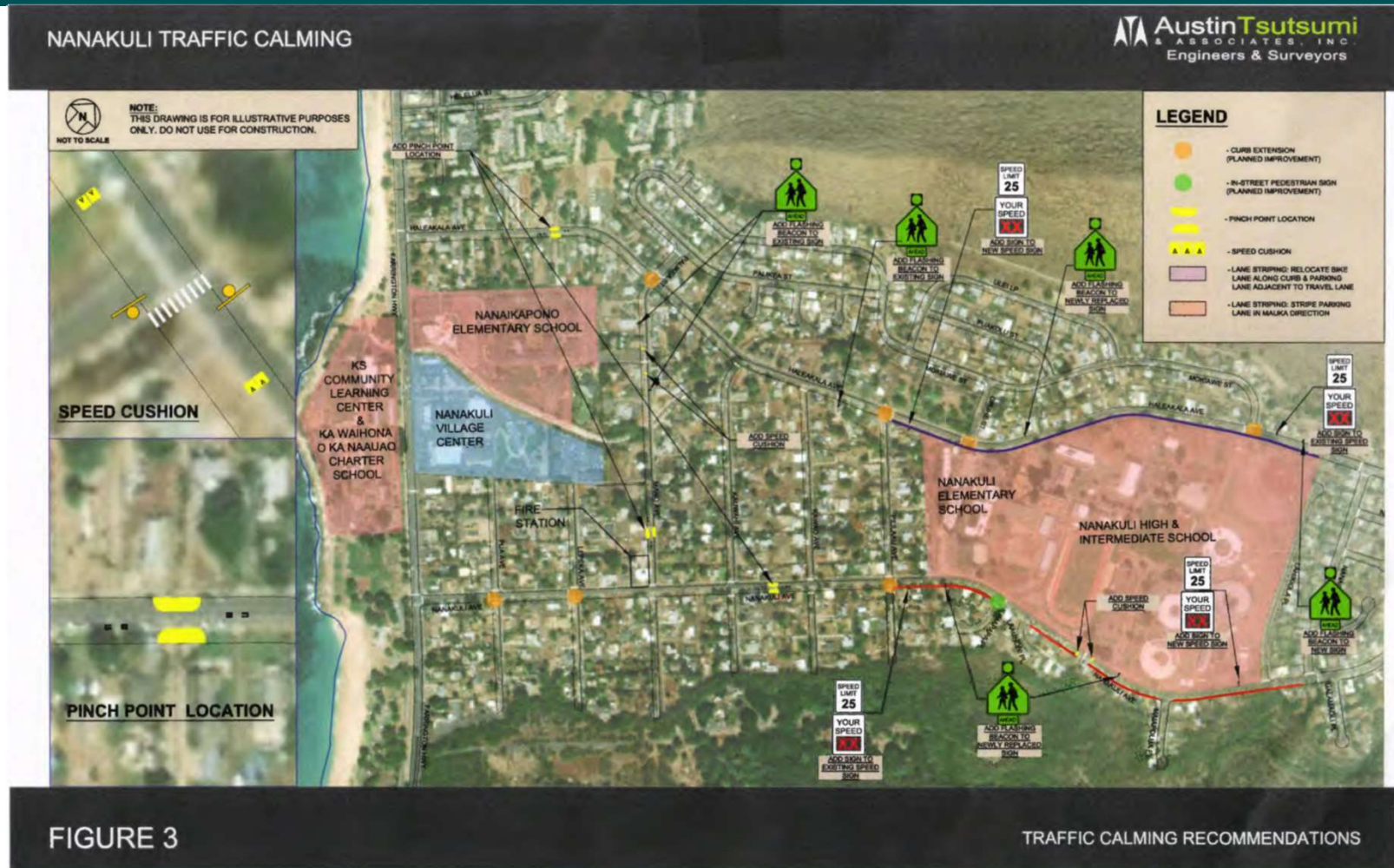




Emergency speed humps and other traffic calming measures installed in 2022.

