

Kaumana-Pi'ihonua Regional Plan  
Meeting #2 Agenda  
Saturday October 22, 2016  
4:00 PM to 7:00 PM

MEETING PURPOSE:

To identify priority projects and/or programs for this regional plan

- I. Welcome & Introductions
- II. DHHL Presentation
  - a. What is a DHHL Regional Plan?
  - b. Regional Plan Process
  - c. What we heard from Meeting #1 (September 17, 2016)
- III. Group Discussion
  - a. Group Discussion #1 (4:15 PM)
  - b. Group Discussion #2 (4:45 PM)

5:15 PM DINNER BREAK (30 Minutes)

- c. Prioritization Exercises (5:45 PM)
    - d. Results of Exercise (6:30 PM)
- IV. Next Steps in Planning Process (6:45 PM)
- V. Meeting Pau (7:00 PM)

DAVID Y. IGE  
GOVERNOR  
STATE OF HAWAII

SHAN S. TSUTSUI  
LT. GOVERNOR  
STATE OF HAWAII



JOBIE M. K. MASAGATANI  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

WILLIAM J. AILA, JR.  
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879  
HONOLULU, HAWAII 96805

October 6, 2016

Aloha mai kākou:

The Department of Hawaiian Home Lands (DHHL) Planning Office invites you and your 'ohana to participate in a series of community planning meetings to develop a regional plan for its Kaumana-Pi'ihonua homestead communities. We are inviting DHHL beneficiaries to participate in the planning process. The planning meetings are opportunities for you to present your ideas on ways to better your community. This new **Kaumana-Pi'ihonua Regional Plan** will be one (1) of twenty-two (22) regional plans the Department has developed statewide. DHHL regional plans function as a means to develop partnerships, secure funding, and coordinate action in each community. Regional plans also identify key priority projects that are defined and implemented by the community and are essential in moving community improvement projects forward. To get a better idea of what regional plans are, please view some of our other regional plans on the DHHL website at:

<http://dhhl.hawaii.gov/po/regional-plans/>

DHHL staff will be conducting a series of three (3) community planning meetings to develop the Kaumana-Pi'ihonua Regional Plan. The **second meeting** will be held on:

**Saturday October 22, 2016**  
**4:00 pm – 7:00 pm**  
**Kaumana Elementary School Cafeteria**  
**1710 Kaumana Drive**  
**(Dinner will be provided)**

Meeting materials from the first meeting can also be found on the DHHL website at:

<http://dhhl.hawaii.gov/po/regional-plans/hawaii-regional-plans/kaumana-pi%CA%BBihonua-regional-plan/>

We look forward to productive planning sessions and your contributions to make Kaumana and Pi'ihonua thriving native Hawaiian communities. Your participation will make a difference. If you have any questions, please contact Andrew H. Choy at (808) 620-9279 or [andrew.h.choy@hawaii.gov](mailto:andrew.h.choy@hawaii.gov).

Me ke aloha

Jobie M. K. Masagatani, Chairman  
Hawaiian Homes Commission

**Community Meeting #1  
Saturday, September 17, 2016  
Kaumana-Pi'ihonua Regional Plan  
11:45 am – 1:15 pm**

**Attendees:**

**Pi'ihonua**

Ron Kodani, President Pi'ihonua (12/2016)  
Daniel Rhodes, Director  
Doreen Kodani, Secretary  
Amelia Kalahiki Miyasato, Treasurer

**DHHL Planning Office Staff**

Andrew H.W.A. Choy  
Julie-Ann Cachola  
Gigi Ong Cairel  
Nicole Lehuanani Kinilau-Cano  
N. Ulu Lota

**Attendees**

Kaleo Aki  
Rae Ann Aki

**PBR Hawaii**

Consultant: Roy Takemoto

**Kaumana**

Kaipo Kauka  
Duncan 'Kaohu " Seto, Treasurer  
Jacqueline "Skylark" Rosetti and spouse

**11:45 am Open Meeting**

2002 Regional Plan Re: look at conservation designated by DLNR  
Info – Re: DLNR stream base (Data)

**Jacqueline "Skylark" Rosetti**

Question:

- 1) How much of the Vision and Plans did they get adopted?
- 2) Any ideas get kicked out by DHHL?

Response:

**Julie-Ann Cachola:** Nope

**Gigi Cairel:** Working together with Lessees/Applicants.

**Jacqueline "Skylark" Rosetti:**

Kaumana has 46 homes (scattered lots) Ahupuaa (mountain to the sea) Humu'ula in boundaries. 10-20 years our children on the DHHL Wait List will have no opportunity for homestead.

**Further noted: Road Issues**

**Julie-Ann Cachola** – Substantial AG – 1 Acre lot/house with personal garden and utilize land (no animals).

**Jacqueline "Skylark" Rosetti:**

**Shares:**

Kaumana mostly "Japanese" residents.  
Homesteader's on "Scattered Lots."

The area (Kaumana) was formerly:

- 1) Shoyu winery/factory
- 2) Mom and Pop store
- 3) Graveyard
- 4) Community Hall (3 lots on that street)  
Presently sitting idle.  
Area is cold and mildewy

**Andrew Choy:**

Response: Could be a development issue.

Referred to 2002 DHHL Policy and Lands – AG/Conservation

**Kaleo Kauka**

Question: How come got cutoff on the map?

**Andrew Choy**

Response: KS Lands

12:35 – 12:45 pm

**Julie Ann Cachola – Presentation to Beneficiaries with the following question:**

**Where are we going - Plan?**

**Instructions:**

Attendees instructed to write on Post it note and place on wall pad –

Question:

**Where do we want to go?**

**Successful Kaumana – Pi'ihonua**

**First Pad of Post it Notes from Beneficiaries**

<u>Community Facilities</u>	<u>Sustainable Energy</u>	<u>Wilderness Park</u>	<u>Food Sustainability</u>
-Community Center with Programs to help Hawaiians	-Sustainable Wind Power	- Kaumana Wilderness Park – Walking Path	-Sustainable Food
-A halau/Community Center. Similar to a "Marae."	- Sustainable Hydro Power	Hooked – Downtown	- Ho'io Farm
-Community Center Certified Kitchen	- Sustainable Solar Power		- within 5 years ½ assistance
-QLCC Family Park	- Off Grid Housing		- We start first: Community Center
-Community Center Certified Kitchen	- Water		- Raising Livestock
- Arts & Craft Center			- Dairy Farm
- Whanau (Community Center)			- Watercress Farm
-Commercial Kitchen			- Egg Farm
- Generate income from Community Center With Certified Kitchen			- Lo'i
-Cultural Museum Gallery			- Food Pantry so substance farmers can bring their foods

**Second Pad of Post it Notes from Beneficiaries**

<u>Economic Development</u>	<u>Recreation</u>	<u>Cultural Values</u>	<u>Ed. Programs</u>
-Native Village Commercial Business options	Gun Range	Cultural (Board)	- Programs to service Kupuna, Keiki, Sgl Parents, etc.
Gas Station/Food Mart	4 X 4 Area	Advisor for area	-Classes for olelo, mele, dance, weaving
-Within 20 years shopping Center			-Carving (Cultural Classes)
-Technology Center			-Maile cultivation classes
- Programs to Rehabilitate Native Hawaiians as in Job programs			- Community Activities i.e. Fitness keiki stuff
-Entrepreneur Development Center			- Community needs assessment
Be Self Sufficient as a Community & people			age
-Sustainable Family Income			
-Vocations on homestead			
-Day care for children and Adults			
-Music Studio			
-Entrepreneurs, etc.			
-Business Development Center			

**GRAVEYARD**

**A community as . . .**  
 Community friendly, aloha, ohana      pride of ownership      transfer of title

## ISSUES

ISSUE  
DLNR CLEANING  
(PI'IHONUA)

ISSUE  
HEALTH

ISSUE  
SAFETY

ISSUE  
MORTGAGE

ISSUE  
FOOD ETC.

ROAD HUMPS  
CHILDREN  
PLAYING

HIGH COST  
OF HOUSING

## ISSUES

Blood Quantum  
B  25%

JOB - Create &  
Train

Preserving Historical  
Areas

Environmental/  
Issues/Invasives

ISSUE  
ALBIZIA

ISSUE  
TERMITES

ISSUE  
COQUI FROG

ISSUE  
FIRE ANTS

ISSUE  
FLOOD ZONE

ISSUE  
RAINBOW FALLS  
HELECOPTER

## OPPORTUNITIES

Community Center with  
Programs, Economic Dev  
Garden (One Stop Shop)  
'15 Acres

**12:46 p.m.** Nicole Lehuanani Kinilau-Cano  
Review of Beneficiary Post It notes related to ISSUES, OPPORTUNITIES

**Jacqueline "Skylark" Rosetti:**  
Roads

**Roy Takemoto, Consultant with PBR Hawaii**  
Knows the alignment on map

**Kaipo Kauka**  
Senior Community – Business opportunity – 4X4 wheel vehicular park located in a sound  
Capturing place

**12:57 p.m.**

**Ron Kodani** – Certified Kitchen-Community Center  
Livestock- Raising Cattle (Community Pasture)  
Takeover to do pastoral on the private land –  
Issue of security

Private land: – Radio Tower site on 5 acres with 3 bedroom 2 bath Quonset hut.  
Location: Manaolani Street  
Owned by a Delaware Company

**Kaleo Aki - Sustainability**  
Options: Feeding self/electric/solar house/solar water heaters

**Ron Kodani:** - Children can't come home, no jobs  
In vision: Help Develop Jobs – (Incubator for their products)  
- Audio Visual Center for youth and kupuna.  
- Kaumana – growing of Persimmons

Demographics:  
Hilo High School/Kamehameha School  
Kaumana Elementary School  
Families – Two (2) income earners – works in Kona

Question: How do you phase them in?

**Julie-Ann Cachola:**  
Answer: Start where you can; example: Maku'u Farmers

**1:07 pm**  
Proposed: Gun Range – Upper Pi'ihonua  
Attended a class for hunting –           71 total Students  
  50 Hunters  
  21 Personal Protection

Gun Range: Hotel shut it down due to noise  
16 mile marker is the only place to shoot rifle on Hawai'i Island

Community Meeting #1  
Saturday, September 17, 2016  
Kaumana-Pi'ihonua Regional Plan

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**1:14 pm**

**Andrew Choy- DHHL PLANNER:**

Next meeting in October at the Kaumana Elementary School

**Ron Kodani:**

Request tour of lower Pi'ihonua

**1:15 pm**

**Meeting PAU**



Kaūmana-Pi'ihonua Regional Plan  
Meeting #4 Agenda  
Saturday March 25, 2017  
4:00 PM to 6:30 PM

**MEETING PURPOSE:**

To present the draft regional plan and collect comments and feedback on the draft plan.

I. Welcome & Introductions (4:00 PM)

II. DHHL Presentation (4:05 PM)

- a. Overview of planning process (July 2016 – March 2017)
- b. Overview of Draft Regional Plan
- c. Summary of Priority Projects

III. Dinner Break & Individual Review of Plan (4:30 PM)

IIII. Group Discussion – what comments, questions do you have on the draft plan? (5:00 PM)

V. Review Substantive Revisions to the Plan (6:00 PM)

VI. Next Steps in Planning Process (6:20 PM)

VII. Meeting Pau (6:30 PM or shortly thereafter)

Purchased for \$2m.  
 120.6 acres with  
 Act 279 funds

# Kaunamana Land Acquisition

Approx. 120 acres of land acquired on 3/31/23 for \$2,000,000.00 with the Puainako Street Extension improvements.

Parcel ID: 219-051-0000  
 Address: 2123  
 Class: AGRICULTURAL

Special Physical Address: PUAINAKO STREET EXTENSION  
 Address: SEASIDE DRIVE OF HAWAIIAN HOME LANDS

© 2023 ACCT 24 DEPOSED INTO SOLICITORS' AREA FEE  
 Note: Not to be used on legal documents

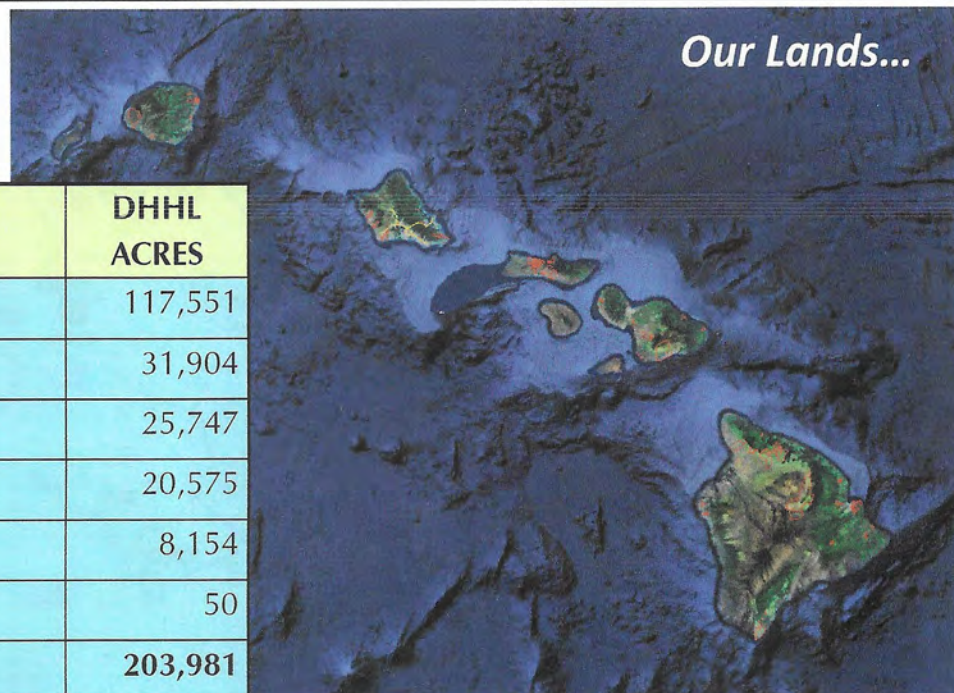
Market Land Value	\$433,300
Decoded Tax Value	\$0
Land Exemption	\$0
Net Taxable Land Value	\$433,300
Assessed Building Value	\$0
Building Exemption	\$0
Net Taxable Building Value	\$0
Total Taxable Value	\$433,300

Lot 2 Size	Price	Reason	Qual
208,203	\$2,000,000	NORTH MARKET	U
127,422	\$0	RELAND INDIVIDUAL OR CORPORATION U	U

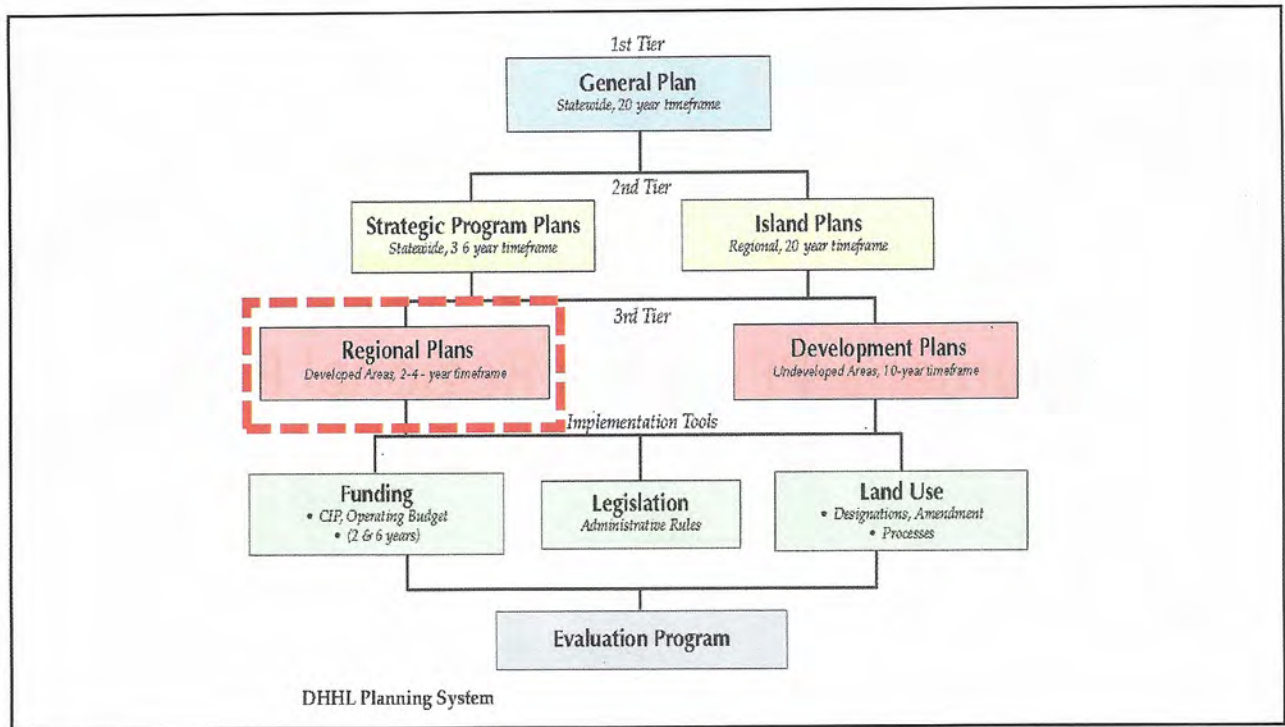
Community Meeting #2

October 22, 2016

# Kaumana-Pi'ihonua Regional Plan



ISLAND	DHHL ACRES
Hawai'i	117,551
Maui	31,904
Moloka'i	25,747
Kaua'i	20,575
O'ahu	8,154
Lāna'i	50
<b>TOTAL</b>	<b>203,981</b>



DHHL Hawaii Island Plan (2002) adopted

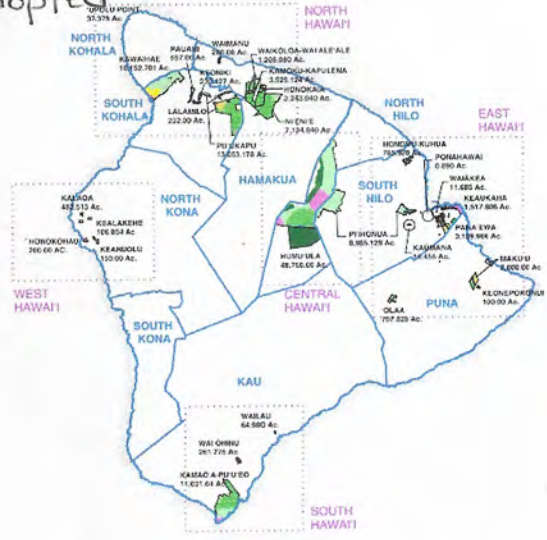
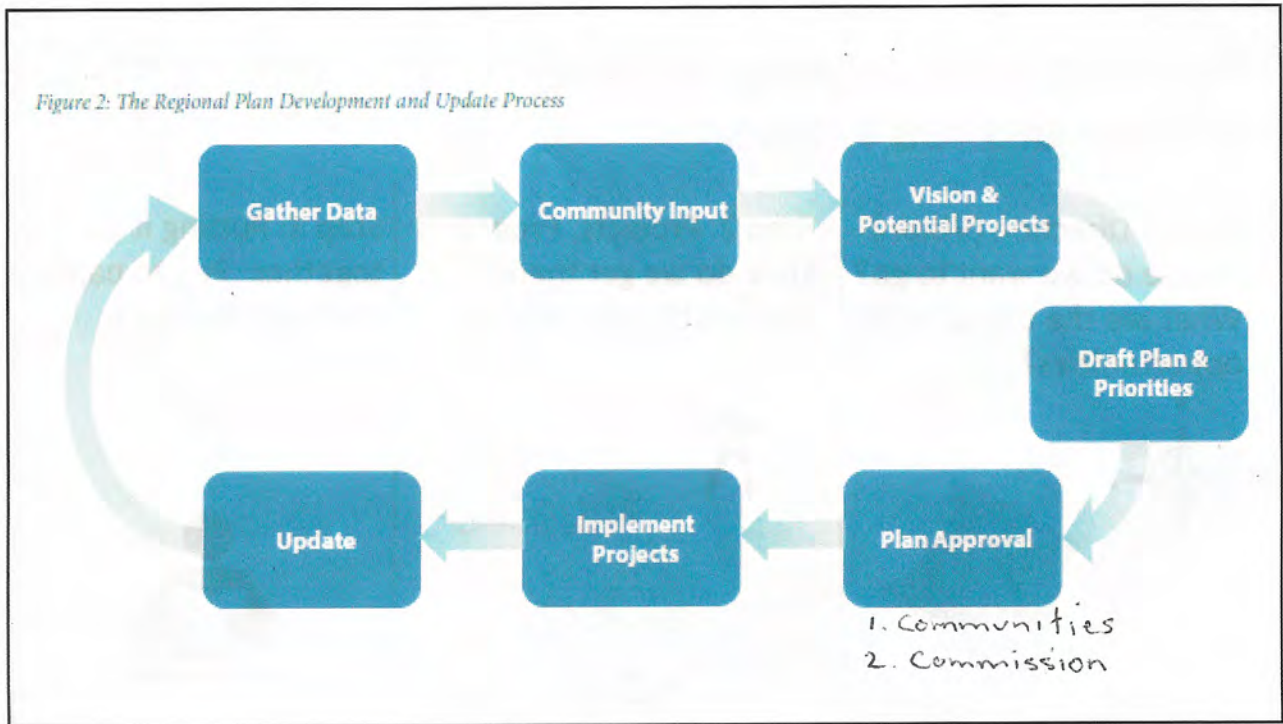
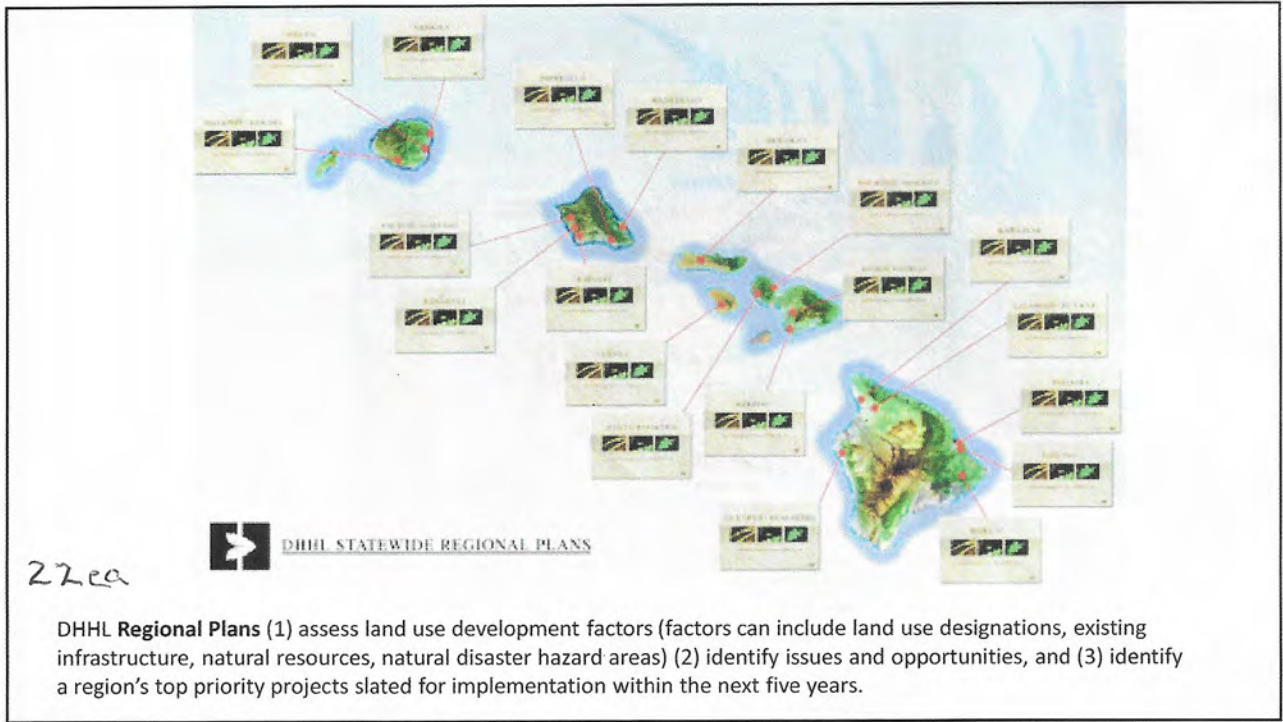
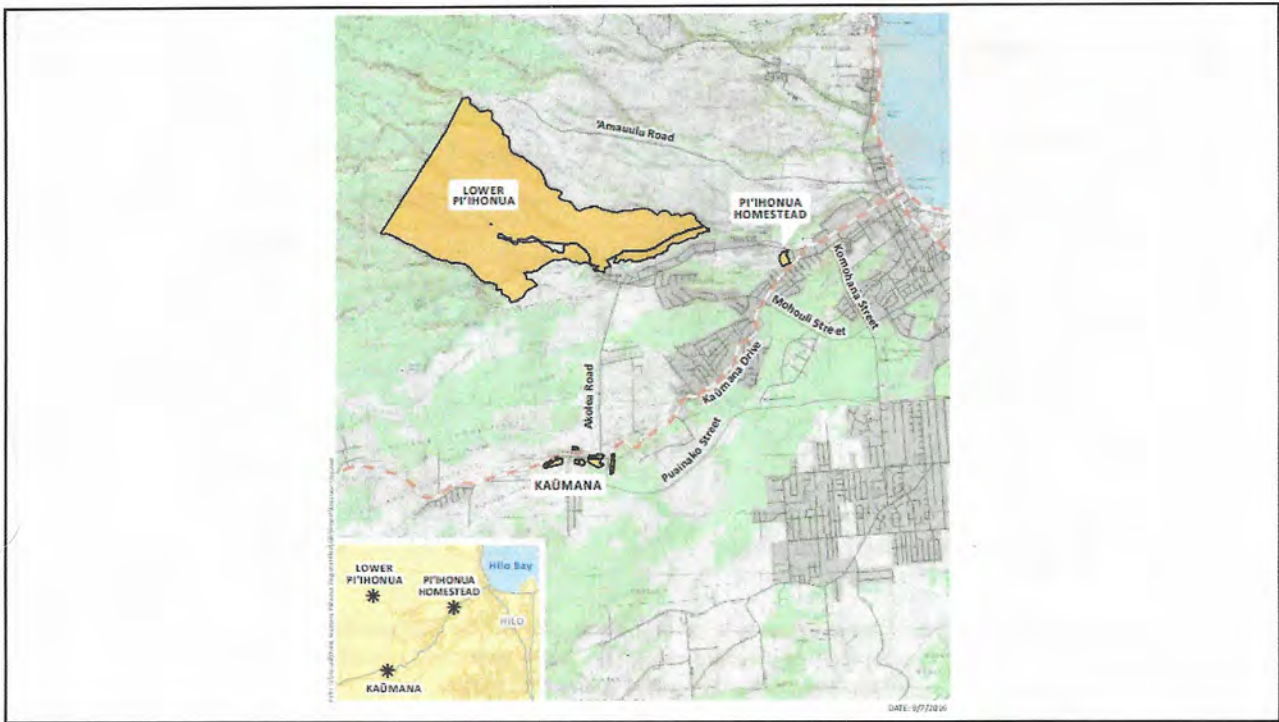


Figure 1  
 Locational Map  
 HAWAII LAND INVENTORY





## Planning – the process of navigating a community to their desired future

**Step 1: Direction (Vision)**  
 Where do we want to go?  
 What are the obstacles or opportunities?



**Step 2: Projects, Programs**  
 How do we get there?  
 How fast? How much?



**Step 3: Putting it all together.** Pen to paper.  
 Writing the plan & review.



## Planning Process – How we will be developing the regional plan for Kaumana-Pi'ihonua

### Meeting #1 (September 17, 2016) – Identify Vision, Opportunities, and Issues

Where do we want to go / what do we want to be?

What are current opportunities that can help us get to where we want to be? What are current issues we must address before we can get to where we want to be?

### Meeting #2 (This Evening) – Identify Projects and/or Programs & Prioritize

Now that we know where we want to go, how do we get there and what should we do first (priorities).

### Meeting #3 (December/January) – Review a Draft Plan

Is everyone on board? Fine tune.

## Planning Process – How we will be developing the regional plan for Kaumana-Pi'ihonua

### Meeting # 4 (January) – (If necessary)

This meeting may not need to happen if homesteaders like the draft plan presented in December and no major revisions are necessary.

Review a draft #2

### Hawaiian Homes Commission Approval (January or February 2017)

Commission needs to approve and adopt the plan.

## September 17, 2016 Meeting



### Here's What We Heard

A successful Kaumana-Pi'ihonua Homesteads would include:

## OPPORTUNITIES

Community Facilities

Wilderness Park

Sustainable Energy

Food Sustainability

Recreation Areas

Economic Development

Education & Social Programs

Cultural Programs



## Here's What We Heard

What are issues and obstacles we face?

### ISSUES

DLNR Clearing  
(Pi'ihonua)

Invasive Species:  
(Albizia, Termites, Coqui Frog, Fire Ants, Flood Zone)

Speeding & Traffic Safety  
(Children playing in streets)

Rainbow Falls Helicopter

High Cost of Housing  
Mortgage Payments

Lack of Job Opportunities  
for Next Generation

Blood Quantum

Preserving Historical Areas

## Here's What We Heard

Where do we want to go / what do we want to be?

### Kaumana-Pi'ihonua Vision Statement (Draft)

"Kaumana and Pi'ihonua Homestead areas are cultural kipuka that advance energy and food self-reliance, cultural awareness, and economic development throughout the region. A community center supports this effort by housing programs and services to afford the community with opportunities and choices for personal growth and well-being."

## Group Discussion #1 – Why are these ideas important for Kaumana-Pi'ihonua? (30 minutes)

Let's talk about the ideas we heard at the first meeting.

1. Explain to everyone why/or how an **opportunity** will have a positive impact.
2. Explain to everyone why it is important to address **issues**?

## Group Discussion #2 – Identifying Projects and/or Programs. (30 minutes)

- Which opportunities and/or issues can be combined into a project or program? And.....
- Which opportunities and/or issues should be its own unique project or program?

## Dinner Break 30 minutes

DHHL staff will be creating project titles and brief project descriptions based on the feedback we heard from the previous two discussions during this break time.

## Group Discussion #3 – Identifying Priorities. Why Prioritize?

### Prioritization Exercises

- Priority Matrix
- Dot Voting (If Needed)

# Priority Project Write-Up (example)

## 6 Priority Projects

Beneficiaries from Panā'ewa that attended the Regional Planning meetings discussed regional issues and opportunities with DHHH. The topics discussed, while varied, focused around the values discussed in Chapter 2 (Vision and Values) including Culture, Community Facilities, Services, and Amenities, Agriculture, Youth, Housing Development and Settlement on Hawaiian Home Lands, The Economy, and Infrastructure.

The numerous issues and opportunities identified by beneficiaries were consolidated into a list of potential projects. Meeting participants categorized the potential project list into opportunity matrix that assessed level of difficulty and level of impact. Based on this group exercise, priority projects were identified as those projects with high impact despite the level of difficulty. These projects also achieve Panā'ewa's vision of creating "a connected community that promotes collective health and wealth, succession of generational knowledge and practices, and access to resources and services through community and agriculture activities."

Appendix C includes all of the potential projects and identifies those elevated to priority projects by community consensus. The details of the nine priority projects described on the following pages were evaluated and expanded upon by DHHH, their consulting team and key stakeholders.

### 6.1 Kamoleao

#### Plant Actions

The concepts and efforts by the community to develop Kamoleao have evolved since 1986:

- **1986:** DHHH commissioned a master plan for Panā'ewa that identified 32.3 acres as the "Kamoleao Block" for community use.
- **1993:** DHHH subdivided a 7,326 portion for a parking lot needed by the Prince Kuhio Mall shopping center, resulting in a net of 24,987 acres.
- **1994:** As a community benefit, a developer sponsored the preparation of a master plan for the 24,987-acre Kamoleao site (Kimura International, March 1994) (see Figure 16). The master plan identified 3 acres for a Hawaiian Community Center, 3 acres for a cultural preservation area, and the balance of 18,987 acres to preserve the rainforest. The community center included a multi-purpose assembly hall (60,000 sq. ft. to accommodate a capacity of 1,425 people), one-stop Hawaiian

## 6 Priority Projects

### Community Input

Beneficiaries identified the following types of activities they would like to see in Panā'ewa:

- Open/Natural space at Kamoleao
- Youth education and outreach for prevention
- Multi-purpose center as proposed in EA 1544 (innovation renewable energy component for funding)
- Multi-purpose facility and kitchen with multi-media
- Sewer connection to Kamoleao
- One-stop Hawaiian agencies
- Health center/medical clinic (partner with hui malama)

Many of these uses could be incorporated into the Kamoleao project depending upon beneficiary preferences and physical characteristics of the Kamoleao site.

### Objectives

Kamoleao means the young shoots of the two plants (maole) nurtured by the bright sun (ao), symbolizing "growing from the foundation of the *āloha*." True to its name, Kamoleao is rooted in a rich history of ma'ohi and discussion (see "Past Achievements" below), which created several iterations of a Master Plan. The project objectives have changed over time. Based on recent community meetings, the current objectives are as follows:

- **Health & Wellness:** Improve health and wellness by conveniently locating services that provide education, education, affordable medical services, and incorporation of traditional Hawaiian holistic practices.
- **Economic Self-Sufficiency:** Provide a venue for employment training and hiring routes to implement the general lease conditions of the commercial general leases, and for business development training.
- **Access to Native Hawaiian Opportunities:** Provide convenient access to the range of services available to Native Hawaiians by providing a one-stop consolidation of these various agencies in one location.
- **Technology Capability:** Provide a technologically equipped meeting area to enable remote learning, video-conferencing and engaging presentations.
- **Bridge:** Incorporate into the landscaping a quiet rainforest restored with plants native to the area that would be part of the holistic physical, emotional, and mental health and wellness practices.

# Priority Project Write-Up (example)

## Panā'ewa Regional Plan 2014

### Implementation Action Steps

The action steps to accomplish the above objectives include:

1) **Finalize Phase 1 Programming.** PHHCA and PCA will need to determine whether or not to implement the Phase I development program described in the January 2010 FEA (flow plan for an approximately 1,800 sq. ft. building consistent with the final EA). PHHCA and PCA have two options:

- OPTION 1:** If PHHCA and PCA choose to implement the development described in the January 2010 FEA, then a new EA will not be needed. PHHCA and PCA can allocate a larger portion of the \$150,000 GIA towards design and engineering work of the project described in the January 2010 FEA. OR
- OPTION 2:** If PHHCA and PCA instead choose to change the characteristics of the development described in the January 2010 FEA, then a new master plan and EA will need to be developed. The new master plan and EA should be done for the entire 1277 acre parcel for both Phase I and Phase II. Some of the more popular proposals articulated in regional plan outreach meetings and October 2015 PCA survey results include a health center and/or a one-stop center for Native Hawaiian service agencies. During the master planning and EA process PHHCA should obtain commitments and space requirements from those service providers. For other anticipated uses (e.g., workforce training), PHHCA should identify partners and/or specific programs to confirm their space and design requirements.

Based on DHHH's meeting with the PHHCA executive board on June 7, 2016, PHHCA's preference at this time is to proceed with Option 2 and complete a new master plan and EA for the entire site. The estimated cost of a new master plan and EA is between \$80,000 and \$100,000.

2) **Develop a Financial Plan.** Regardless of which option is chosen above, PHHCA and PCA should develop a financial plan for design, construction, and operation of its planned facilities. The Hawai'i Small Business Development Center at the UH Hilo is available to provide technical advisory services (see to confirm). A portion of the \$150,000 GIA could be utilized to develop a financial plan. If Option 2 is chosen, the financial plan should be included in the scope of a master plan.

3) **Phase 2 Master Plan (Only if OPTION 1 is chosen).** PHHCA should use a portion of its GIA funding (\$150,000) to develop a conceptual master plan for Phase 2 uses to ensure compatibility and optimization between Phase 1 and 2. Potential ideas for Phase 2 uses that have been mentioned in recent community meetings are listed above.

## 6 Priority Projects

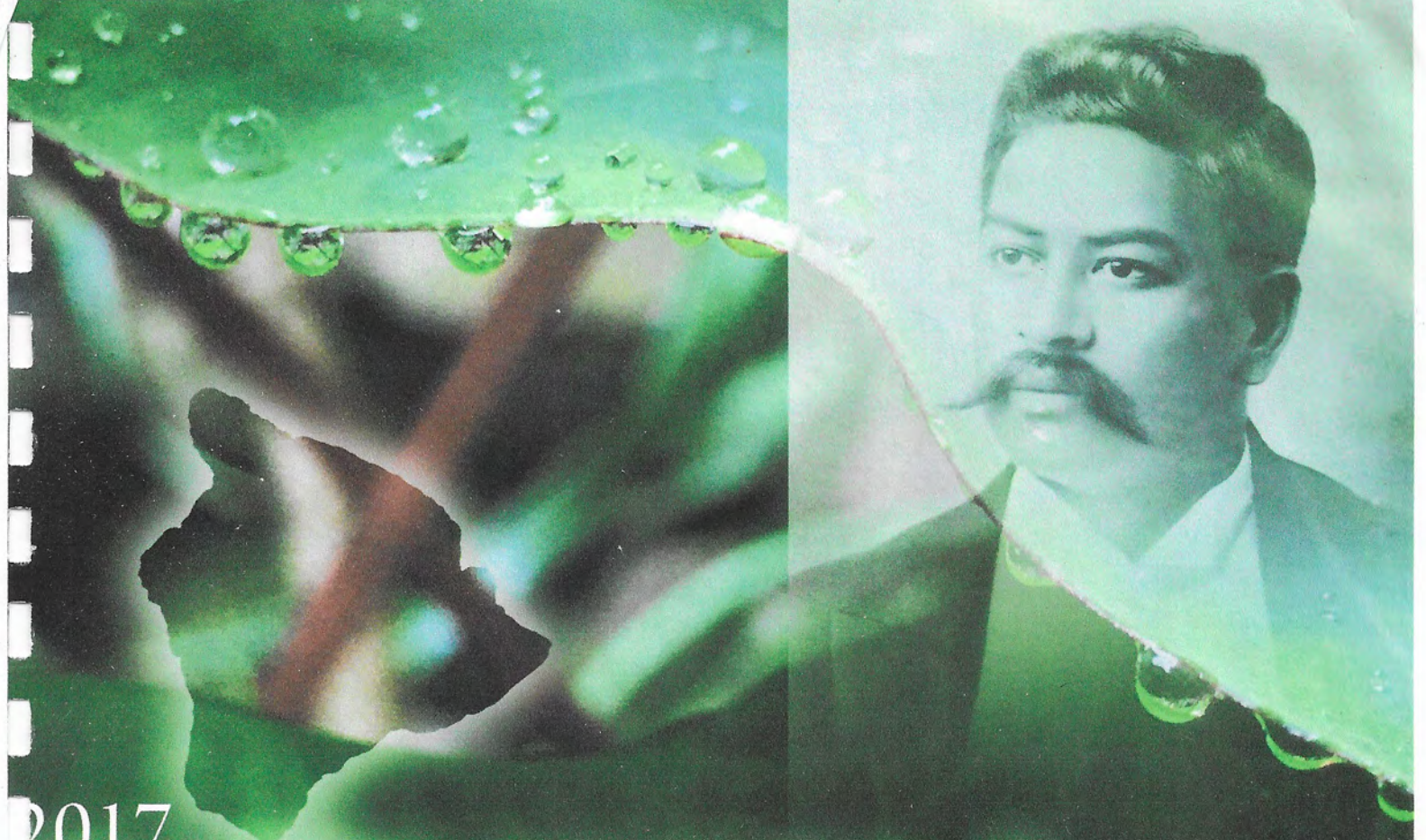
- 4) **Sewer Line Extension.** The amount of wastewater that is generated by the Kamoleao project is unknown until definitive proposed uses of the site are clearly identified in a master plan for Phase I and II. Based on estimated wastewater generation requirements that are identified in the Master Plan for Phases I and 2, the connection to the county sewer system may or may not be required. If the amount of wastewater generation is low, wastewater from Kamoleao could be handled by an individual water system (IWS). On the other hand, if the amount of estimated wastewater is high, then connection to a county sewer system would be required. If hook-up to the county sewer system is required, the preferred sewer line extension (see attached map) is along Ohuou Street to connect to the existing sewer line on Makaala in order to have the sewer lateral closest to the Phase 1 portion of the site. The cost of an IWS could be between \$30,000 to \$60,000 depending upon the size of the system and the existing conditions of the site. The cost to hook up to the county sewer line could be as much as \$380,000 or more.
- 3) **HHC Approval.** HHC approval of a new EA is required if PHHCA and PCA decide to develop a new master plan and EA. Additionally, PHHCA and PCA have inquired about amending their existing license agreement to a general lease. Any amendment to the terms of the existing license agreement would also require HHC approval. Prior to requesting a general lease from DHHH, PHHCA and PCA need to complete a new master plan, EA, and Financial Plan. These reports would help to identify why PHHCA and PCA's proposed plans cannot be accommodated under the existing license agreement to justify a general lease.
- 6) **Annual Review.** PHHCA should submit an annual report to HHC to assess its accomplishments and challenges. The spirit of this report is to encourage open communication on the successes and challenges faced by PHHCA so the HHC and DHHH is fully apprised of PHHCA efforts and in order to encourage Departmental assistance as needed.

## Group Discussion #4 – Review Results of Prioritization Exercise

- How are we feeling about these results?
- Follow-up questions (if necessary)

## Next Steps (Tentative schedule -- subject to change)

- Take the feedback received this evening and begin to draft priority project write-ups;
- Complete a **draft** regional plan by end of November; will be posted on DHHL website at: <http://dhl.hawaii.gov/po/regional-plans/hawaii-regional-plans/kaumana-pi%CA%BBihonua-regional-plan/>
- After a draft plan is completed, brief the Hawaiian Homes Commission on draft;
- Hold 3<sup>rd</sup> meeting in December or January to review the draft plan; Get feedback and make revisions;
- Hold 4<sup>th</sup> meeting (if necessary) January;
- Hawaiian Homes Commission adoption of draft plan in January or February 2017.



2017

# KAŪMANA/ PI'IHONUA

REGIONAL PLAN



**DRAFT**



**HAWAIIAN HOME LANDS**

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

## Executive Summary

Regional plans build a sense of community and capacity, they stimulate partnerships for development and improvements, and put homestead lessees in the “driver’s seat.” The Hawaiian Homes Commission’s approval of 22 Regional Plans across the State means that all homestead communities have the same opportunity. The 22 Regional Plans provide a platform for beneficiaries to talk as neighbors and ‘ohana about their common issues and concerns. The Regional Plans empower beneficiaries with a recurring opportunity, to convene as neighbors and friends in order to identify and solve their own problems. Regional Plans tap the ingenuity and ensure that homestead lessees are an integral part of the solution. Working with the Department of Hawaiian Home Lands (DHHL) Planning Office staff and consultants, the plan identifies priority projects to respond to issues and areas of concern within existing and planned homestead areas. The plan may focus on a particular homestead community or several homestead communities in the region. At a minimum, the Regional Plan documents current conditions and trends and identifies a prioritized list of projects important to the community and the department.