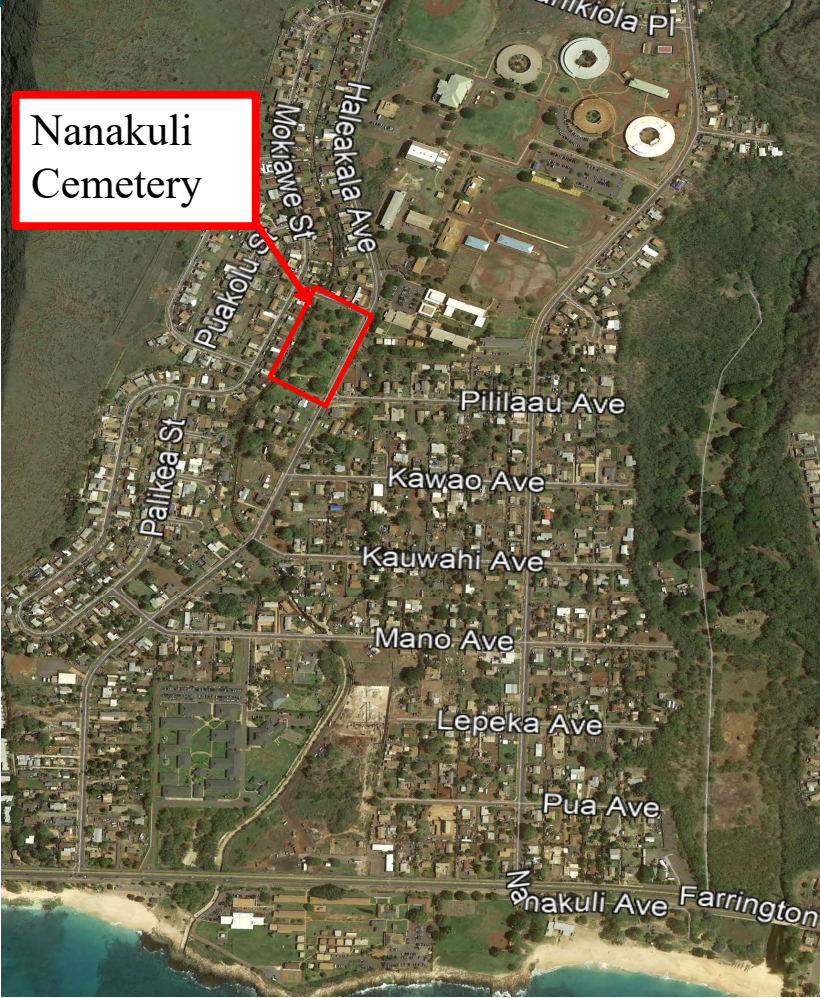
Phase 2: Lower Nanakuli

Construction of flashing beacons and crosswalk improvements to start in 2023, subject to approved plans.





NANAKULI CEMETERY REPAIRS

An aerial photograph of the Nanakuli area in Hawaii. A red rectangular box highlights a specific area in the upper left portion of the map, which is identified as the Nanakuli Cemetery. The map shows various streets including Haleakala Ave, Mokiawe St, Puakolu St, Palikea St, Piliiaau Ave, Kawao Ave, Kauwahi Ave, Mano Ave, Lepeka Ave, Pua Ave, Nanakuli Ave, and Farrington. Other landmarks like a baseball field and several large circular structures are also visible.

Nanakuli Cemetery

Repair Scope:

- Fencing installation: 1,000 linear feet
- Wall Repair: 700 linear feet
- Remove excess excavated soil
- Repair water line

Cost estimate:

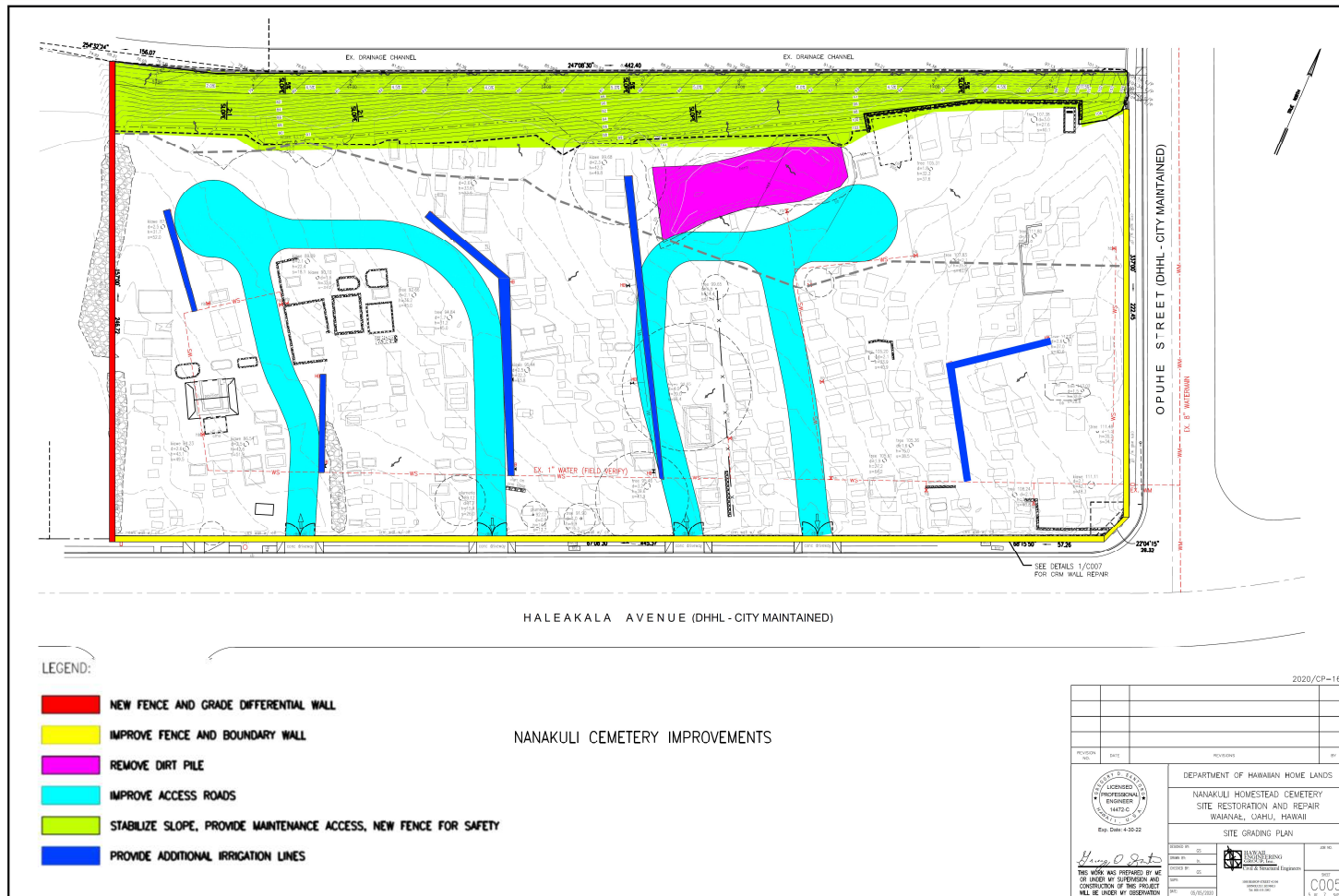
- \$370,000 Operating Funds
- Change order in progress