**Vision.** The vision provides a unified direction for homestead, Departmental and Commission actions in Kaūmana and Pi'ihonua and is as follows:

*Kaūmana and Pi'ihonua Homestead areas are cultural kīpuka that advance energy and food self-reliance, cultural awareness, and economic development throughout the region. A community center supports this effort by providing programs and services to afford the community with opportunities and choices for personal growth and well-being, contributing to the overall peacefulness of this area.*

**Planning Area.** The Kaūmana-Pi'ihonua Planning Area (approximately 1,900 acres) is located in the South Hilo District, Island and County of Hawai'i and spans four ahupua'a: Pi'ihonua, Pōnahawai, Kaūmana, and Kūkūau. The Kaūmana and Pi'ihonua Homestead areas are both designated for residential use. The Lower Pi'ihonua area is designated, according to the DHHL Island Plan, as mostly General and Subsistence Agriculture, with a portion along Pi'ihonua Road designated for Residential use, and the northern and southern borders of the area designated for Conservation.

**Planning Process.** This Plan is an entirely new regional plan for the Kaūmana-Pi'ihonua area. The process kicked off with a community meeting held on September 17, 2016. Input from this meeting identified community values and concerns. Following this meeting, the Planning Team met with the community association to delve into more detail on ideas. A second community meeting held on October

22, 2016 translated the various issues and opportunities identified by beneficiaries into a draft vision statement and a list of potential projects. The Planning Team synthesized and prioritized the list of potential projects and presented the priority projects at meeting held on January 14, 2016.

**Priority Projects.** The priority projects, summarized in the table below, reflect the community’s desires to create “cultural kīpukas that advance energy and food self-reliance, cultural awareness, and economic development throughout the region.

Priority Project	Tasks	Required Resources
<p><b>Kaūmana-Pi‘ihonua Community Center</b></p> <p><b>Lead Responsibility:</b> Kaūmana Community Association/Pi‘ihonua Community Association</p>	<ul style="list-style-type: none"> <li>• Identify a preferred location               <ul style="list-style-type: none"> <li>◦ Identify potential sites</li> <li>◦ Develop evaluation criteria</li> <li>◦ Compare and select a site</li> </ul> </li> <li>• Prepare Phase 1 bid documents</li> <li>• Determine the overall operations and management</li> <li>• Develop a program plan</li> <li>• Prepare a financial plan</li> </ul>	<ul style="list-style-type: none"> <li>• Technical Assistance</li> <li>• Funding (professional services)</li> <li>• HHC Approval</li> </ul>
<p><b>Agricultural Sustainability – Community Pasture</b></p> <p><b>Lead Responsibility:</b> Kaūmana Community Association/Pi‘ihonua Community Association &amp; DHHL</p>	<ul style="list-style-type: none"> <li>• Develop a community base to maximize participation</li> <li>• Develop a program plan to cover funding, management, membership, access, infrastructure improvements, etc.</li> <li>• Prepare a financial plan</li> </ul>	<ul style="list-style-type: none"> <li>• Technical Assistance</li> <li>• Funding (professional services and infrastructure improvements)</li> <li>• HHC Approval (Right-of-Entry)</li> </ul>
<p><b>Community Tool Shed &amp; Work Days</b></p> <p><b>Lead Responsibility:</b> Kaūmana Community Association/Pi‘ihonua Community Association</p>	<ul style="list-style-type: none"> <li>• Conduct a survey to help identify scope of project</li> <li>• Conduct research on other successful models</li> <li>• Develop a startup plan to cover membership, fees, maintenance, lending policy, liability, etc.</li> <li>• Prepare a financial plan</li> <li>• Incorporate Community Work Day projects</li> </ul>	<ul style="list-style-type: none"> <li>• Technical Assistance</li> <li>• Funding (Professional Services)</li> </ul>



Priority Project	Tasks	Required Resources
<p><b>Pest Control Mitigation (Kaūmana only)</b></p> <p><b>Lead Responsibility:</b> Kaūmana Community Association</p>	<ul style="list-style-type: none"> <li>• Identify priority pest populations to target</li> <li>• Develop an effective and safe pest control management plan</li> <li>• Garner support and participation in the project</li> </ul>	<ul style="list-style-type: none"> <li>• Technical Assistance</li> <li>• Funding (supplies)</li> </ul>

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# 1 Introduction

## 1.1 Purpose of a Regional Plan

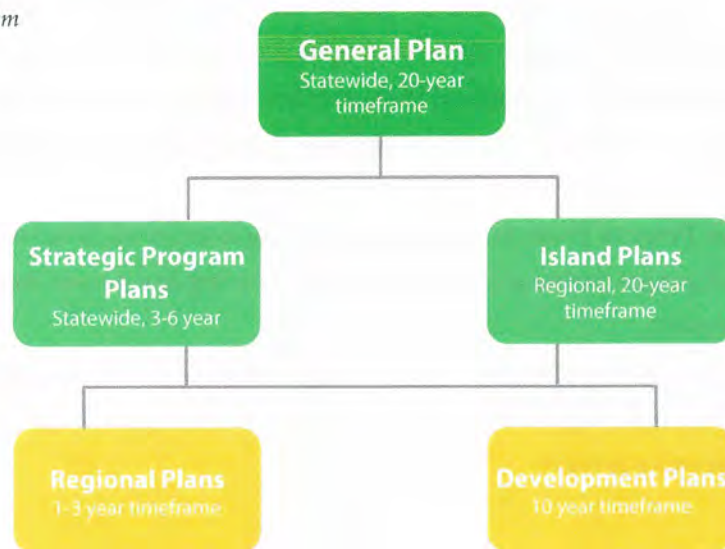
The mission of the Department of Hawaiian Home Lands (DHHL) is to build vibrant homestead communities. Towards this end, DHHL works in partnership with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups. Regional Plans provide the means to work closely with existing lessees and native Hawaiian beneficiaries to clarify visions and build partnerships.

This Regional Plan is one of 22 Regional Plans that DHHL is updating statewide. These Regional Plans assess land use development factors, identify issues and opportunities, and identify the region’s top priority projects slated for implementation within the next five years.

## 1.2 Planning System

Regional Plans are part of DHHL’s three-tiered Planning System. At tier one is the General Plan which articulates long-range goals and objectives for the Department. At the second tier, there are Program Plans that are statewide in focus, covering specific topic areas such as the Native Hawaiian Housing Plan and a Native Hawaiian Development Program Plan. Also at this second tier are the Department’s Island Plans that identify the Department’s land use designations per island which function similar to the counties’ land use zones. The Regional Plans are located at the third tier in the Department’s Planning System which focuses at the community/regional level.

Figure 1: DHHL’s Planning System



The role of the Regional Plans within the planning system::

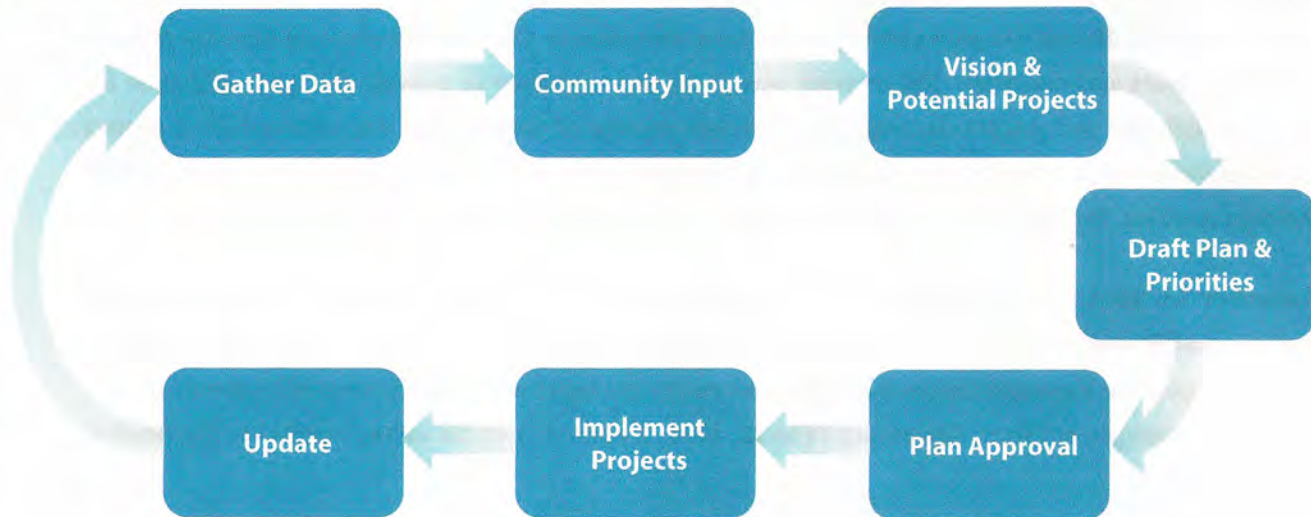
- Apply the goals, policies, and land use designations of the General Plan, program plans, and applicable island plan to specific geographic regions;
- Directly involve the community in planning their region;
- Compile comprehensive information about the region to provide a factual basis to identify needs and opportunities;
- Evaluate changes needed, if any, to the Island Plan as it applies to the region;
- Identify potential resources (e.g., partners, funding sources) to facilitate implementation;
- Identify priority projects that are important to the community and implementation steps to move these projects forward.

### 1.3 Regional Planning Process

The development of regional plans involve seven steps (see Figure 2):

1. **Gather Data.** Pertinent data to describe existing conditions and trends include history of the homestead, land use, infrastructure, natural features, historic/cultural features, surrounding uses, development trends.
2. **Gather Community Input to Identify Issues and Opportunities.** Existing homesteaders, native Hawaiian beneficiaries, and other stakeholders are invited to a facilitated meeting to discuss issues and opportunities for the region.
3. **Create a Long-Term Vision and Identify Potential Projects.** The input from the community on the issues and opportunities provide the basis to craft a draft vision statement that is reviewed and modified as necessary to the satisfaction of the community. Potential projects consistent with this vision are identified and prioritized by community consensus.
4. **Review a Draft Plan and Priorities.** Project details, budget estimates, and other pertinent project planning information are written up as part of a draft plan for review by the community.
5. **Approve the Plan.** Draft Regional Plans are then subject to the approval of the Hawaiian Homes Commission, which means that the Commission and Department officially support the priorities identified in the regional plan.
6. **Implement Priority Projects.** Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of the Priority Projects.
7. **Update.** Finally, since DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues, regular Regional Plan updates are built into the planning process.

Figure 2: The Regional Plan Development and Update Process



### 1.4 Kaūmana-Pi'ihonua Regional Plan Timeline

The approach emphasized broad publicity of community meetings through mail-outs of meeting notices, sharing of ideas through a variety of methods, meeting with smaller groups as appropriate such as the community association to delve into more detail on ideas, and providing adequate time and diverse means to review the draft plan recommendations.

The timeline for this plan was as follows:

**July 30, 2016:** Meeting with Kaūmana and Pi'ihonua board members. DHHL met with the boards of the Kaūmana Community Association and Pi'ihonua Community Association to review the regional plan planning process and schedule with them. DHHL incorporated board member suggestions to improve the process and schedule.

**September 17, 2016:** Community Meeting #1. The purpose of this kick-off meeting was to explain the purpose of a Regional Plan, the planning process and schedule, and to seek input on concerns, opportunities, values, and visions. DHHL mailed meeting notices to beneficiaries in the region. Participant responses to questions such as “What does a successful Kaūmana-Pi'ihonua look like” were collected on post-it notes (one idea or issue per post-it note) and organized on large chart paper by subject area. The common themes and ideas that came out of the meeting helped to develop values statements. This information was then used to develop an overall vision for Kaūmana-Pi'ihonua. See Appendix A for a more detailed record of the meeting.

**October 22, 2016:** Community Meeting #2. The purpose of this meeting was to review and affirm the draft vision statement, discuss the issues and opportunities identified in the first meeting, and develop projects to address issues and concerns. The meeting was an all day workshop to provide the space and time for collective dialogue and project development. The last portion of the meeting was reserved for a project matrix exercise where projects were measured and categorized by level of difficulty and level of impact to identify priorities. See Appendix B for a more detailed record of the meeting.

**November 14, 2016:** Community Survey. A community survey was mailed out and available online to provide an additional opportunity for beneficiaries and their families to get involved in the planning process and build upon the ideas and feedback DHHL received at the September and October 2016 meetings. The survey was administered from November 14 to 28, 2016. A summary of the survey results are provided in Appendix D.

**January 14, 2017:** Community Meeting #3. The purpose of this meeting was to confirm priority projects and discuss action steps for selected priorities. At this meeting, DHHL also presented the results of the regional plan survey launched in November 2016. The first part of the meeting was dedicated to discussing new project ideas expressed in the regional plan survey, what these projects would look like, and how these projects would provide an overall benefit to the community. Meeting attendees revisited the project matrix exercise to incorporate the new project ideas. Projects were measured and categorized by level of difficulty and level of impact to identify priorities. The last part of the meeting was used to discuss action steps to implement the priority projects. See Appendix C for a more detailed record of the meeting.

[Date TBD]: Hawaiian Homes Commission Meeting.

### 1.5 Stakeholders and Partners

DHHL is working in partnership with other government agencies, the private sector and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks in large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvement and the development of regional and public residential facilities. This coordination helps individual organizations achieve their goals while bringing long-term benefits to the community and region.

## 1.6 DHHL Master Planning Process and Community Development Goals

Often times homestead associations are interested in developing capital improvement projects within their communities in order to provide needed social services and enrichment opportunities for their community. The need for these desired projects are often captured in DHHL Regional Plans. While the characteristics of projects proposed in each region are as diverse and unique as the DHHL communities in each region across the state, the overall planning and development process for these projects in most instances is the same.

Successfully implementing any type of land development project requires several basic foundational elements prior to beginning. This includes a strong organization that works well together and has high levels of participation in regular association business, ensuring that projects are selected based upon agreed criteria rather than individual preferences, creating a project plan and building large amounts of social capital within and outside of the community. Figure 3 briefly describes these elements of organizational capacity and project planning in more detail. The top level represents the steps that the homestead association (project proponent) should complete.

Most organizations go through five main stages of an organization's developmental lifecycle:

1. **Stage One: Imagine and Inspire.** The organization is not yet formalized, but individuals are inspired and united by a common vision or idea.
2. **Stage Two: Found and Frame.** The organization becomes formalized. Governing documents have been drafted and adopted by its members. The organization receives its non-profit status.
3. **Stage Three: Ground and Grow.** Organizations in this stage focus on establishing systems of accountability to its members as well as growing its internal capacity to provide more services or a higher quality of service to its members.
4. **Stage Four: Produce and Sustain.** This is the stage in which the organization is at its peak and is primarily concerned with how it can sustain its level of service over time.
5. **Stage Five: Review and Renew.** The organization re-invents itself in order to adapt to new existing conditions. The primary question the organization is concerned with at this stage is: "How can we do it better?" The organization revisits its mission, vision, services, and management structure.

Social capital can be defined as the networks of relationships among people who live and work in a particular society, enabling that society to function effectively. A homestead association from time to time should assess its social capital both internally among its members as well as among external stakeholders and potential partners in order to determine the level of potential support and/or opposition about a proposed land development project.



## 1 Introduction

Figure 3 illustrates the various social circles that should be supportive of a land development project. Often times, a development idea starts with a core group of individuals on an association board and gradually that idea should be shared with and incorporate the ideas of others in larger social circles of people in order to grow social capital and build support for a development project.

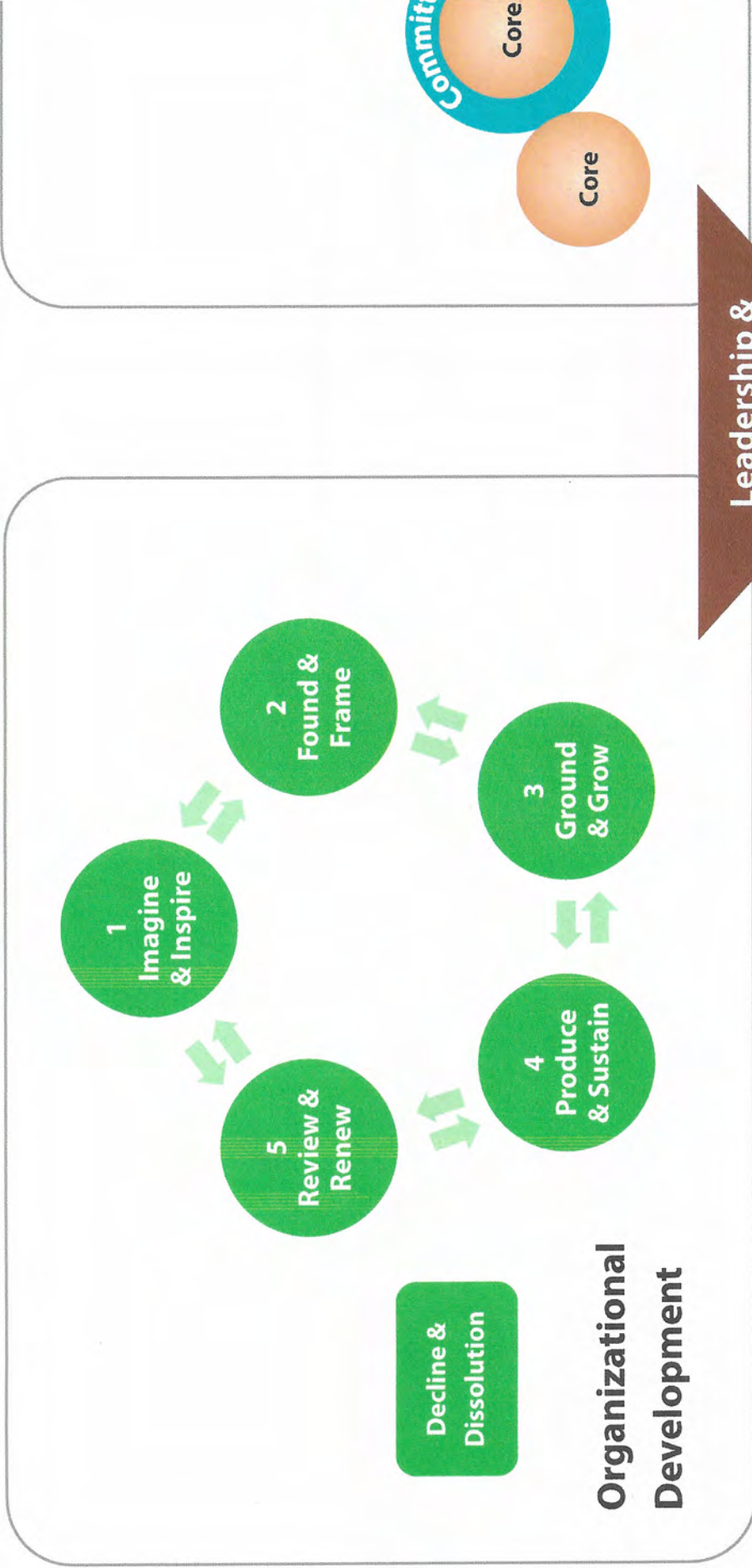
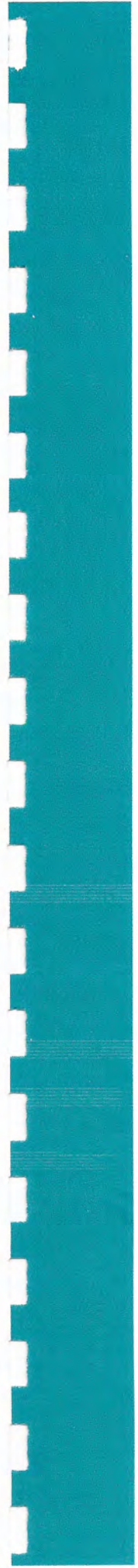
Lastly, Figure 3 illustrates that the association's assessment of its life cycle and existing social capital should be incorporated into a program plan. A program plan clearly articulates a community vision or need, identifies criteria for selecting programs or projects to fulfill that vision or need, and selects appropriate projects and programs based on that criteria. Programs/projects should be selected based on strong community support for the initiatives and the association's organizational capacity.

Once an association has outreached with its community to identify its vision and goals, established criteria for selecting projects that help them accomplish their vision and goals, and selected project(s) that have strong community support, then the association can begin with the actual physical master planning and development of the project(s). Figure 4 illustrates the process of master planning and land development on Hawaiian Home Lands.

The top level represents the steps that the homestead association (project proponent) should complete.

- The project proponent should focus their time and attention to ensure that the community's **vision and needs** are integrated into the project.
- The project proponent should conduct a site and infrastructure assessment of the location in which they would like to implement the project in order to ensure that the location is appropriate for what they would like to do.
- A master plan should integrate and synthesize the community's vision and needs with the site and infrastructure assessment. A master plan should also include a financial plan that forecasts initial development costs, long-term operational costs, and how those costs will be financed over time.
- An EA or EIS needs to be prepared in accordance with HRS Chapter on the Master Plan. If federal funds are used for the project, then a federal EA or EIS may need to be completed in accordance with the rules and standards of the federal funding agency.
- Once Chapter 343 and federal environmental regulations are complied with, then the project proponent can proceed with obtaining the necessary permits, approvals, and proceed with construction.