Schedule

- Permit approved in Fall 2022
- Complete work in Mid-2023



NANAKULI CEMETERY REPAIRS



DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION



WAIANAE VALLEY, INCREMENT 4

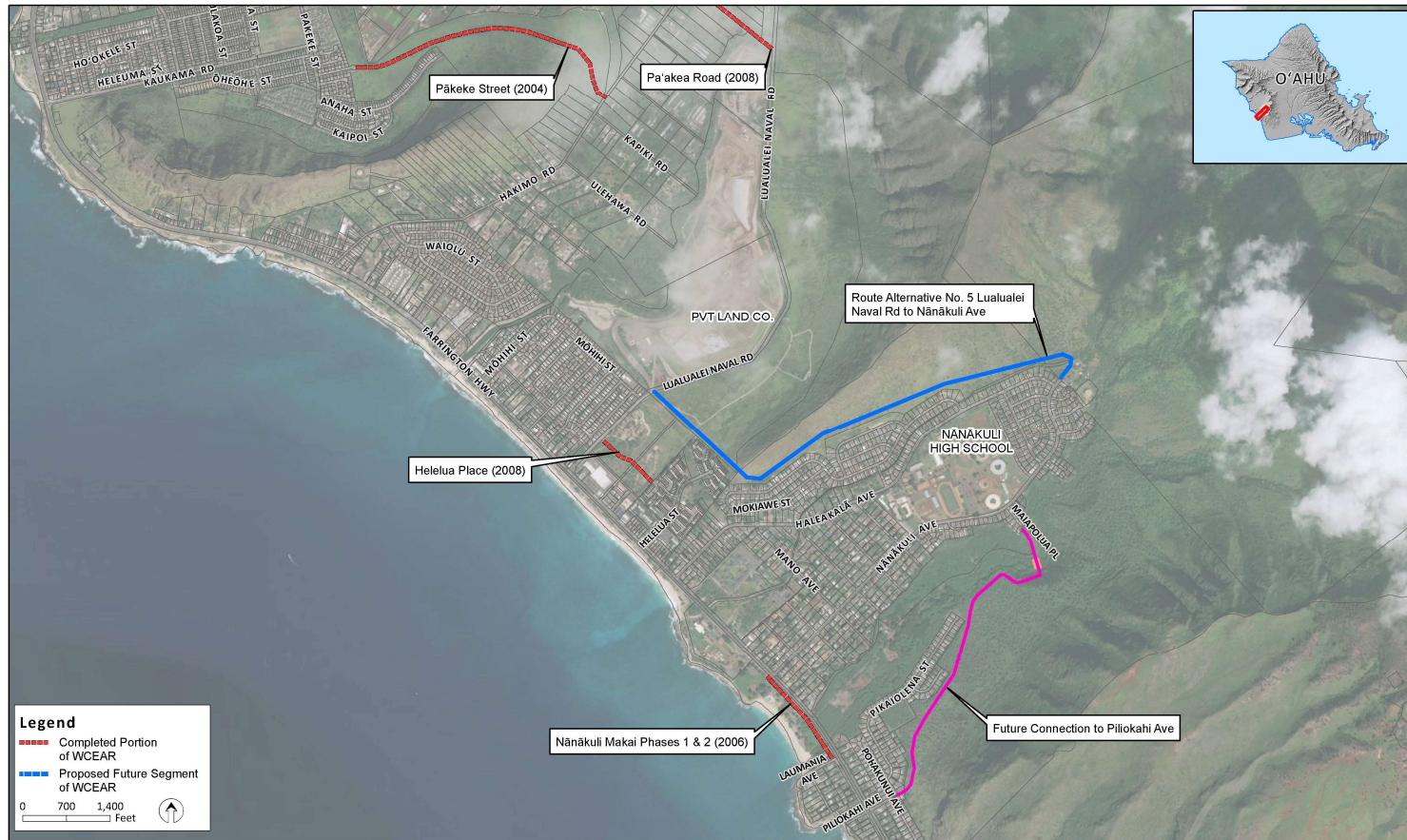
Kaupuni
Neighborhood
Park

Waianae Residence Lots

- 8 new residential lots with water, sewer, electric and communication available for award. Lots range from 7,071 sq. ft. to 9,274 sq. ft.
- Project Construction Cost: \$1,325,243.00
- Contractor: Close Construction, Inc.
- Estimated Construction Schedule:
 - Start Construction: December 2019
 - Completion: December 2021
 - Final Subdivision approval: Mid-2023, subject to City



Wai'anāe Coast Emergency Access Road



Wai'anāe Coast Emergency Access Road

- Legislative CIP funding: \$3,000,000
- Assess routes, conduct research, analyze alternatives, consult with community.
- No viable routes through Nānākuli community.
- No further assessments to be conducted.
- Contracts Expired: July 2022



West O'ahu Sewers Assessment

Purpose:

Improve existing sewer collector lines to City and County standards

Locations:

DHHL Sewerlines in Wai'anae, Princess Kahanu Estates, and Nānākuli.

Scope of Work:

- Replace non-conforming sewer lines, manholes, laterals and cleanouts
- Reconnect sewer laterals
- Paving restoration
- **Status:**
 - Video-camera inspection, smoke testing and cleanout survey completed.
 - Wai'anae - IFB issued November 2022, Bids Due: December 13, 2022.
 - Princess Kahanu Estates – Design in Progress.
 - Nānākuli - Initiate Design in 2023.