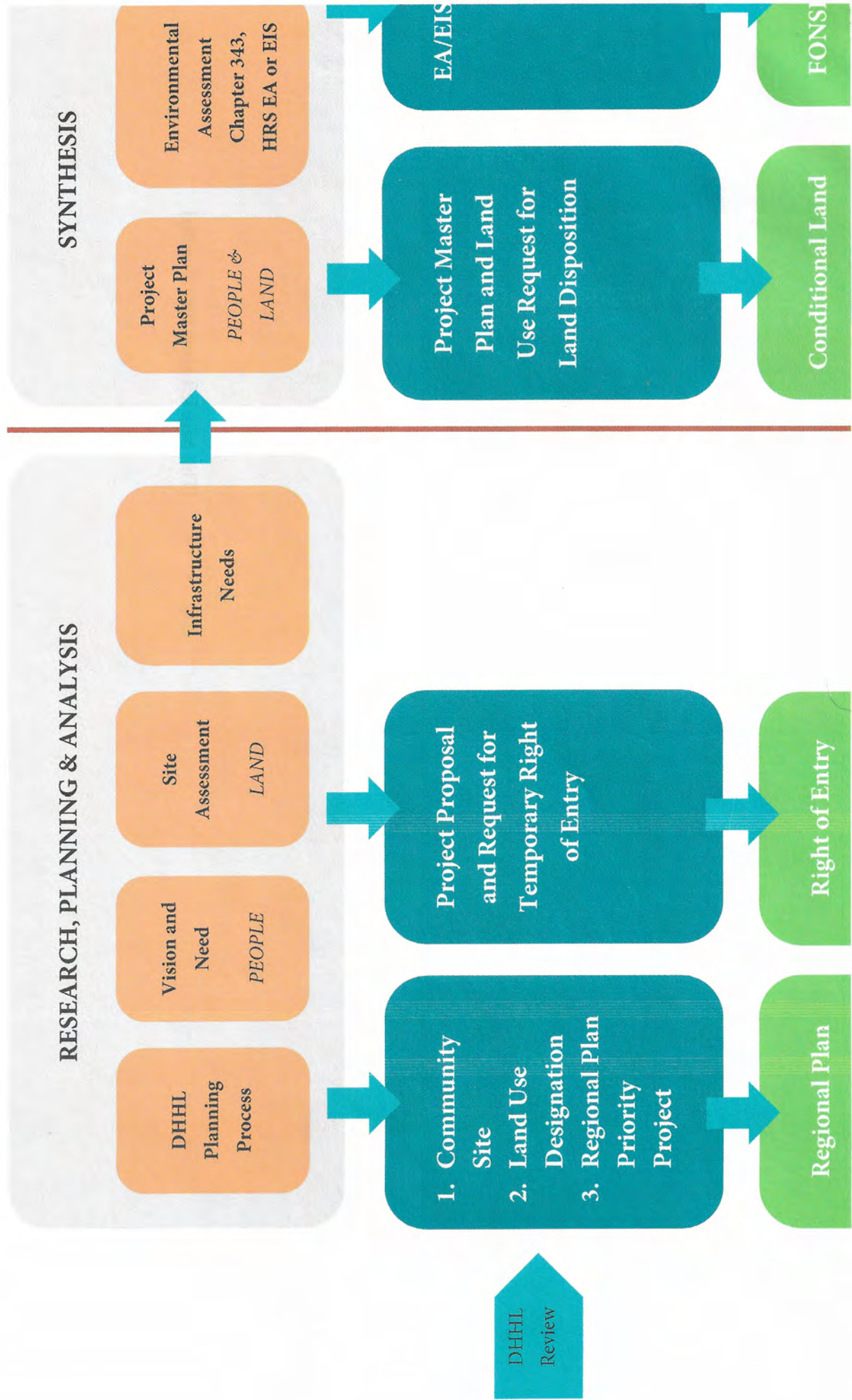
The next two levels below the top level, include various DHHL staff reviews and HHC approvals the Project Proponent will need at each step.



**Leadership & Planning**



**COMMUNITY**



## 2 Vision and Values

At the first community meeting for Kaūmana-Pi'ihonua, community members envisioned what a successful Kaūmana-Pi'ihonua would look like to them. Thoughts and ideas were collected and organized into common themes that helped to develop value statements. This information was then used to develop an overall vision for Kaūmana-Pi'ihonua and further vetted through a community survey process. Based on community input and feedback, the vision for Kaūmana-Pi'ihonua is as follows:

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*“Kaūmana and Pi'ihonua Homestead areas are cultural kīpukas that advance energy and food self-reliance, cultural awareness, and economic development throughout the region. A community center supports this effort by providing programs and services to afford the community with opportunities and choices for personal growth and well-being, contributing to the overall peacefulness of this area.”*

---

This vision statement captures a desired end-state for the Kaūmana-Pi'ihonua Homestead community. For example, it captures concepts like ‘energy and food self-reliance,’ ‘cultural awareness,’ and ‘economic development.’ Taken together, it articulates the homesteaders’ vision of a successful homestead community.

This vision provides a unified direction for homestead, Departmental and Commission actions in Kaūmana-Pi'ihonua and provides important context for the Regional Plan Priority Projects that follow. The vision provides a steady beacon of light that remains strong, no matter what storms may roll in.



### 2.1 Guiding Principles

The vision statement was based on the following values and guiding principles:

- Food Self-Reliance
- Energy Self-Reliance
- Cultural Awareness
- Economic Development
- Community Center

#### **Food Self-Reliance**

Agriculture is rooted in our traditions and is the legacy of our ancestors. Agriculture provides sustenance for the people and sustainability for our natural and cultural resources. Agriculture provides an economic base for the community that uses our ingenuity and traditional knowledge. Agriculture ensures that we are productive, resilient, and self-sufficient. Agriculture ensures our survival.

#### **Energy Self-Reliance**

Energy facilities such as hydropower feed into homestead lots and relieves lessees of energy expenses which can go toward more important resources. There are various streams and waterfalls that traverse DHHL lands that have the potential to generate hydroelectricity.

#### **Cultural Awareness**

“Culture” is the behaviors, beliefs, values, and symbols that distinguish one group from another that is passed on through language or imitation. Culture can be seen in how we relate to each other. For native Hawaiians, an important part of culture is how we relate to the land and how we honor our ancestors. In short, culture is what is important to us. It is the legacy we want to pass on to the next generation.

#### **Economic Development**

A thriving economy contributes to financially self-sufficient individuals and communities. Participation in a thriving economy can help us take the leap to the next level of success. A business incubator provides the community with job training opportunities.

### **Community Center**

There was an overwhelming desire from the community to develop a shared community facility. A community center brings people together and provides a safe space for all ages to gather and connect. The development of a community center addresses current needs and desires of the community, while also ensuring long-term viability and enhancing quality of life – socially, intellectually, culturally, economically, politically, and spiritually.

## 3 Regional Profile

The Regional Profile provides general background information on the planning area, history, natural environment, and land uses in the greater Kaūmana-Pi‘ihonua region to help identify opportunities and constraints and plan for potential projects.

### 3.1 Planning Area

The Planning Area includes the lands owned by DHHL that are designated in the U.S. Census as *Kaūmana Hawaiian Home Lands* and *Pi‘ihonua Hawaiian Home Lands*. The Planning Area is located in the South Hilo district, island and County of Hawai‘i and consists of three distinct areas: 1) Kaūmana; 2) Pi‘ihonua Homestead; and 3) Lower Pi‘ihonua (Figure 5).

Table 1. Planning Area Acreage and Number of Lots

Sub-Area	No. of Lots	Acres
<b>Kaūmana</b>	54	17
<b>Pi‘ihonua Homestead</b>	17	6
<b>Lower Pi‘ihonua</b>	0	1,882
<b>TOTAL</b>	<b>71</b>	<b>1,905</b>

The Kaūmana area consists of 54 scattered residential lots covering approximately 17 acres off Kaūmana Drive between Kaūmana School and Kaūmana Cemetery. Three parcels remain vacant and six have not been awarded. DHHL lands in this portion of the Planning Area span three different ahupua‘a: Ponahawai, Kaūmana, and Kūkūau 2. The area is approximately 4.5 miles from Hilo Town.

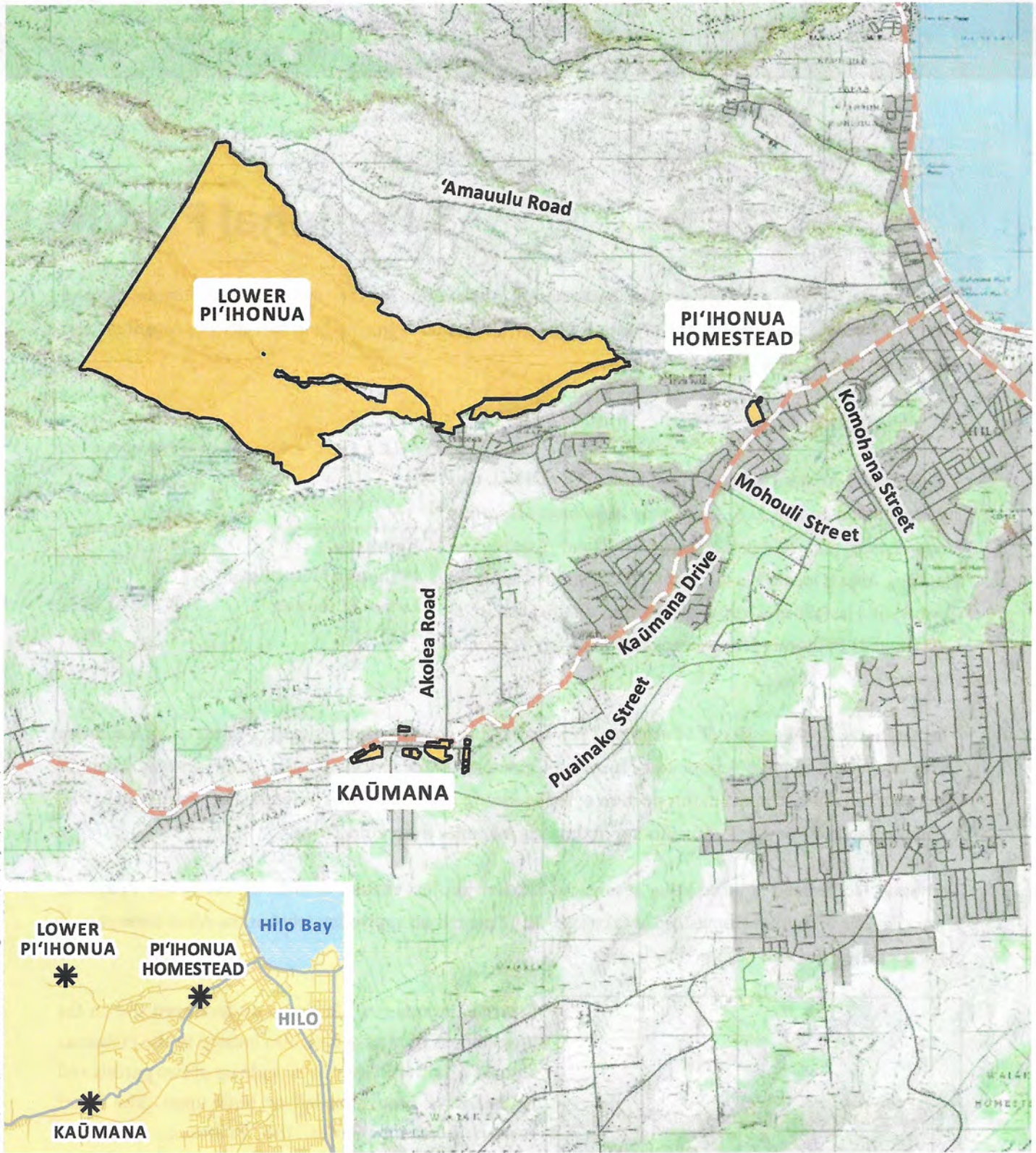
Pi‘ihonua Homestead is an existing residential subdivision just mauka of Hilo Town, in the Pi‘ihonua ahupua‘a. The Pi‘ihonua Homestead area consists of 17 parcels on approximately 6 acres. All of these parcels have been awarded and occupied by lessees.



Photo 1: Pi‘ihonua Homestead Lots (Source: PBR Hawaii)


Lower Pi‘ihonua is a 1,882-acre undeveloped site on the lower slopes of Mauna Kea, also located in the Pi‘ihonua ahupua‘a. Lower Pi‘ihonua is made up of two parcels and neither have been awarded or built upon. The lower eastern portions border the Pi‘ihonua house lot subdivision, and the Hilo Forest Reserve Boundary is adjacent to the west. The area is approximately 3 miles from Hilo Town.

Path: Q:\Hawaii\DHHL Kaūmana Pi'ihonua Regional Plan\GIS\Project\Location Map.mxd



DATE: 2/17/2017

**LEGEND**


 Planning Area


**Figure 5  
Location Map**

**DHHL Kaūmana-Pi'ihonua  
Regional Plan**

Department of Hawaiian Home Lands      Island of Hawai'i

North      Linear Scale (feet)

 0 1,250 2,500 5,000



Source: County of Hawai'i, ESRI Online Basemap.  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



## 3.2 History & Culture

Kaūmana and Pi‘ihonua Homestead areas are located in Hilo and span across four ahupua‘a systems: Pi‘ihonua, Pōnahawai, Kaūmana, and Kūkūau 2. Situated at the interface of upland agriculture and lower forested areas, the region has long been known for its agricultural pursuits, forest products procurement, and associated temporary habitation.



*Photo 2. Sugarcane field early 1900s (Source: Edmund Olson Trust)*

Beginning in the late 1880's, the Kaūmana-Pi‘ihonua region was home to the Hawaii Mill Company, built on the Alenaio Stream. By 1905, the Hawaii Mill Company had 10 miles of cane flumes and produced 25 tons of sugar per day. In 1920, Hawaii Mill Company was taken over by Hilo Sugar Company. Commercial sugar production lasted in Pi‘ihonua until the mid-twentieth century, at which time many of the fields were converted to pasturage associated with cattle ranching.

The Kaūmana and Pi‘ihonua Homestead lands were a part of 16,518 acres conveyed to the Department of Hawaiian Home Lands (DHHL) from the Department of Land and Natural Resources (DLNR) on October 28th, 1994. These lands were to be conveyed after a governor's task force, formed in 1990, investigating land and title claims by DHHL. The resulting investigation found 16,518 acres to be restored to the DHHL, a figure that was agreed to by both DHHL and DLNR, and led to the drafting of Act 14 of 1995 to settle the claims the 1990 governor's task force was set up to investigate. In anticipation of Governor's Act 14 of 1995, these lands were conveyed by the DLNR board. Act 14 ratified this conveyance when it became law after a special session of the legislature in 1995.

### 3.3 Geology & Topography

The Kaūmana area has an elevation of approximately 1,100 feet, and is mostly flat with some gentle slopes. The Pi‘ihonua Homestead area has an elevation of approximately 240 feet, and, while the area itself is mostly flat, it is surrounded by relatively hilly terrain with Wailuku River gulch to the north. Lower Pi‘ihonua is about 1,000 feet in elevation at its makai boundary, to around 1,700 feet at its farthest point mauka, with winding, mountainous terrain containing a few large river gulches and numerous smaller gulches that make up various tributaries.

### 3.4 Climate & Hydrology

The climate in the area is mild and moist. Annual rainfall in the Kaūmana-Pi‘ihonua region averages between 150 at lower elevations and 210 inches at higher elevations. Winds are generally light trades from the east-northeast, shifting to downslope winds at night.

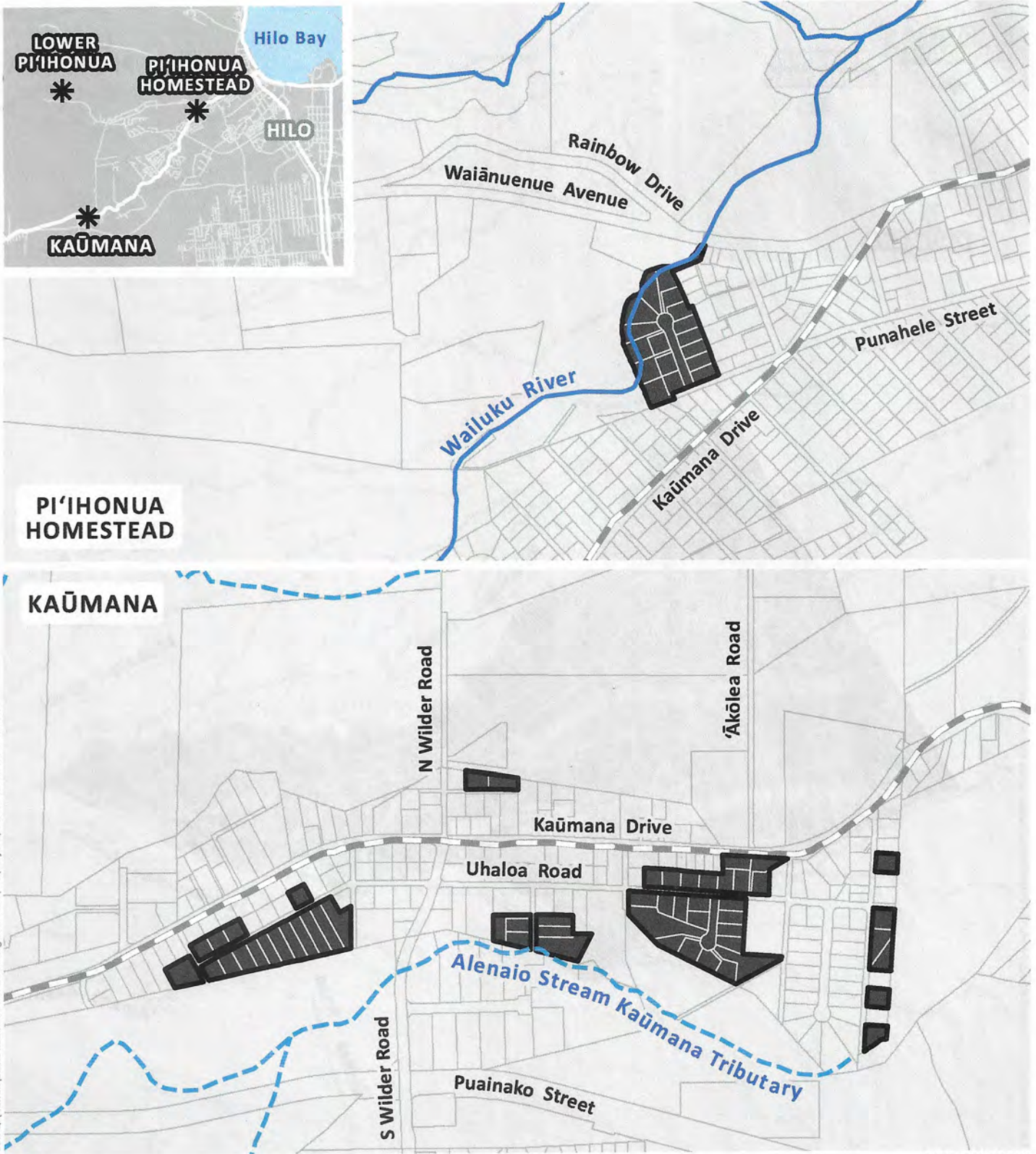
The Kaūmana-Pi‘ihonua region is located within the Wailuku and Alenaio watershed areas. Watershed areas capture rainfall and atmospheric moisture from the air and allows the water to drip slowly into underground aquifers or enter stream channels and eventually the ocean.

The Wailuku watershed area measures 252.2 square miles and collects into a number of major streams and tributaries that are considered perennial streams, including Wailuku River. Wailuku meaning “water of destruction” is characteristic of the river as water levels often rise above the stream banks and recede rapidly. Wailuku River and its tributaries Kapehu, Waiau, and Pakaluahine flow through Lower Pi‘ihonua. Several stream diversions exist in this area. A portion of the Pi‘ihonua Homesteads borders the bank of the Wailuku River (Figure 6 and Figure 7).

The Alenaio watershed area is directly south of Wailuku watershed. It is long and narrow and extends from the slopes of Mauna Loa at approximately the 10,400 foot elevation to the ocean. Alenaio watershed area measures 72.3 square miles and encompasses four stream channels—Kaluiiki, Kaūmana, Waipāhoehoe and Alenaio. A portion of the Kaūmana area borders Alenaio Stream, which is non-perennial (Figure 6).






Photo 3. Wailuku River at Manaolana Place (Source: PBR Hawaii)



Path: Q:\Hawaii\DHHL Kaumana Pi'ihonua Regional Plan\GIS\Project\Surface Water Streams.mxd

DATE: 2/17/2017

**LEGEND**

-  Planning Area
- Stream
-  Perennial
-  Non-Perennial

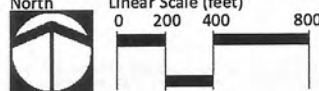

**Figure 6**  
Surface Water and Streams

**DHHL Kaūmana-Pi'ihonua Regional Plan**

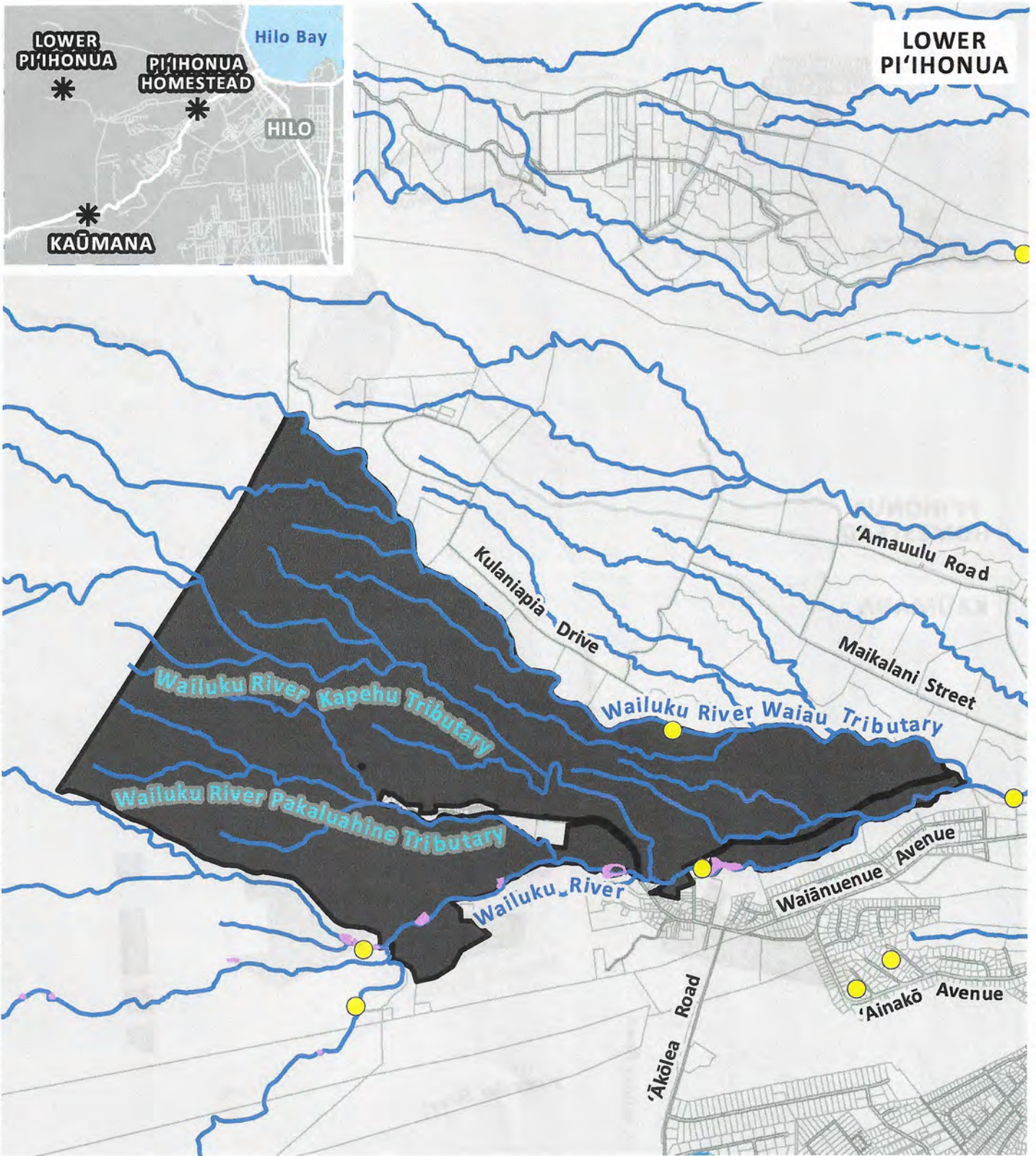
Department of Hawaiian Home Lands      Island of Hawai'i

North      Linear Scale (feet)

0      200      400      800

Source: DLNR Division of Aquatic Resources (2008). County of Hawai'i. ESRI Online Basemap.  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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DATE: 2/17/2017

**LEGEND**

- Planning Area
- Wetland
- Freshwater Pond
- Stream
- Perennial
- Non-Perennial
- Stream Diversion

**Figure 7**  
**Surface Water and Streams**

**DHHL Kaūmana-Pi'ihonua Regional Plan**

Department of Hawaiian Home Lands      Island of Hawai'i

North

Linear Scale (feet)

0    750    1,500    3,000

Source: DLNR Division of Aquatic Resources (2008) and Commission of Water Resources Management (2016). U.S. Fish and Wildlife Service National Wetland Inventory (2015). County of Hawai'i.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

With the many streams that traverse the area, flooding is a potential risk for lands abutting these waterways. In the Planning Area, a total of 22 parcels (13 in Kaūmana and 9 in Pi'ihonua Homesteads), are located in Flood Zone A. This means that these parcels are in an area with a 1% chance of annual flood (also known as a 100-year flood), where the base flood elevation has been determined. These parcels must meet mandatory flood insurance requirements, and development on these parcels must conform to the regulations set forth in Hawai'i County Code §27-17, Standards for general floodplain.

### 3.5 Land Use Designations

DHHL is not subject to the County of Hawai'i land use planning allocation guidelines or zoning regulations. Being exempt from these regulations provides DHHL with the opportunity as well as the responsibility to ensure that the designated land uses are appropriate based on the needs of the Department, its beneficiaries, as well as protective of key environmental and cultural resources. DHHL lands are categorized into ten different land use designations or zones. There are four homesteading designations: Residential, Subsistence Agriculture, Supplemental Agriculture, and Pastoral. The remaining six designations are General Agriculture, Special District, Community Use, Conservation, Commercial, and Industrial. While lands designated "General Agriculture" may be utilized for agriculture, it is also the designation given to lands that DHHL has not determined the final disposition.

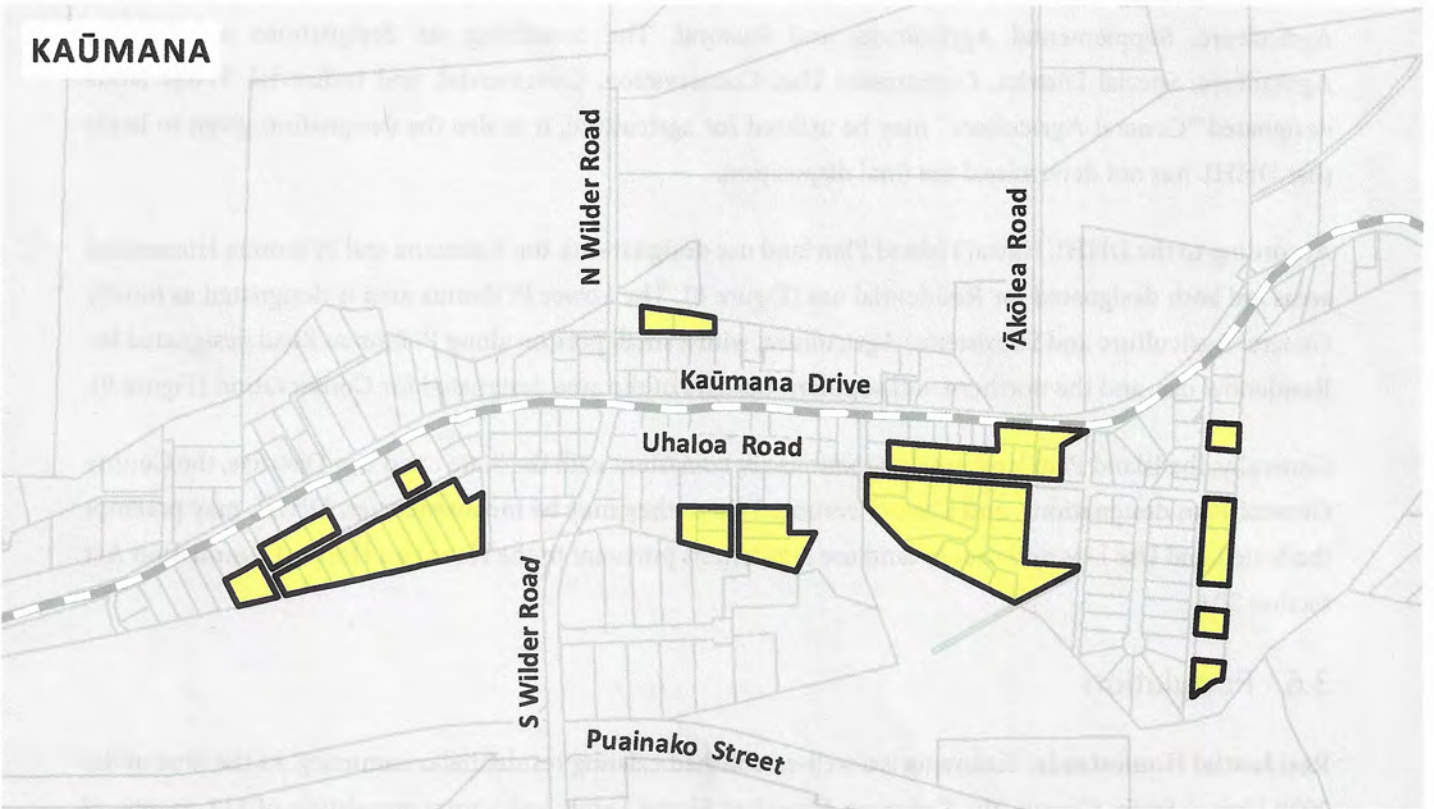
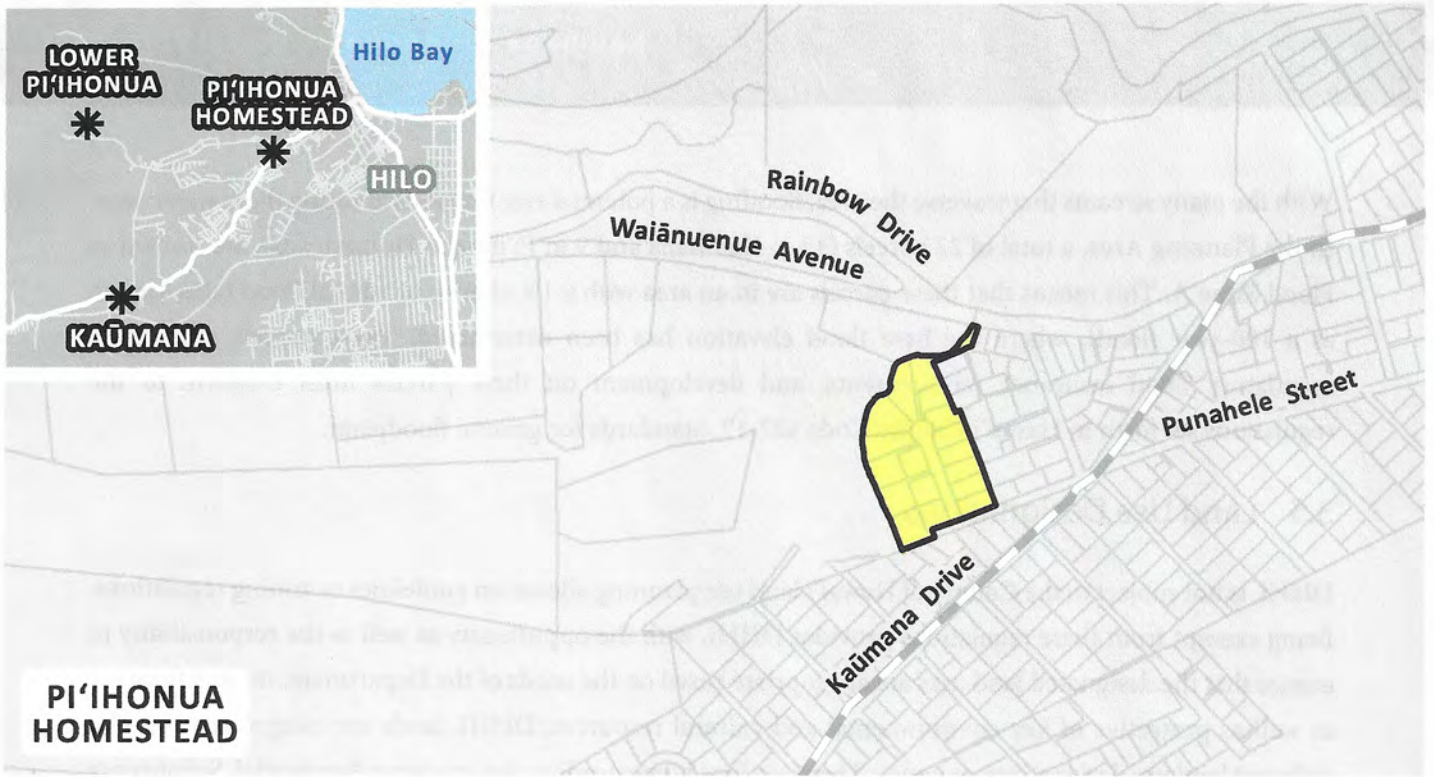
According to the DHHL Hawai'i Island Plan land use designations, the Kaūmana and Pi'ihonua Homestead areas are both designated for Residential use (Figure 8). The Lower Pi'ihonua area is designated as mostly General Agriculture and Subsistence Agriculture, with a small portion along Pi'ihonua Road designated for Residential use, and the northern and southern borders of the area designated for Conservation (Figure 9).

Generally, the Island Plan land use designations are consistent with the State Land Use Districts, the County General Plan designations, and County zoning. Where they may be inconsistencies, DHHL may preempt the State Land Use Law and county land use regulations pursuant to the Hawaiian Homes Commission Act section 204.

### 3.6 Population

**Residential Homesteads.** Kaūmana is a well-established existing residential community. At the time of the 2010 United States Census, the Kaūmana Hawaiian Home Lands had a total population of 111 people, of which 30 (27%) were school-age children. The Pi'ihonua Hawaiian Home lands had a total population of 46 people, of which 11 (23.9%) were school-age children.



**Waitlist.** There are a total of 12,632 applicants on the waitlist for either a residential or agricultural lease on the island of Hawai'i.



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DATE: 2/17/2017

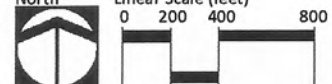
**LEGEND**

-  Planning Area
- Land Use Designation**
-  Residential

**Figure 8**  
**DHHL Island Plan Land Use Designations**

**DHHL Kaūmana-Pi'ihonua Regional Plan**

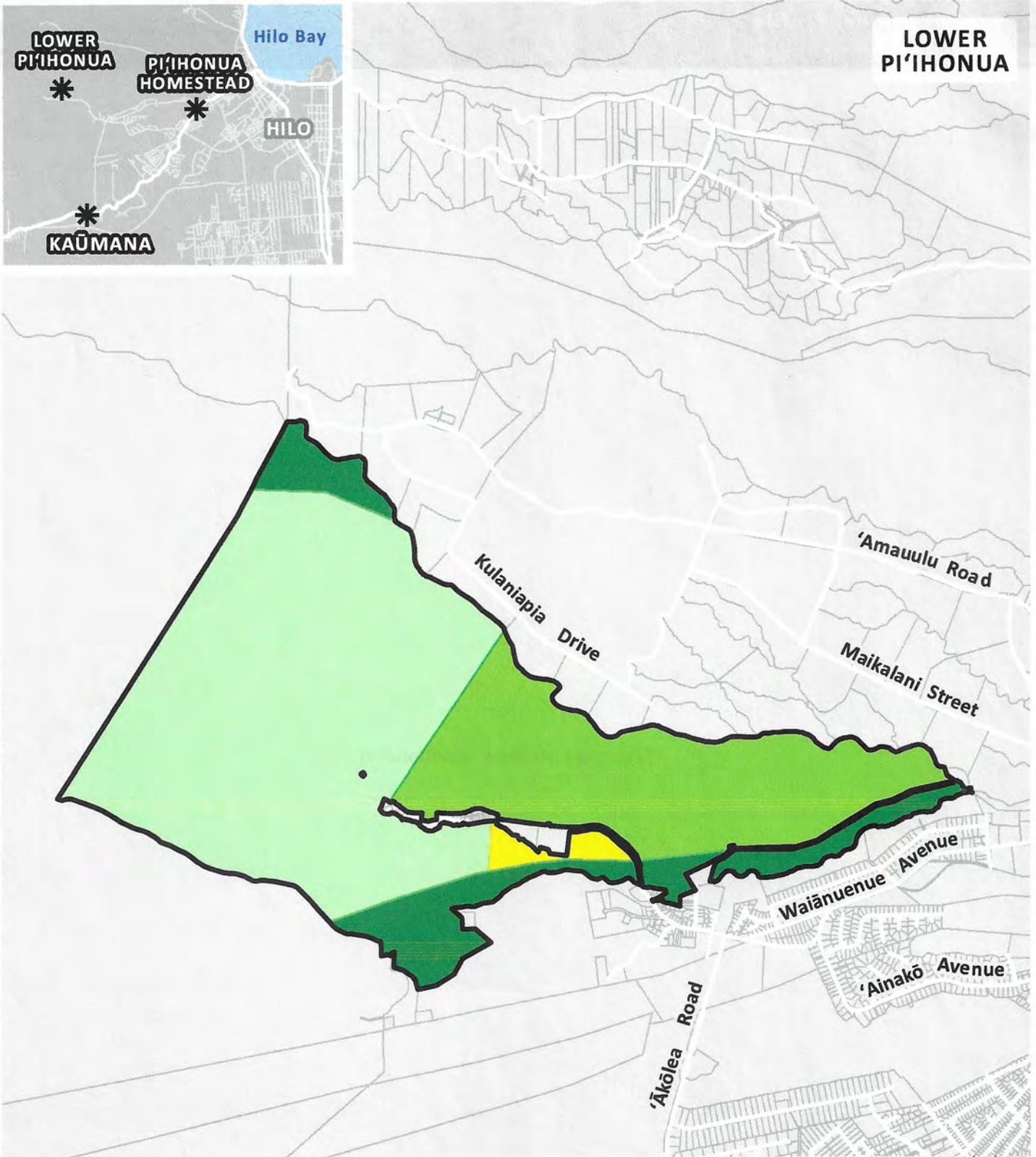
Department of Hawaiian Home Lands  
North  
Linear Scale (feet)



Island of Hawai'i



Source: State Department of Hawaiian Home Lands (May 2002). County of Hawai'i (2015).  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Path: Q:\Hawaii\DHHL Kaumana Pi'ihonua Regional Plan\GIS\Project\DHHL Land Use\_LowerPi'ihonua.mxd

DATE: 2/17/2017

**LEGEND**

- Planning Area
- Residential
- Subsistence Agriculture
- General Agriculture
- Conservation

**Figure 9**  
**DHHL Island Plan Land Use Designations**  
**DHHL Kaūmana-Pi'ihonua Regional Plan**

Department of Hawaiian Home Lands      Island of Hawai'i

North      Linear Scale (feet)

0    750    1,500    3,000

Source: Department of Hawaiian Home Lands (May 2002). County of Hawai'i (2015).  
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

## 4 Infrastructure & Facilities

### 4.1.1 County Water System

The Hilo Water System extends to 'Alae from the north, Pana'ewa Agricultural Park to the south, Keaukaha in the east and Kaūmana and Waiākea to the west. The water system is a combination of both surface and groundwater sources.

In Kaūmana, the county water line extends beneath Kaūmana Drive, Uhaloa Road, Akolea Road, and South Wilder Road (Figure 10). A water tank/well is located north of Kaūmana Drive at the northeast of the Kaūmana area.

In the Pi'ihonua Homesteads, the county water line extends beneath Punahale Street, Kaūmana Drive, Rainbow Drive, and portions of Waianuenue Avenue (Figure 10). The line branches off Kaūmana Drive and Punahale Street to service connected side streets as well. A group of water tanks is located north of Waiānuenue avenue to the northeast of the Pi'ihonua Homestead area.

In Lower Pi'ihonua, the county water line runs under Waiānuenue Ave mauka until it becomes Pi'ihonua Road. A water tank is located across from the first house on Pi'ihonua Road. The water line continues up Pi'ihonua Road until it terminates at a water tank near the end of the road (Figure 11).

### 4.1.2 County Wastewater System

The County wastewater system is supported by one wastewater treatment plant and eight pumping stations. The Hilo Wastewater Treatment Plant is located east of Hilo International Airport. Maximum capacity for the wastewater treatment plant is 5.0 MGD. Current running capacity for the wastewater treatment plant is 3.1 MGD. The majority of the County is served by cesspools. The Department of Health (DOH) requires connection to a sewer system for any subdivision exceeding 50 lots. According to DOH Rules, lot sizes need to be a minimum of 10,000 square feet to allow an individual wastewater system.

The County sewer main extends beneath Punahale Street, Kaūmana Drive, and Waianuenue Avenue in the vicinity of the Pi'ihonua Homestead area but does not service the homestead lots (Figure 12). Kaūmana and Lower Pi'ihonua are not connected to the County wastewater system and are serviced by individual waste water systems (Figure 12 and Figure 13).



## 4 Infrastructure & Facilities

### 4.1.3 Electrical Systems

The Hawai'i Electric Light Company, Inc. (HELCO) supplies electricity for the County. One power substation is located in the Planning Area, at the corner of Uhaloa and Pamoho Roads.

There are three hydroelectric power-generating facilities near the Planning Area. These three hydroelectric plants operate along the Wailuku River. Two of these facilities, the Waiau plant and the Puueo plant, are HELCO owned and operated, and were built in 1920 and 1910, respectively. The HELCO plants were refurbished as recently as 1998. The third plant, owned and operated by the Wailuku River Hydroelectric Power Company, began operation in 1993, and delivers power to HELCO as-available (Figure 14).

### 4.1.4 Road System—Existing and Planned

Pū'ainako Street, Kaūmana Drive, and Waiānuenue Avenue are the major thoroughfares in the region and provide vehicle access to the Planning Area. Kaūmana Drive becomes Saddle Road at its western terminus and provides the most direct link between East and West Hawai'i.

**Saddle Road.** The road was first built in 1943 as the most direct link between East and West Hawai'i. The roadway provides access to the Mauna Kea Observatories, Pōhakuloa Training Area base, Mauna Kea State Park and various hunting and gathering access areas. A project to realign and widen Saddle Road from Māmalahoa Highway at its western terminus to Pū'ainako at its eastern terminus is nearly complete with the last portion near the Kaūmana area remaining. The completed portion of the road has been renamed to Daniel K. Inouye Highway.

**Pū'ainako Street** is a major State-owned roadway that connects the Saddle Road Highway and Kaūmana Drive to Hilo and terminates at the intersection with Kanoelehua Avenue. The majority of Pū'ainako Street consists of two-way roadways except for the area between Kilauea Street and Kanoelehua Avenue where it widens into four lanes.

Planned road extensions that will affect the region include an extension of Iwipolena Road from Mohouli Street to Kaūmana Drive, an extension of Kupulau Road makai to Komohana Street (Figure 15).

A realignment of Kaūmana Drive mauka of the Kaūmana Planning Area is expected to be completed in August of 2017. The realignment will straighten the highway between mileposts 5.3 and 11. Diverging from the existing alignment at milepost 11, the new alignment will be located further south and will intersect with Pū'ainako road at milepost 5.3. The existing alignment will remain in use.