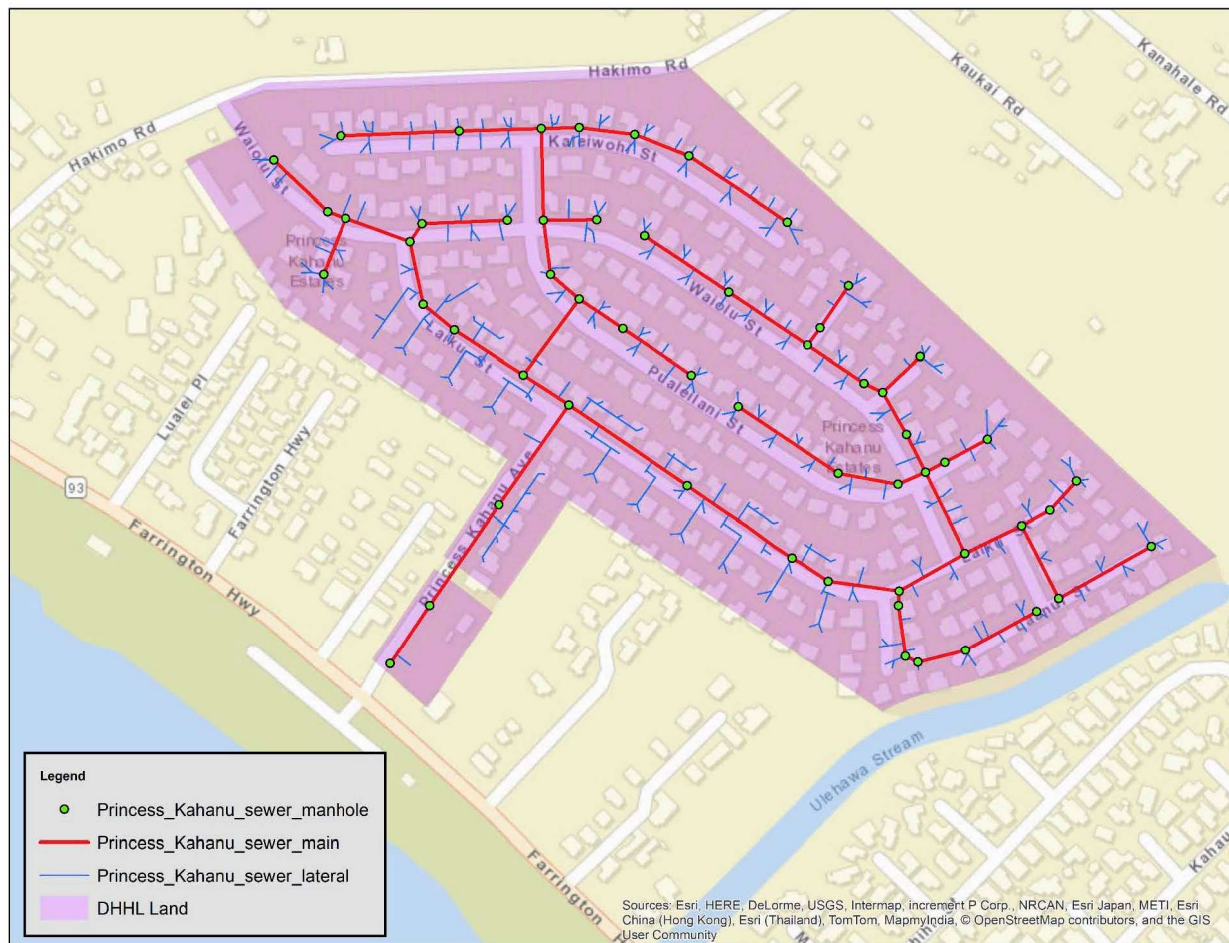


- Replace 2,580 feet of 8" to 15" sewerline
- Replace 66 sewer laterals
- Construct/Reconstruct 33 sewer manholes

- Award contract – December 2022
- Execute contract – January 2023
- Certify contract – February 2023
- Notice to Proceed – February 2023
- Time of Performance – 1 year

Construction estimate: \$6.7 Million

Princess Kahanu Estates Sewer Assessment



Construction Scope:

- Replace 6,160 feet of 8" to 12" sewerline
- Replace 180 sewer laterals
- Convert 2,300' of 6" sewer laterals to 8" sewer mains
- Construct/Reconstruct 41 sewer manholes

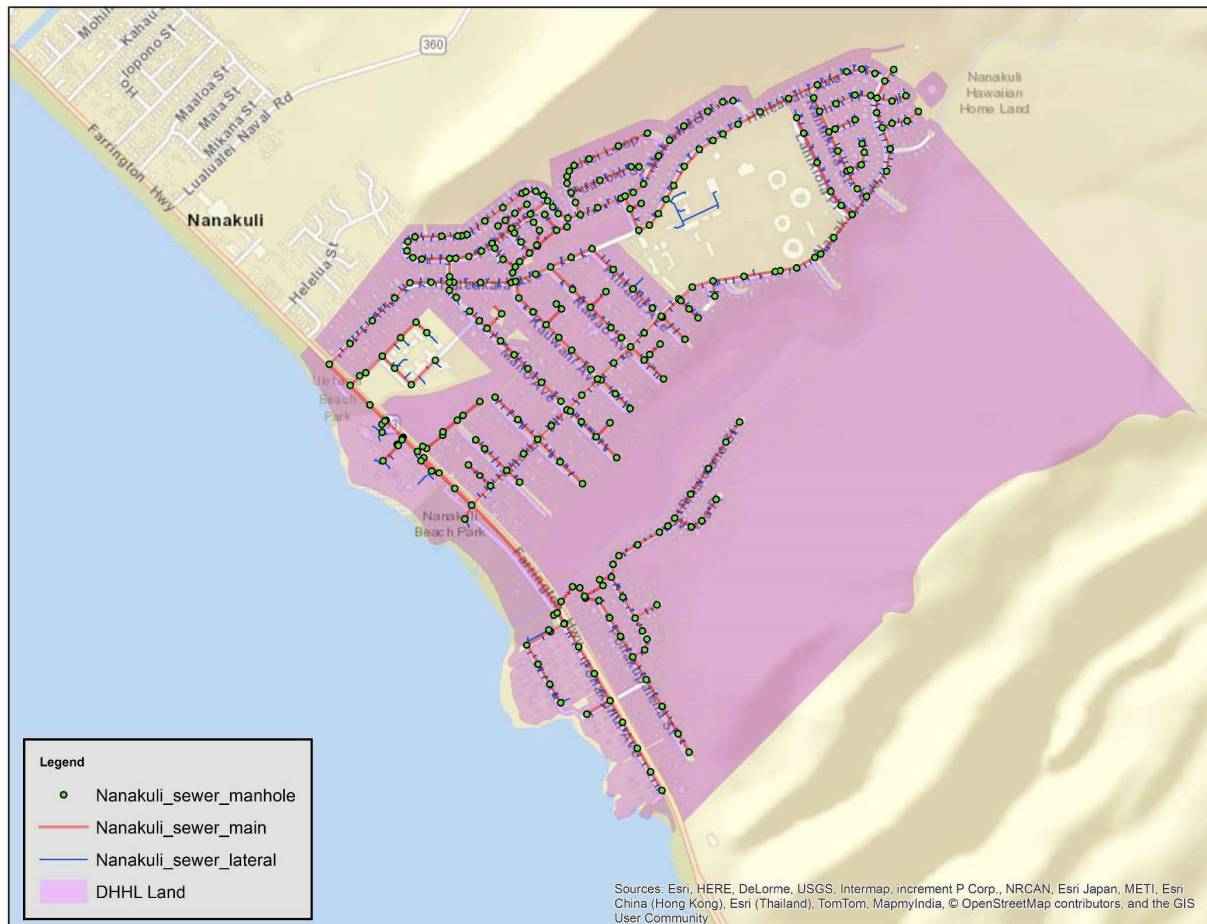
Construction Timetable:

- Design in progress
- Construction bid: 2023

Construction estimate: \$15 Million



Nānākuli Sewer Assessment



Construction Scope:

- Replace 18,500 feet of 6" to 15" sewerline
- Replace over 300 sewer laterals
- Construct/Reconstruct 126 sewer manholes

Construction Timetable:

- Design start in 2023, subject to Leg CIP funding.
- Construction start estimated 2024.

Construction estimate: \$40 Million



Nānākuli & Wai'anae Cesspool Assessment

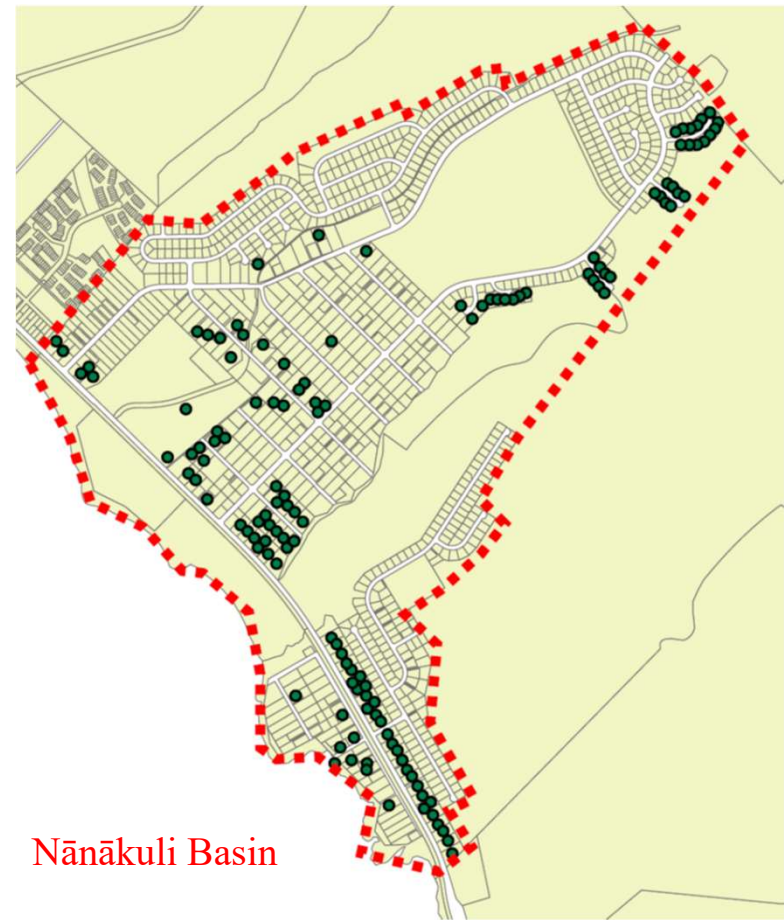
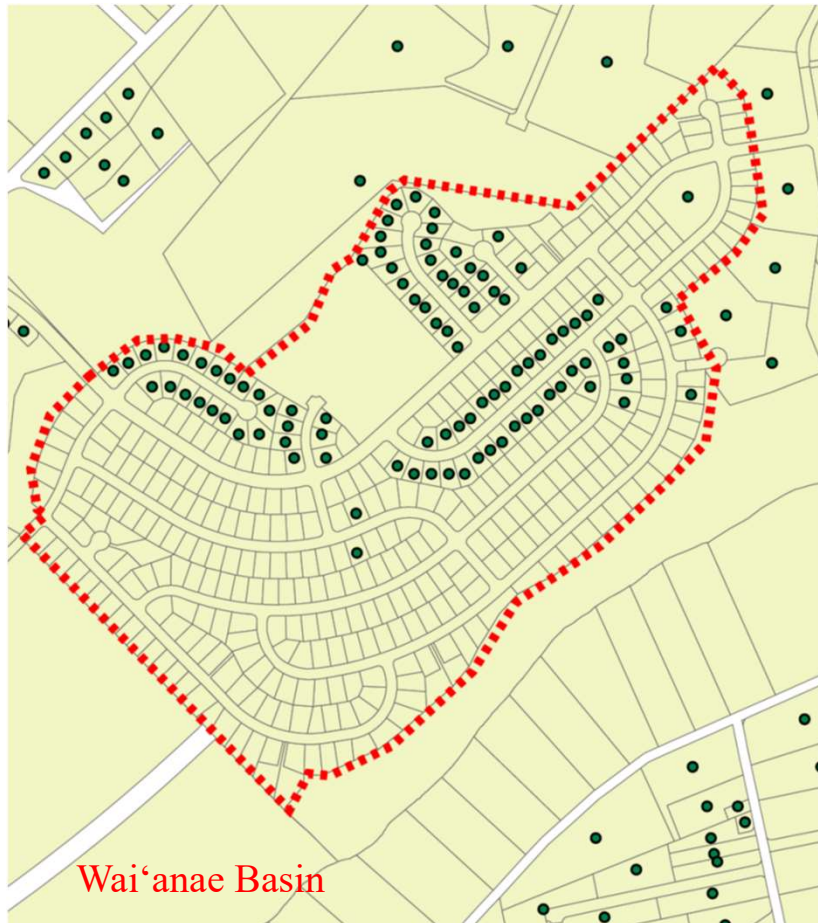
Project Description