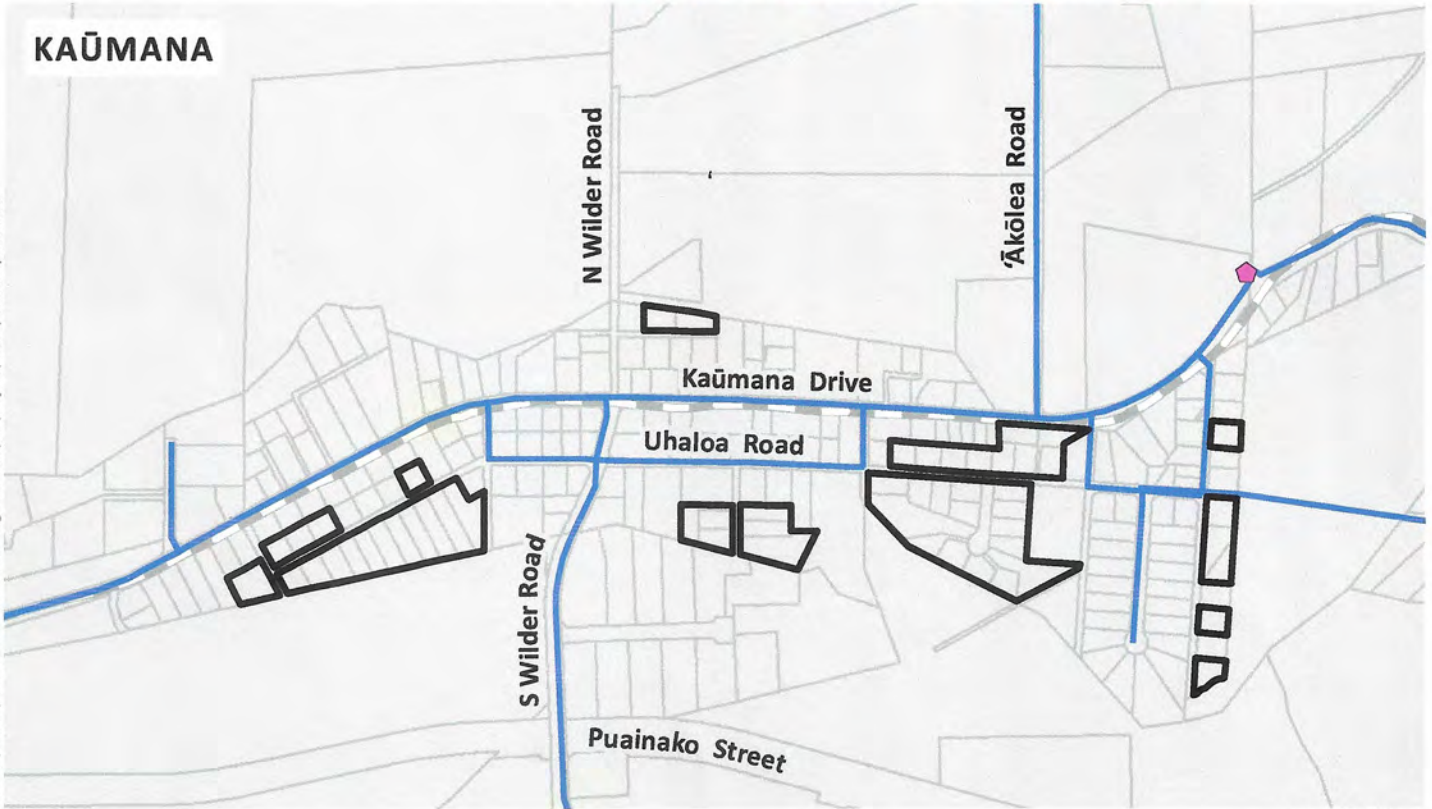
#### 4.1.5 Public Facilities

**Schools.** Schools within the region include Kaūmana Elementary School, EB De Silva Elementary School, Hilo Union Elementary School, Hilo Intermediate School, and Hilo High School (Figure 16).

**Parks.** Carvalho Park and Wailuku State Park provide recreational facilities for the Pi'ihonua area. Kaūmana Public Park and Playground is situated between Akolea Road and Wilder Road. This 1.5-acre park is used for community recreation and maintained by the County. Another significant recreational area includes Kaūmana Caves County Park which contains lava tubes created by the 1881 eruption of Mauna Loa (Figure 16).



PI'IHONUA  
HOMESTEAD






KAŪMANA

Path: Q:\Yawaii\DHHL Kaūmana Pi'ihonua Regional Plan (GIS)\Project\County Water System.mxd

DATE: 2/17/2017

**LEGEND**

-  Planning Area
-  County Water Line
-  County Water Tank/ Well

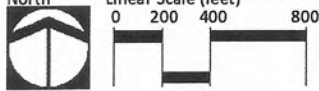

**Figure 10**  
County Water System

**DHHL Kaūmana-Pi'ihonua  
Regional Plan**

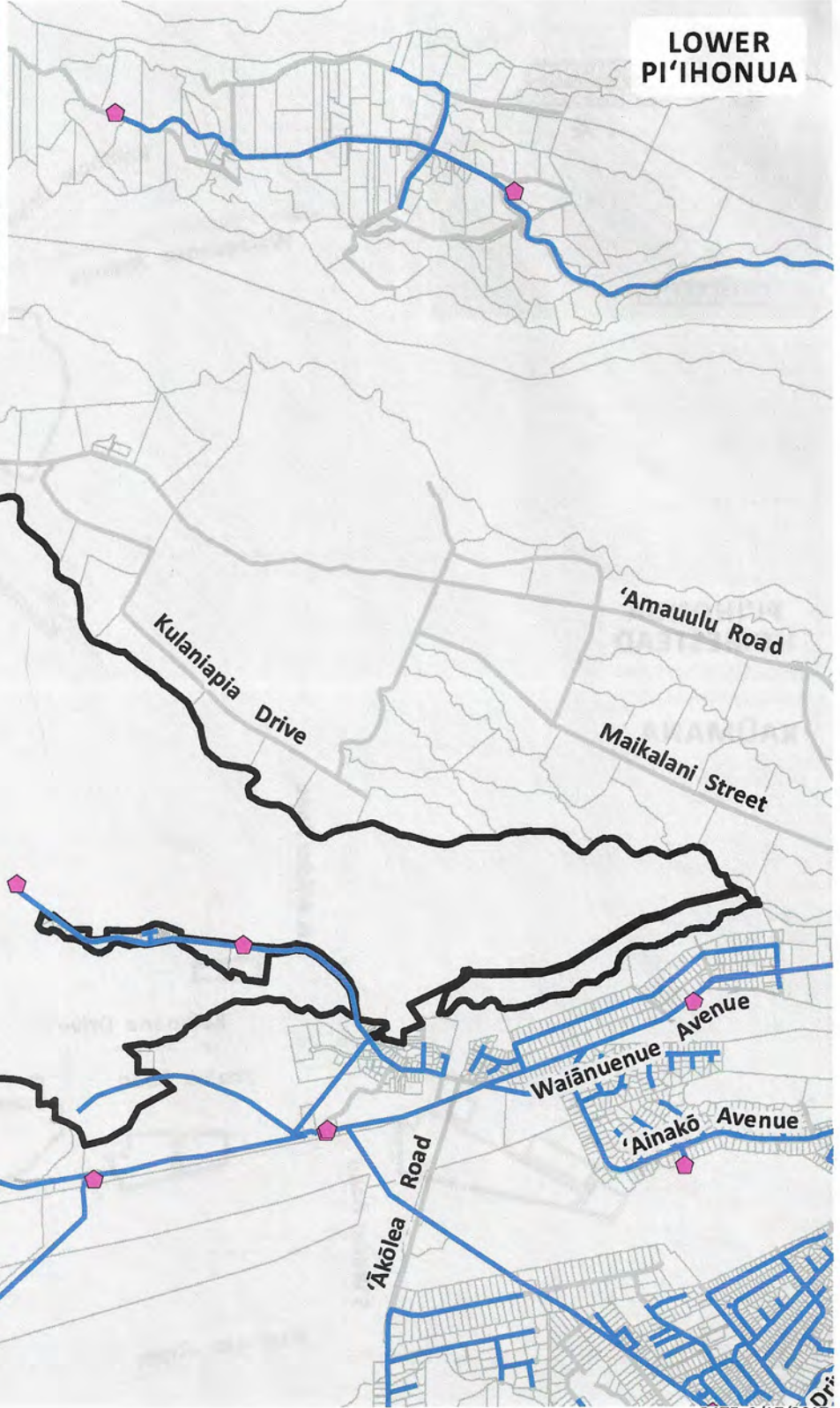
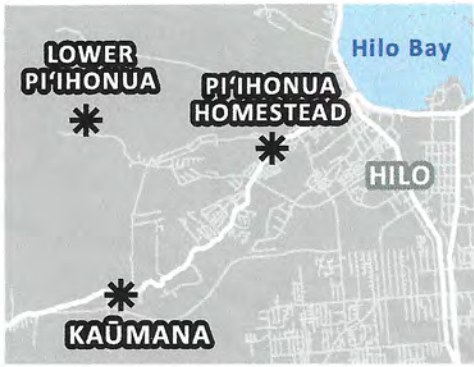
Department of Hawaiian Home Lands      Island of Hawai'i

North      Linear Scale (feet)

0      200      400      800




Source: County of Hawai'i (2005).  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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DATE: 2/17/2017

**LEGEND**

-  Planning Area
-  County Water Line
-  County Water Tank/ Well

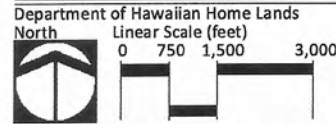

**Figure 11**  
**County Water System**

**DHHL Kaūmana-Pi'ihonua**  
**Regional Plan**

Department of Hawaiian Home Lands      Island of Hawai'i

North      Linear Scale (feet)

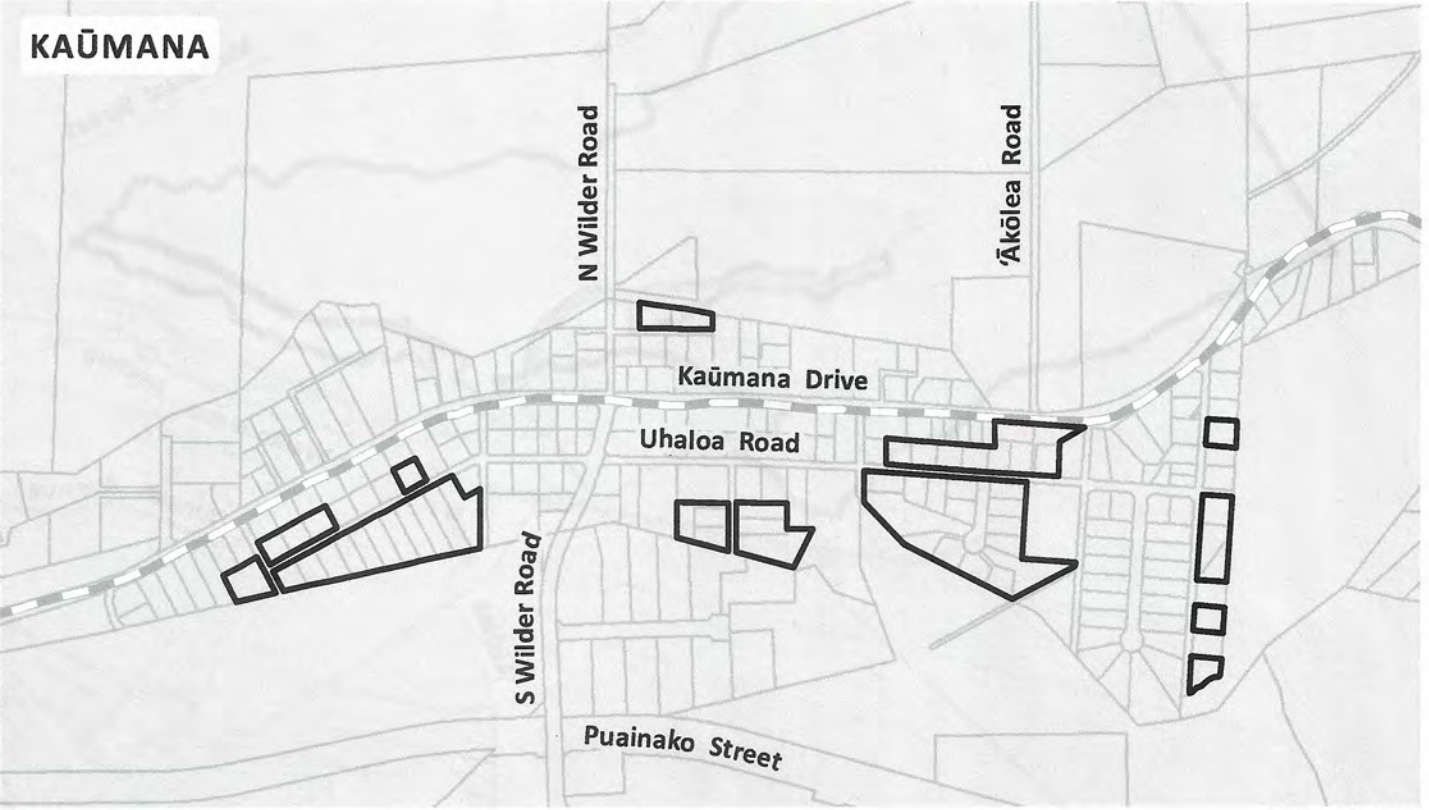
0    750    1,500    3,000

Source: County of Hawai'i (2005).  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.





**PI'IHONUA  
HOMESTEAD**



**KAŪMANA**

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DATE: 2/17/2017

- LEGEND**
-  Planning Area
  -  County Sewer Main (none in Kaūmana)

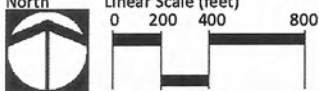

**Figure 12**  
**County Wastewater System**

**DHHL Kaūmana-Pi'ihonua Regional Plan**

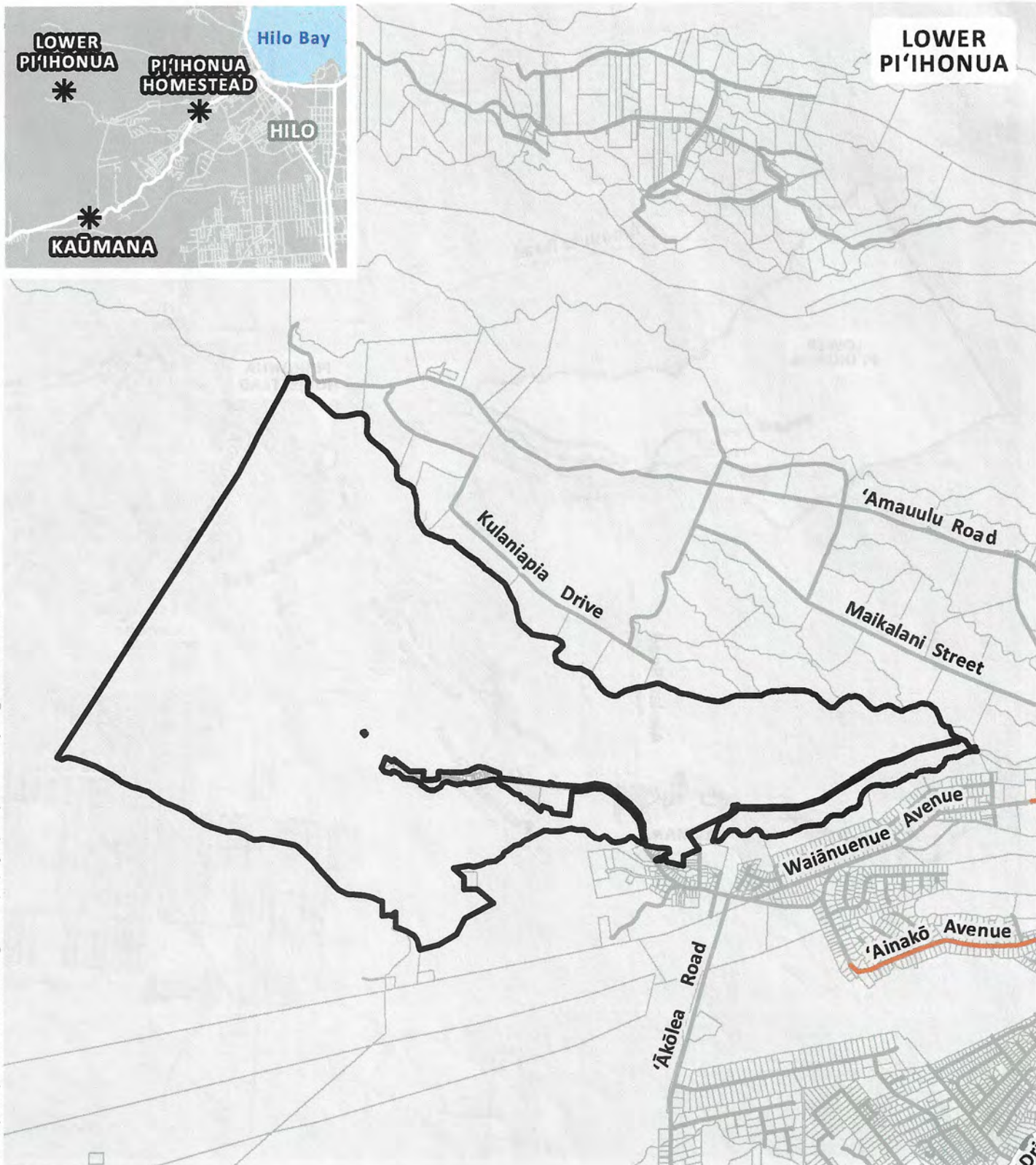
Department of Hawaiian Home Lands  
North

Island of Hawai'i

Linear Scale (feet)  
0 200 400 800



Source: County of Hawai'i (2015).  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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DATE: 2/17/2017

**LEGEND**

-  Planning Area
-  County Sewer Main

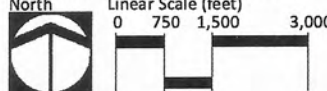

**Figure 13**  
County Wastewater System

**DHHL Kaūmana-Pi'ihonua Regional Plan**

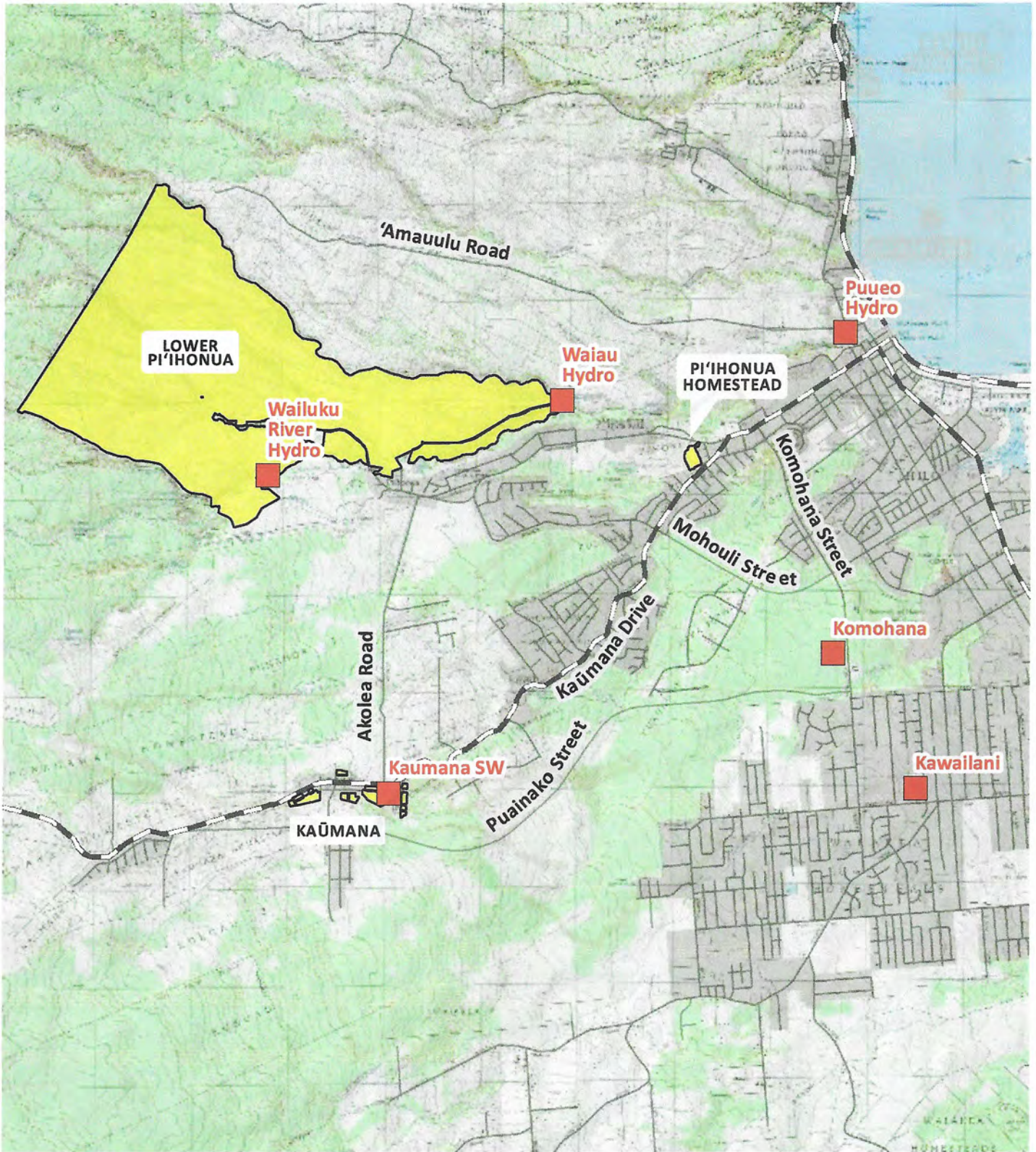
Department of Hawaiian Home Lands      Island of Hawai'i

North      Linear Scale (feet)

0    750    1,500    3,000

Source: County of Hawai'i (2015).  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



DATE: 2/19/2017

**LEGEND**

- Planning Area
- Electrical Facility


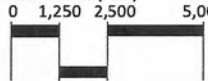

**Figure 14  
Electrical Facilities**

**DHHL Kaūmana-Pi'ihonua  
Regional Plan**

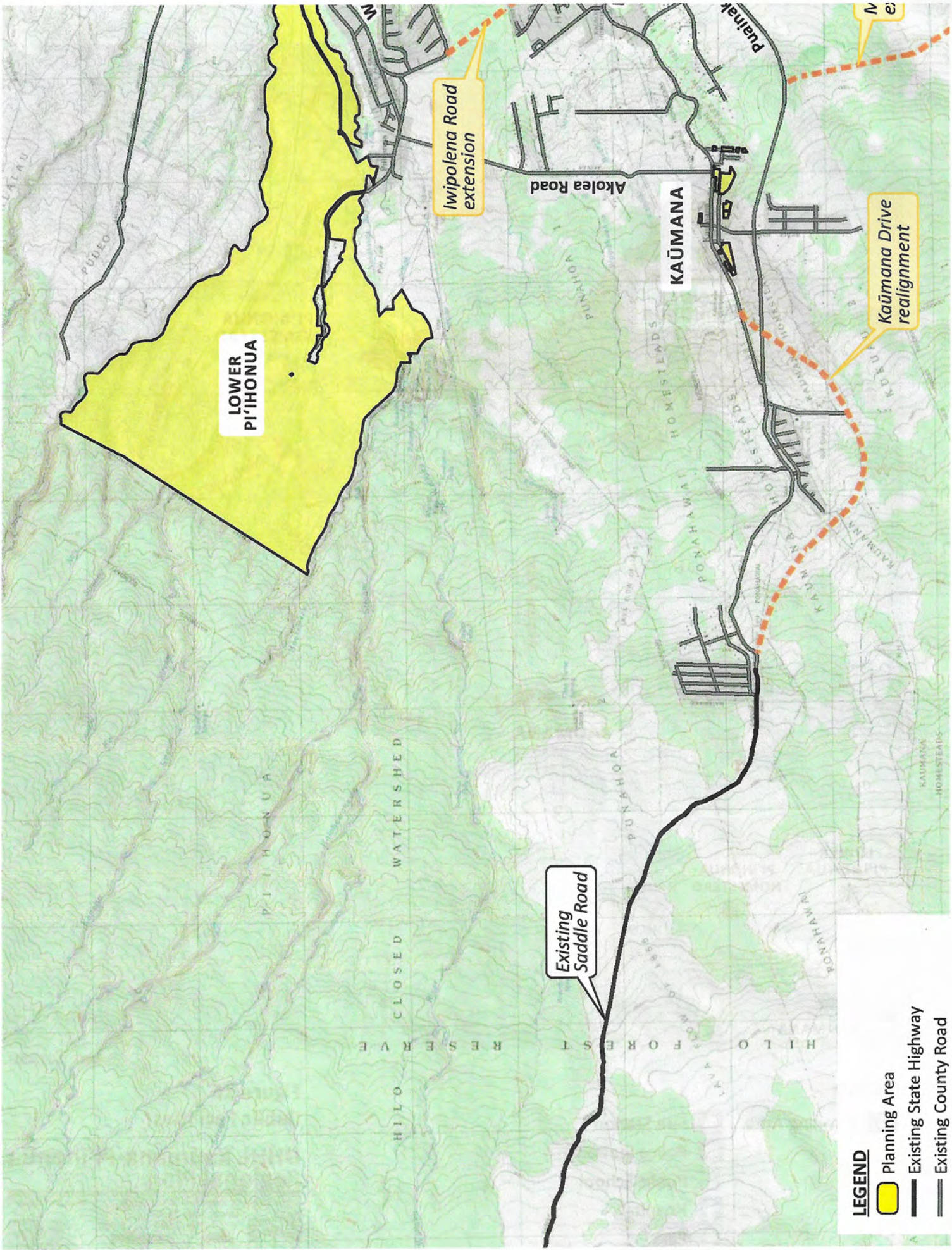
Department of Hawaiian Home Lands      Island of Hawai'i

North      Linear Scale (feet)

0   1,250   2,500   5,000

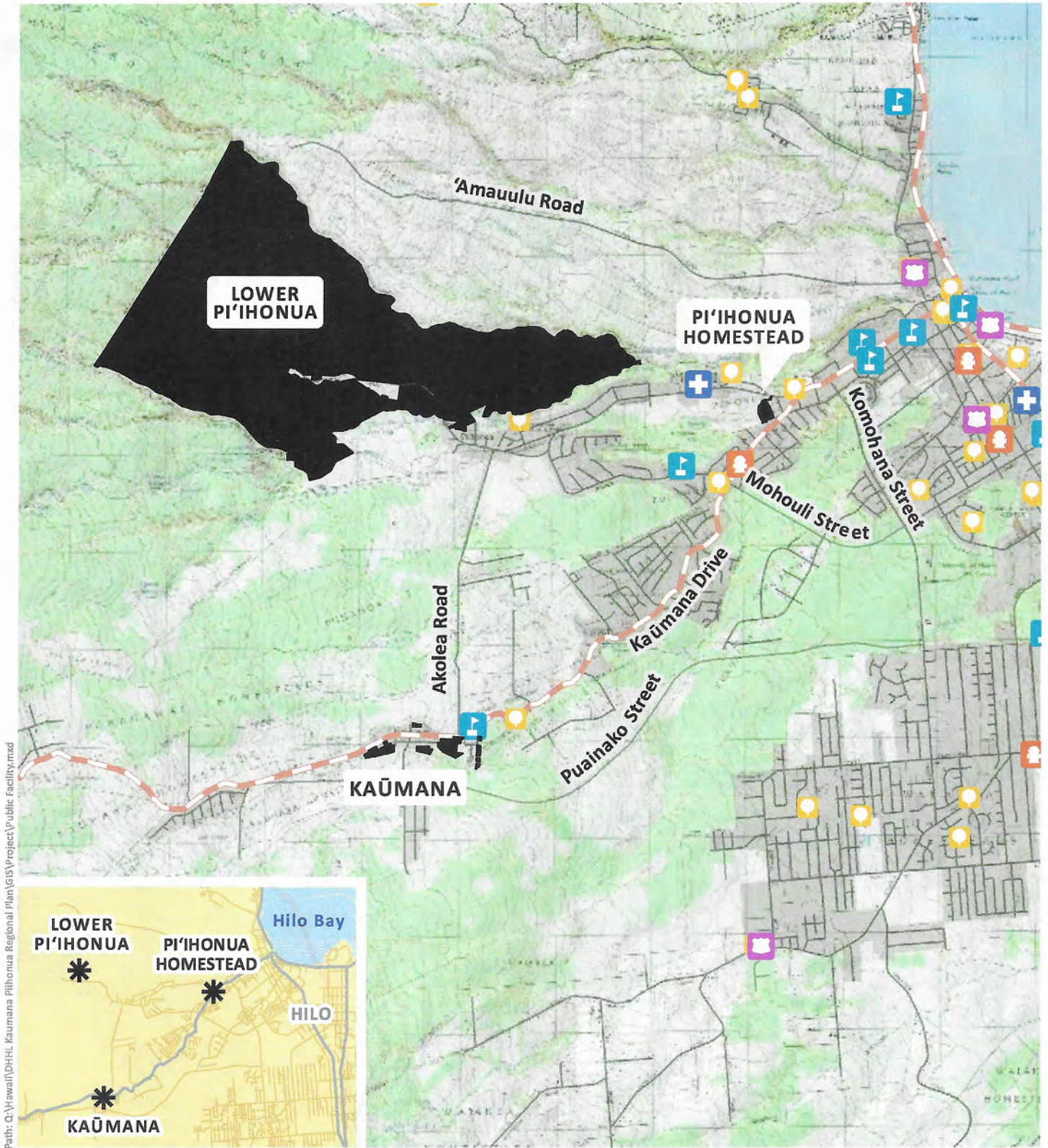
Source: County of Hawai'i. ESRI Online Basemap.  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



**LEGEND**

- Planning Area
- Existing State Highway
- Existing County Road





**LEGEND**

- Planning Area
- Fire Station
- Police Station
- Public School
- Hospital
- Park

Source: State Department of Education (2015). County of Hawai'i. ESRI Online Basemap.  
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

**Figure 16**  
**Public Facilities**

**DHHL Kaūmana-Pi'ihonua Regional Plan**

Department of Hawaiian Home Lands  
 North  
 Linear Scale (feet)  
 0 1,250 2,500 5,000

Island of Hawai'i  
 PBR HAWAII & ASSOCIATES, INC.

## 5 Potential Projects

DHHL held multiple community meetings, corresponded with individual community members, and administered a community-wide survey to solicit input for the Kaūmana-Pi'ihonua Regional Plan. The main objective of the community outreach process was to identify and inventory the needs, opportunities, and concerns impacting the Kaūmana-Pi'ihonua community. The second objective was to identify projects that addressed these needs and resolved the issues. Through this community process, a list of 16 potential projects was generated and presented to the community on January 14, 2017. The list of potential projects are as follows and include a brief description and resulting discussions with the community. Those potential projects that were identified as Priority Projects are indicated below.

### 1. COMMUNITY CENTER (Priority Project)

Support the Kaūmana and Pi'ihonua Community Associations in the development of a community center. A community center would provide a central gathering place to house programs and events for the benefit of the Kaūmana and Pi'ihonua community. In the community survey, some lessees expressed concern that a community center may cause "traffic" and might impact the peacefulness of the area. However, this project was ranked number 1 as a priority in the community survey.

### 2. AGRICULTURE SUSTAINABILITY (Priority Project)

Create a community pasture to allow homesteaders to raise livestock on DHHL lower Pi'ihonua lands. As part of this project, training programs on raising livestock and how to dress and butcher animals would also be provided.

### 3. SUSTAINABLE ENERGY – HYDROELECTRICITY FEASIBILITY

There is potential to take advantage of the quantity of running water in the region. For instance, it was shared during the meetings that a homesteader has a water fall in the back of his property and hundreds of gallons flow through the waterfall on a daily basis. This could be an opportunity for homesteaders to utilize alternative energy.

### 4. WILDERNESS PARK

This project would take place on County-owned land near the Pi'ihonua homesteads. In the 1970s, the surrounding community initiated the development of a wilderness park which was approved by the mayor but never implemented. The park would have hiking and walking trails and native plants. Homesteaders would need to coordinate with the County on this project.

### 5. UPPER PI'IHONUA CAMP GROUNDS

The project would be to develop campgrounds on DHHL lands in upper Pi'ihonua on the slopes of Maunakea. The campgrounds would have modest amenities, perhaps traditional hale type shelters for campers. The camp would provide programmatic opportunities for students such as cultural practices such as stargazing/navigation and could also host visitors and tourists as a way to generate income for homestead associations. Programs could be developed in partnership with other Hawaiian organizations such as QLCC.

### 6. GUN-RANGE

A gun-range could be developed on DHHL lands in Upper Pi'ihonua to teach people how to hunt with a gun and could generate income. There are very limited gun-range facilities on Hawaii Island.

### 7. COMMUNITY NEEDS ASSESSMENT

Periodically, association leaders could conduct surveys to better assess demographic characteristics and needs of their communities. Results of the survey could be used to develop a Human Resource Inventory that identifies the skills, interests, and talents of homestead lessees.

### 8. CULTURAL ADVISORY BOARD

A cultural advisory board could be established to ensure proper handling and restoration of historic sites in the area.

### 9. PEST CONTROL (Priority Project)

Pi'ihonua homesteaders have organized an ongoing pest-control project to minimize the fire ant population in their area. Kaūmana residents have expressed a desire to implement a similar pest-control project in their area that will likely extend to surrounding non-DHHL lands to effectively manage pests such as fire ants, coqui frogs, and termites.

**10. COMMUNITY TOOL SHED (Priority Project)**

A community tool shed would provide tools and equipment that could be shared by community members to aid in home projects. The community tool shed could also aid in community work days. Possible locations for the tool shed were identified by the community and include easements off of Uhaloa and Lawai'a Streets.

**11. RETROFITTING HOUSES FOR RENEWABLE ENERGY**

This project would involve looking into solutions to help off-set energy costs to lessees such as retrofitting homes for solar water heaters, photovoltaic (PV) panels, and battery back-up storage systems. The upfront costs to install these systems are expensive. PV and solar ready homes will save homeowners on these upfront costs and allow cost savings to occur as soon as installation of these systems are complete.

**12. NEIGHBORHOOD WATCH**

A neighborhood watch program would help in crime prevention as well as provide an opportunity for community members to bond through this collective service. The program draws upon the help of neighbors to organize themselves and work with local law enforcement to keep their eyes and ears on their communities and demonstrate their presence at all times of day and night.

**13. DOG PARK**

A dog park would provide dog owners a location to let their dogs exercise and roam free within the confines of the park. The dog park also provides an opportunity for community to gather and socialize with each other. One idea was to integrate this park as part of the "Wilderness Park" project.

**14. COMMUNITY WORK DAYS (Priority Project)**

Community work days could involve a whole spectrum of projects from landscape beautification, roadside cleanup, stream cleanup, home maintenance and repairs for elderly residents, to pest control mitigation. Community work days could be combined with the "Community Tool Shed" project to leverage available equipment and resources.

**15. COMMUNICATE HOMESTEAD ASSOCIATION MISSION STATEMENT**

Promote the homestead association mission statement with lessees through various communication channels such as a newsletters, emails, mail-outs, and posters. Outline various association projects and

## 5 Potential Projects

accomplishments that fulfill the overall mission to attract more participation and membership in the homestead association.

### 16. DORM FOR NATIVE HAWAIIAN AVIATION STUDENTS

This project would create a dormitory on DHHL land for students. Another option would be to compensate native Hawaiian families to house students if a dormitory is not feasible. The dormitory or host family option could provide students with a more meaningful experience and exposure to the local culture. The dormitory or host family could house students enrolled in the aviation school proposed in the area.

## 6 Priority Projects

Beneficiaries from Kaūmana and Pi'ihonua that attended the Regional Planning meetings discussed regional issues and opportunities with DHHL. The various issues and opportunities identified by beneficiaries were consolidated into a list of potential projects. Meeting participants categorized the potential project list into a priority matrix that assessed level of difficulty and level of impact. Based on this group exercise, priority projects were identified as those projects with high impact despite the level of difficulty. These projects also achieve the vision for Kaūmana-Pi'ihonua of creating “cultural kīpukas that advance energy and food self-reliance, cultural awareness, and economic development throughout the region. A community center supports this effort by providing programs and services to afford the community with opportunities and choices for personal growth and well-being, contributing to the overall peacefulness of this area”

Chapter 5 includes all of the potential projects and identifies those elevated to priority projects by community consensus. The details of the four priority projects described on the following pages were evaluated and expanded upon by DHHL, their consulting team and key stakeholders.

It is important to note that with each priority project, a champion should be identified to lead the effort and initiate project implementation.

### 6.1 Kaūmana-Pi'ihonua Community Center

Utilizing a *hālau* or the Maori *marae* concept, a community center would help to provide a spiritual, ancestral, and cultural center for the homestead community. The community center could have the following amenities:

- A place for reasonably priced lodging (cots to sleep, bathrooms, showers, meals) during Merrie Monarch or other special events throughout the year
- Provide opportunity for job training programs
- Commercial kitchen for homesteader businesses
- A digital media and communication center with hi-tech equipment
- A place to learn and practice arts and crafts
- Be an emergency shelter

## 6 Priority Projects

An essential part of developing a community facility is to identify where the financial resources will come from to plan and maintain the facility, and how it will meet the needs and desires of the community. It is understood that facilities built together by neighbors and beneficiaries galvanizes the community.

### Objectives

The Kaūmana-Pi'ihonua homestead communities are without a designated, central community facility. The Kaūmana Community Association and Pi'ihonua Community Association meet at private residences or at one of two public facilities in the area: Carvalho Park and the Kaūmana Elementary School cafeteria. While the long-term goal is to develop a new community center for DHHL beneficiaries in the Kaūmana-Pi'ihonua region, the immediate goal is to identify a preferred location to site a community center and secure the necessary commitments to develop a community center at that site. .

Objectives for this project include:

- **Community Kīpuka.** Provide a safe, inviting, central facility as a focal point for beneficiaries to gather and foster a cohesive and connected community.
- **Social, Cultural, and Educational Programs.** Provide increased opportunities for beneficiary programs for all ages (pre-school, youth, adults, seniors) to address social, cultural, economic, recreational, and educational needs of the community.
- **Partnerships.** Establish strategic partnerships with key organizations to build a support network and attract resources for the benefit of the community.
- **Health & Wellness.** Provide opportunities for improved health and conditioning.

### Implementation Action Steps

Note, based on DHHL's prior experience with community-based projects as well as development projects in general, the actual construction of a community facility may take 10+ plus years to accomplish. Regional plans have a 5-year outlook. The recommended implementation action steps below identify actions that can reasonably be completed within the 5-year regional plan outlook. The action steps to accomplish the above objectives include:

- 1) **Site Selection.** Identify a suitable location for the Kaūmana-Pi'ihonua Community Center. Consider engaging a professional facilitator to help facilitate this process along with DHHL staff.
  - a. **Evaluation Criteria.** Develop criteria to evaluate and select a preferred site for a community center. Based on initial discussion during regional plan outreach meetings and feedback from the regional plan survey, criteria may include, but not limited to: (1) proximity to both Kaūmana and Pi'ihonua

- homestead areas to ensure convenient accessibility by homesteaders in each community; (2) Compatibility with surrounding land uses (i.e. a community facility should be sited in a location that will not disturb the “peaceful tranquility” of surrounding residents or cause unwanted traffic; (3) size of the parcel ; (4) distance to other community facilities; (5) Potential acquisition and/or development costs. (6) Accessibility/availability of needed infrastructure to support the facility. (7) Sites with lease availability or with leases that are due to expire soon. An advisory committee should be formed that includes members from both associations to guide and carry out this process and to gain consensus from the community on the final agreed upon site selection criteria.
- b. **Potential Sites.** The advisory committee should identify a list of potential locations for a community center and conduct exploratory meetings and site visits with various landowners (if on non-DHHL land) to collect more information related to the identified site selection criteria. During the regional plan meetings five sites were identified as potential locations for a community center. Three of the five potential sites are *not* located on DHHL land. The two of the potential sites that are located on DHHL lands are in areas designated by the Hawaii Island Plan for future residential homestead use.
  - c. **Apply Evaluation Criteria.** Evaluate the sites based on the agreed-upon evaluation criteria and compare results to determine the opportunities and constraints of each site. Based on the evaluation of sites, provide a recommendation of the preferred site and present findings to the Kaūmana-Pi'ihonua Community for input.
  - d. **Site Selection.** Based on site evaluations and community input, select the site for the community center and report to Kaūmana-Pi'ihonua beneficiaries along with the greater community.
- 2) **Agreements and Approvals to Utilize the Site.** Kaūmana and Pi'ihonua community associations will need to finalize agreements and approvals with the respective land owner to utilize the preferred site for a community center. There are two possible outcomes from Step-1 above: the selected preferred site for the community center is either (a) located on DHHL land or (b) *not* located on DHHL land. If the preferred site is located on DHHL land, then the following steps outlined in Figure 4 (page 4) “Master Planning and Land Development on Hawaiian Home Lands” apply. These steps include:
- a. **Temporary Right-of-Entry.** Kaūmana and Pi'ihonua community associations request a temporary Right-of-Entry (ROE) from DHHL in order to conduct planning and due diligence studies of the preferred site. The temporary ROE will need to be approved by the HHC.
  - b. **Master Plan & Environmental Assessment.** Once a temporary ROE has been granted to Kaūmana and Pi'ihonua community associations, then the two associations should initiate a



## 6 Priority Projects

master planning and environmental assessment (EA) process. This is a MAJOR step in the overall process for this priority project. As part of the master planning and EA processes, site assessment technical studies of the project area should be initiated. Site assessment technical studies could include:

- i. An archaeological survey;
- ii. Flora and fauna surveys;
- iii. Assessment of potential natural hazards;
- iv. Assessment of on-site drainage patterns;
- v. Identification of existing on-site and off-site infrastructure and its associated capacities;
- vi. Assessment of traffic activities in the surrounding area;

The master planning and EA processes should also identify and confirm what types of programs and activities that will take place at the facility so that the planned facility will be large enough to accommodate those desired programs and activities. It is strongly encouraged that Kaūmana and Pi‘ihonua community associations enlist the services of professional consultant(s) to help them complete a master plan and EA.

- c. **HHC EA Approval.** Once a final master plan and EA has been completed by Kaūmana and Pi‘ihonua community associations. The final EA must be approved by the HHC in which the HHC will make a determination that the proposed project will be found to have no significant impact to the project area and surrounding community or Finding or No Significant Impact (FONSI).
- d. **Long-Term Disposition.** Kaūmana and Pi‘ihonua community associations request a long-term disposition from DHHL. DHHL staff will work with the associations to identify terms and conditions that are mutually agreeable to each party. HHC approval of the long-term disposition is required. After a long-term disposition is approved by the HHC, Kaūmana and Pi‘ihonua community associations can proceed with the design and construction of the community center.

If the Kaūmana and Pi‘ihonua community associations select a preferred site that is *not* on DHHL lands, then the associations will need to comply with whatever process that is required by that land owner to secure a long-term agreement and approval for the associations to utilize the land for a community center.

Regardless of whether or not the selected preferred location of the community center is on DHHL lands, the Kaūmana and Pi‘ihonua community associations should complete the following implementation action steps below.

- 3) **Management & Use.** Determine the overall operations and management of the community center. DHHL in collaboration with the Kaūmana Community Association and Pi'ihonua Community Association should identify a managing entity or group of individuals to function as the essential support of the community center's day-to-day operations and overall management. This entity or group will be responsible for: (1) coordinating use and scheduling of programs and events at the center; (2) coordinating facility maintenance; and (3) ensuring financial stability and community accountability.
- 4) **Programs at the Community Center.** The managing entity or group should develop a program plan for the community center. The plan would identify the different types of programs and activities to offer at the community center and potential program partners. For each program or activity, the plan would also identify the estimated frequency in which the program or activity would be held (daily, weekly, monthly etc.), whether the program or activity is seasonal, and number of hours per use (ex: two-hours per week or five hours per month etc.) The program plan would also identify how these programs provide a benefit to the community. The program plan would also identify more permanent uses such as space for storage of equipment.
- 5) **Financial Plan.** Prepare a financial plan to demonstrate capability to startup and operate the community center. A financial plan could include a schedule of fees for use of facilities or other revenue streams. The financial plan should also project major long-term maintenance projects and associated costs over the term of the lease.