- Background:

Act 125, Session Laws of Hawaii 2017 mandates upgrade, conversion, or sewer connection of all cesspools by 2050.
- Project Objectives:
 - 1) Identify existing DHHL lots with cesspools
 - 2) Assess options for connections to the public sewer
- General Scope of Work:
 - Identify and conduct physical survey of DHHL lots with cesspools in Wai'anae, Nānākuli, and Waimānalo
 - Prepare Assessment report and recommendations for upgrade, conversion, or connection to public sewers



Nānākuli & Waiʻanae Cesspool Assessment



Source: Hawaii Statewide GIS Program - On-site Sewage Disposal Systems (OSDS)

Lots without dot: connected to public sewers or undeveloped

DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION



Nānākuli & Waiʻanae Cesspool Assessment

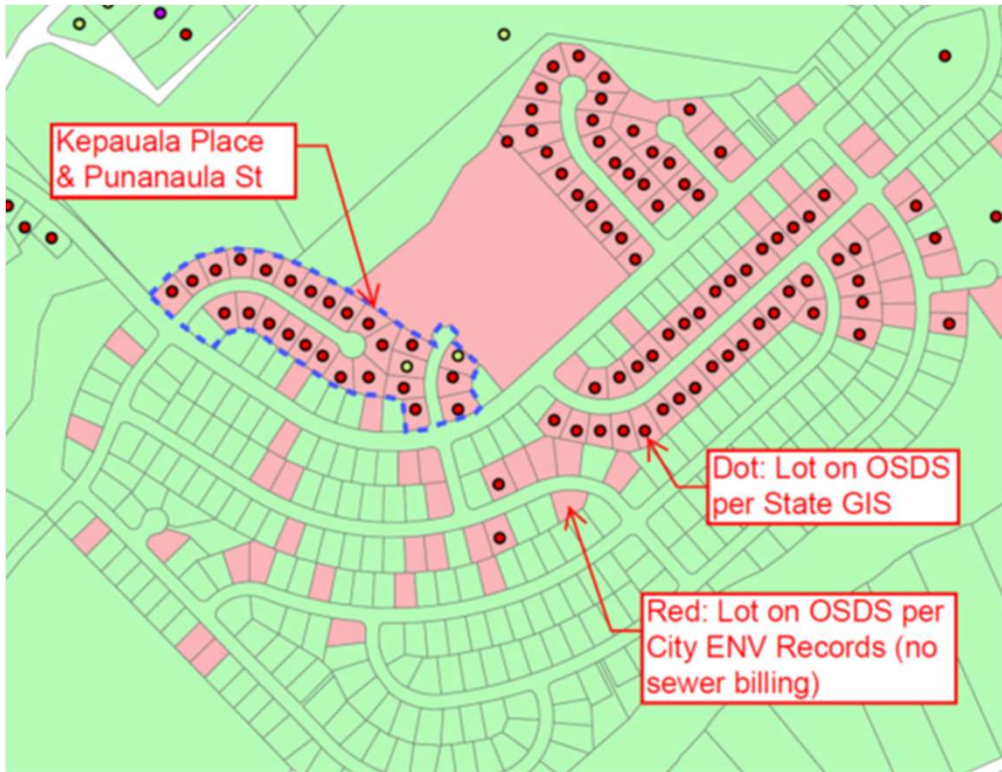
Two-Phased Project Approach

- Phase I
 - Background desktop research
 - Public notification
 - Field verify Onsite Sewage Disposal System (OSDS) lots and identify cesspools
- Phase II
 - Phase II topographical survey of OSDS lots
 - Connection option assessment
 - Design for sewer connection: gravity sewer or pump station connection

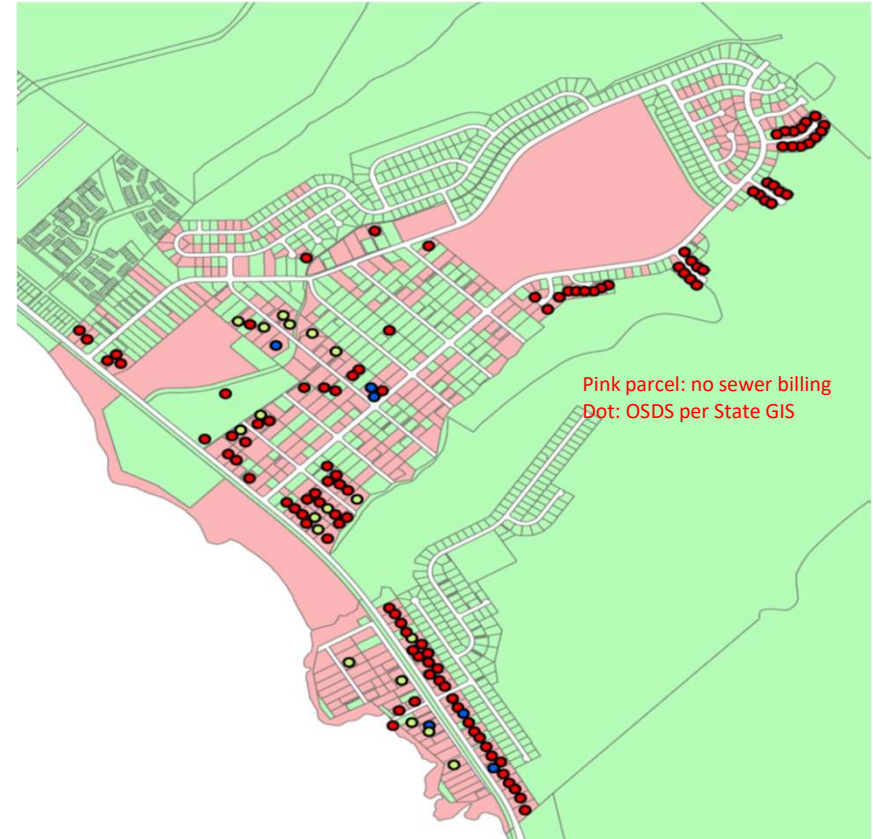


Nānākuli & Wai'anae Cesspool Assessment

Pre-survey Desktop Research



Wai'anae Subdivision Results



Nānākuli Subdivision Results



Nānākuli & Waiʻanae Cesspool Assessment

Construction Budget Estimates

Cost to convert to gravity sewer or low pressure sewer system (LPSS)

- Waiʻanae: \$12 million (gravity sewers)
- Nānākuli: \$17 million (gravity sewers + LPSS)

Construction Schedule Estimates

Preliminary Completion Schedule (subject to CIP appropriations)

- Waiʻanae: Late - 2025
- Nānākuli: Mid- 2027



Nānākuli & Waiʻanae Cesspool Assessment

Phase I Field Survey

- Notification Letter: inform lessees of the project and schedule
- Lessee Questionnaire:
 - Preliminary OSDS information
 - Contact information to inform lessees of lot survey
 - Consent to enter lot agreement

Successful project progress is highly dependent on kōkua from lessees to enter lot to conduct field survey.



Mahalo



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