## 6.2 Agriculture Sustainability – Community Pasture

The community pasture program provides supplementary grazing and livestock opportunities to the local community while ensuring environmental and agricultural sustainability of the land. The community pasture program uses cattle grazing as the primary tool, supported by the latest livestock management science, to maintain an accessible food source. Well-managed pastures also provide air and water purification, soil conservation, and carbon sequestration.

Lower Pi'ihonua has supported active agricultural practices in the past. There is potential to put this land back into active agriculture given the soil types, water, and land base. In the interim, Lower Pi'ihonua can support passive agriculture uses such as pasture for cattle. The community is interested in learning how to raise and dress cattle as a means to feed local beef to the local community.

### Objectives

The Kaūmana-Pi'ihonua homestead communities have identified Lower Pi'ihonua as an opportunity to implement the community pasture program to provide a local food source as well as to address the wild

ungulate (hooved-animal) population on Hawai'i Island. The portions of Lower Pi'ihonua designated in the DHHL Hawai'i Island Plan as "General Agriculture" would be suitable for a community pasture (Figure 9). General Agriculture designated lands in Lower Pi'ihonua encompass an area of approximately 750 acres. A portion of this acreage could be utilized for a community pasture.

Objectives for this project include:

- **Supplemental Food Source.** Raise livestock on DHHL lands to feed local beef to the local community.
- **Livestock & Land Management.** Manage a productive pasture and promote environmentally responsible land use practices.
- **Training.** Provide training programs on raising livestock and how to dress and butcher animals.

### Implementation Action Steps

The action steps to accomplish the above objectives include:

- 1) **Participation.** Develop a community base to participate in the community pasture program.
  - a. **Champions.** Identify an individual or group to catalyze the effort of establishing the community pasture program who would likely be able to divert enough time and entrepreneurial attention to make the project happen. It may be unrealistic to rely solely on working cattlemen, who are busy trying to make their own operations successful.
  - b. **Patrons.** Identify other homestead associations in East Hawai'i that would like to participate in the community pasture program to maximize the number of patrons.
  - c. **Partners.** Identify partners that are involved in the cattle industry who have the capacity to share knowledge and experience in the production and processing of livestock for consumption (i.e. Hawai'i Island Meat Cooperative (Mobile slaughter house), Molokai Community Pasture Association, Hawai'i Cattlemen's Cooperative).
- 2) **Program Plan.** With the established community base, hold planning meetings to discuss various aspects of the community pasture program such as funding, management, membership structure, access, and infrastructure improvements. Document and formalize plan for DHHL review and input. The plan should, at a minimum, provide details on the following:

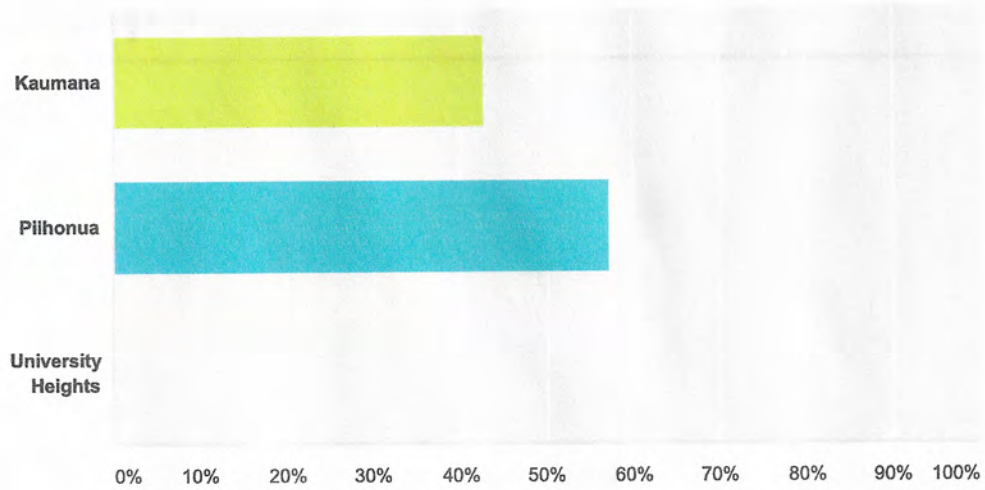
# Appendix D

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Community Survey

**Q1 Which homestead area do you live in  
(please choose one):**

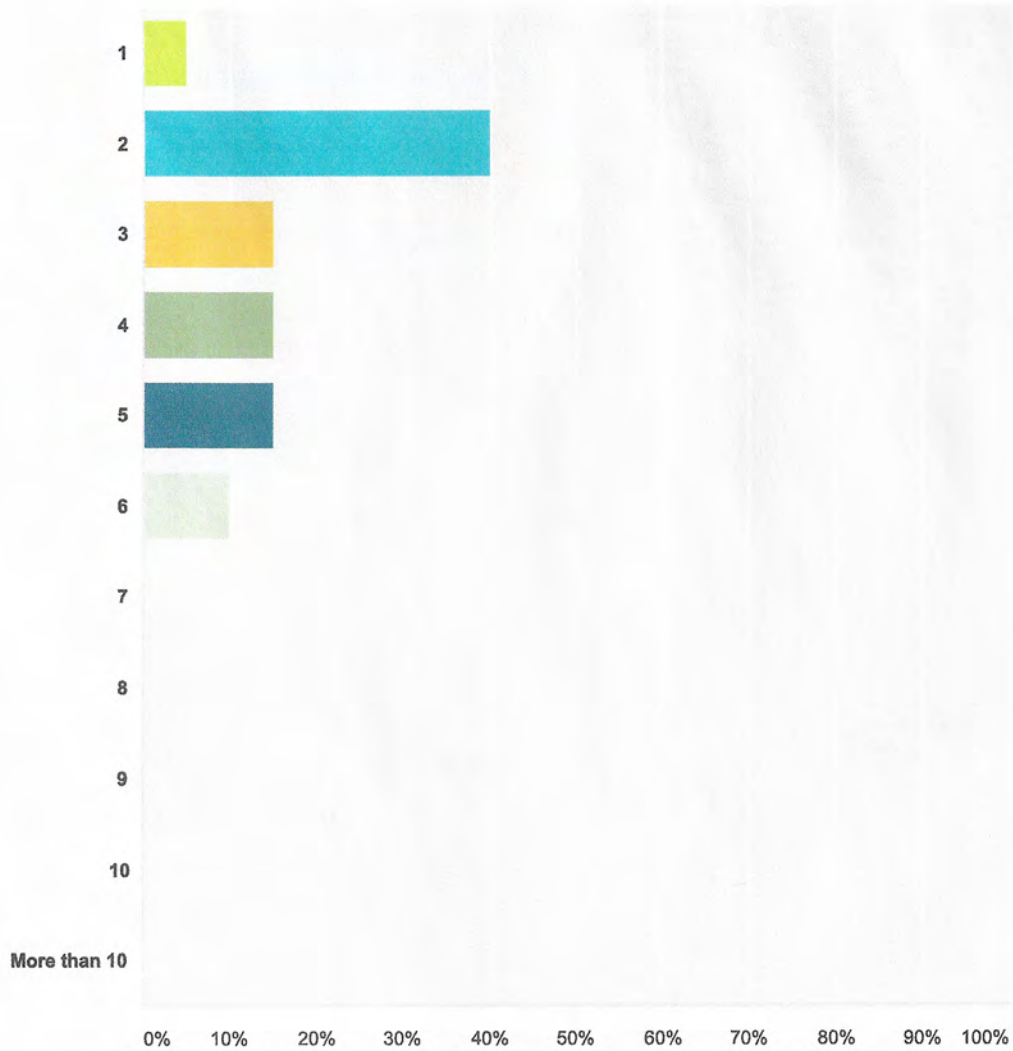
Answered: 21 Skipped: 1



Answer Choices	Responses	
Kaumana	42.86%	9
Pi'ihonua	57.14%	12
University Heights	0.00%	0
<b>Total</b>		<b>21</b>

## Q2 How many people live in your house?

Answered: 20 Skipped: 2



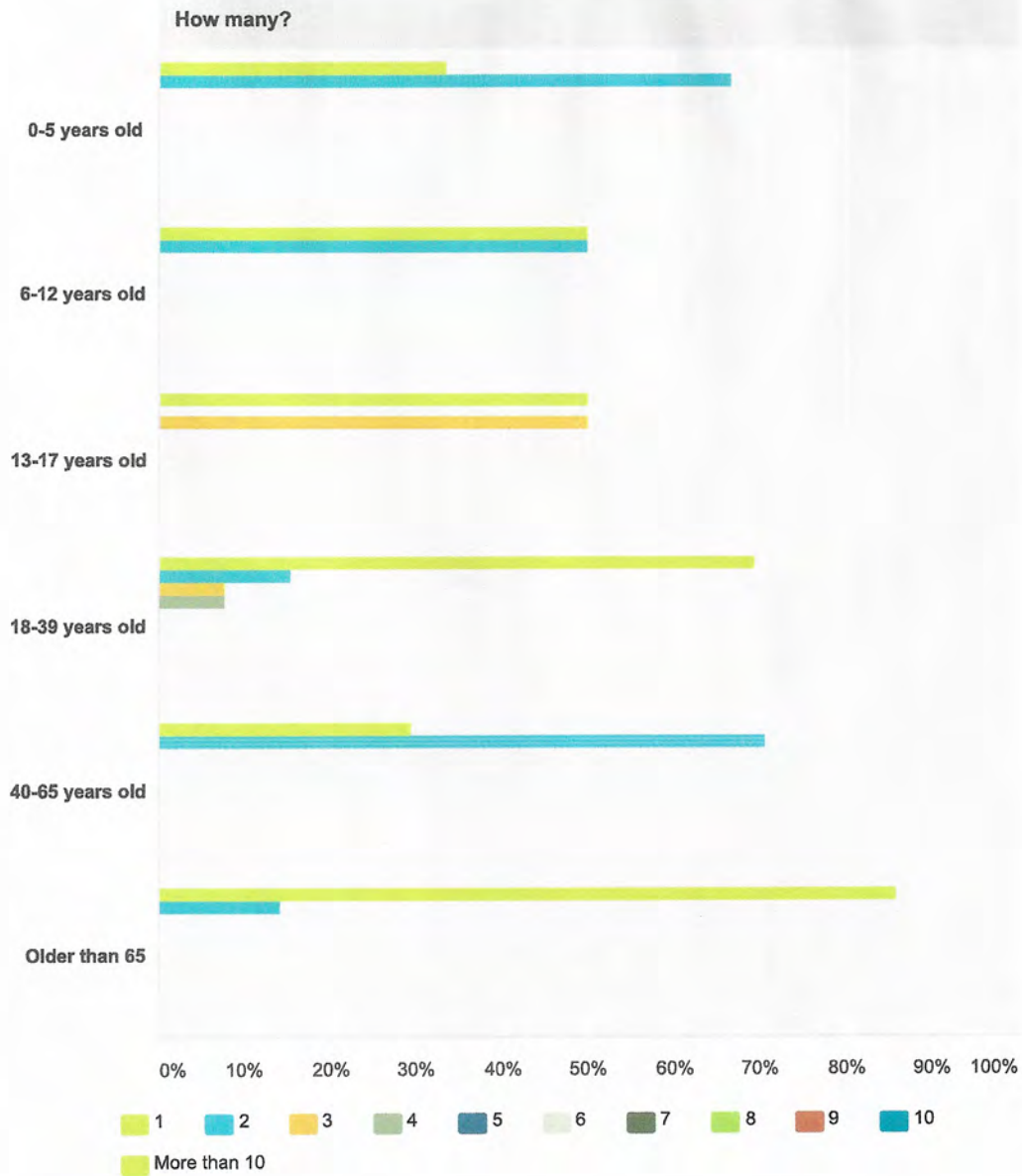
Answer Choices	Responses	
1	5.00%	1
2	40.00%	8
3	15.00%	3
4	15.00%	3
5	15.00%	3
6	10.00%	2
7	0.00%	0
8	0.00%	0
9	0.00%	0
10	0.00%	0

DHHL Kaumana-Pi'ihonua Regional Plan Survey

More than 10	0.00%	0
<b>Total</b>		<b>20</b>

**Q3 Age Groups. How many people who live in your house are in the following age groups: (Please enter the number of people in the age group. If no people in that age group, please put a zero):**

Answered: 21 Skipped: 1



How many?													
	1	2	3	4	5	6	7	8	9	10	More than 10	Total	
0-5 years old	33.33%	66.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3
	1	2	0	0	0	0	0	0	0	0	0	0	
6-12 years old	50.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4
	2	2	0	0	0	0	0	0	0	0	0	0	



### DHHL Kaumana-Pi'ihonua Regional Plan Survey

13-17 years old	<b>50.00%</b> 1	<b>0.00%</b> 0	<b>50.00%</b> 1	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	2
18-39 years old	<b>69.23%</b> 9	<b>15.38%</b> 2	<b>7.69%</b> 1	<b>7.69%</b> 1	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	13
40-65 years old	<b>29.41%</b> 5	<b>70.59%</b> 12	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	17
Older than 65	<b>85.71%</b> 6	<b>14.29%</b> 1	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	7

**Q4 What type of interests, hobbies, or recreational activities do you and/or the members of your household like to do? For example: kanikapila, cook, hula, lei making, hunting, softball, swim, sew, carve, paint, fix cars, learn about Hawaiian history etc.**

Answered: 19 Skipped: 3

#	Responses	Date
1	Cook, hunting, swim, sew, fix cars	12/13/2016 2:50 PM
2	Volleyball, hula, swim, paint, cook	12/13/2016 2:48 PM
3	Cook, swimming, arts & crafts	12/13/2016 9:32 AM
4	cook, sew, fishing, hula	12/13/2016 9:30 AM
5	Music, kanikapila	12/13/2016 9:28 AM
6	Crafting, sewing, gardening, landscaping	12/13/2016 9:05 AM
7	Our family does the following activities. Swim, beach, fix cars, Hawaiian History, church.	12/13/2016 8:59 AM
8	All of the above to include fishing, golfing, family time with ohana.	12/13/2016 8:54 AM
9	As a family we like to watch live performances of hula dancing, Hawaiian Music we also enjoy.	12/13/2016 8:51 AM
10	BBQ, play volleyball, read, play with our animals, cook, clean, and maintain our yard	12/13/2016 8:46 AM
11	Kanikapila, family BBQ's, entertain, cook, beach	12/13/2016 8:44 AM
12	Walking with my dog (dog park would be great), hula - community center for classes and gatherings, yoga	12/13/2016 8:35 AM
13	Kanikapila, fix cars, taking keikis walking up and down the subdivision, hanging out with neighbors, setting up projector to have movie night for the kids in the area	12/13/2016 8:31 AM
14	Walk at Liliuokalani & Banyan Dr. & Moku Oia, cook, cut weeds, grow food, practice Hawaiian values, computer to stay in touch with friends and family. Church at Malia Pulla o' Kalani, Keaukaha, play ukulele, choral singing, exploring new places to eat	12/13/2016 8:25 AM
15	gardening, reading, sports enthusiast	12/7/2016 6:47 PM
16	Our hobbies include: Powerlifting, Reading, Relaxing, Entertaining/Grilling, Enjoy, Yard Work, Simple Crafting, etc.	11/29/2016 7:42 PM
17	Gardening	11/25/2016 9:00 AM
18	Hunt, Fish, Swim, Walk, Camp	11/22/2016 3:51 PM
19	paint,draw, crochet, gardening,cook, yardwork	11/21/2016 2:25 PM

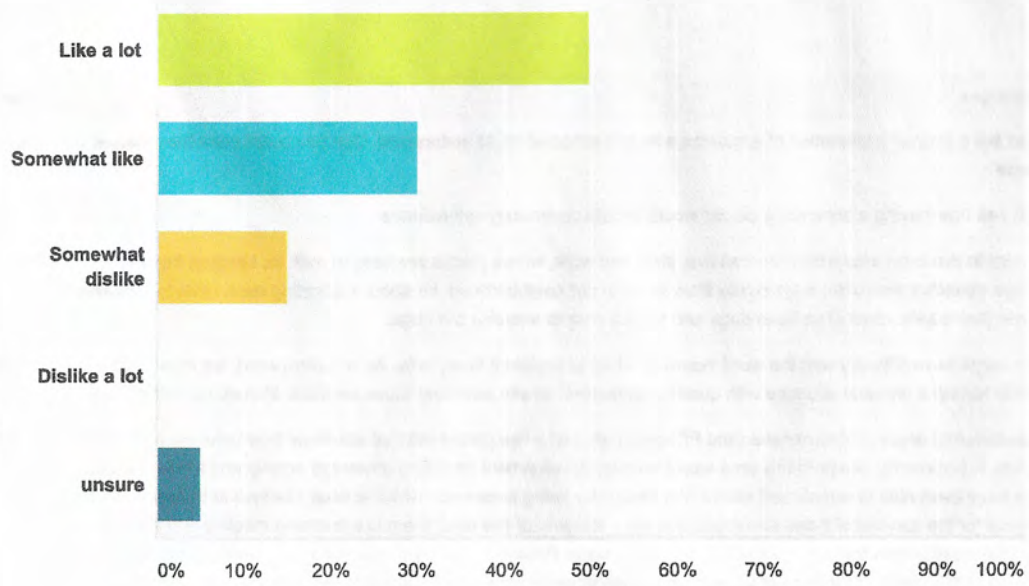
**Q5 For those members of your household that work, please list what types of occupations/jobs that you and the members of your household have. Or if retired or taking a break from the workforce, what previous occupation did you and the members of your household have?**

Answered: 19 Skipped: 3

#	Responses	Date
1	Hotel industry, kitchen supervisor, hospital supervisor, chef's assistant, housekeeping, laundry	12/13/2016 2:50 PM
2	Warehouse, HR/admin	12/13/2016 2:48 PM
3	Construction Retired Restaurant business	12/13/2016 9:32 AM
4	Cooks Self-employed - silk screen & maintenance	12/13/2016 9:30 AM
5	Hawaiian Airlines supervisor of agents Entertainer Librarian Hula dancer	12/13/2016 9:28 AM
6	Certified home child care provider Certified nursing aide Buyer, sales manager for supermarket chain	12/13/2016 9:05 AM
7	Department of Education	12/13/2016 8:59 AM
8	1 - School security attendant for Hilo Intermediate School 2 - After school A+ provider for Saint Joseph School	12/13/2016 8:54 AM
9	Gabrielle Chow is a juvenile probation officer at Drug Court. Rona Chow - Mental health / drug counselor @ BISAC (2008-2015)	12/13/2016 8:51 AM
10	Landscaper at Kahanaiki in Kona Pharmacy Technician at Costco in Kona Receptionist at Hawaii Radiology in Hilo	12/13/2016 8:46 AM
11	Paramedic w/ HI County Fire Dept Teacher @ DOE HI	12/13/2016 8:44 AM
12	farming/production, retired, sales consultant, marketing	12/13/2016 8:35 AM
13	Automotive sales industry, school teacher, college student, 2 keikis under 5.	12/13/2016 8:31 AM
14	Librarian - public, college, and school Invstigator/paralegal, musician (church), substitute middle and high school teacher: science, PE, wood shop, history, math, and English.	12/13/2016 8:25 AM
15	dental assistant retail store manager	12/7/2016 6:47 PM
16	CDL Truck Driver/Transportation/Draying Legal Clerical Work	11/29/2016 7:42 PM
17	Kamehameha School, Hawaii Army National Guard	11/25/2016 9:00 AM
18	Conservation Enforcement Employment Counseling	11/22/2016 3:51 PM
19	Retired firefighter Retired airline agent	11/21/2016 2:25 PM

**Q6 How much do you like the above vision statement? (please choose one)**

Answered: 20 Skipped: 2



Answer Choices	Responses	
Like a lot	50.00%	10
Somewhat like	30.00%	6
Somewhat dislike	15.00%	3
Dislike a lot	0.00%	0
unsure	5.00%	1
<b>Total</b>		<b>20</b>

**Q7 If you selected "Somewhat dislike" or "Dislike a lot" or "Unsure", please tell us why. Otherwise, please leave space blank.**

Answered: 6 Skipped: 16

#	Responses	Date
1	Would like a simpler explanation of a mission a middle schooler could understand. Can you bullet point the different projects?	12/13/2016 9:05 AM
2	I can't see how having a community center would benefit community self-reliance.	12/13/2016 8:55 AM
3	We want to live in an area where we can live, play, and work, where places are easy to walk to, bringing fresh produce - beef/chicken/pork, eggs locally from those in our neighborhood. Its about supporting each other in a healthy lifestyle that is safe. Most of us have dogs and need a park to exercise our dogs.	12/13/2016 8:37 AM
4	Some might have difficulty with the word 'housing.' I had to explain it to my wife. As an action word, we mean to move towards having a physical structure with qualified personnel on site providing these services. Mahalo nui - all of you!	12/13/2016 8:26 AM
5	These beautiful areas of Kaumanana (and Pi'ihonua) are just a few places left that still show their natural beauty of the uplands. A community center in this area would be over development attracting unwanted activity and traffic. These areas have been able to remain self reliant with energy by being preserved, which is what I believe to be key and essential for the survival of these sweet uplands. As a resident of this land, there is something magical and healing about the mystic mists that roll in with Lilinoe with her sister Poliahu on the slopes of Mauna a Wakea. The lush romance of the lovers Ohi'a and Lehua surround these uplands entwined in each other while facing rapid death their love has flourished and blossomed throughout the forests of these areas the blossoms and trees are transparent of their love. The cold anuanu weather is refreshing to breathe in with the kehau anu. It is these surroundings that make Kaumana Homestead a special place to live minimal disruption would be ideal along with preservation to keep this area a wahi pana and a pu'uhonua for its residents. Mahalo!	11/29/2016 8:00 PM
6	The center would allow our Homestead a place to gather and practice our culture.	11/21/2016 2:30 PM

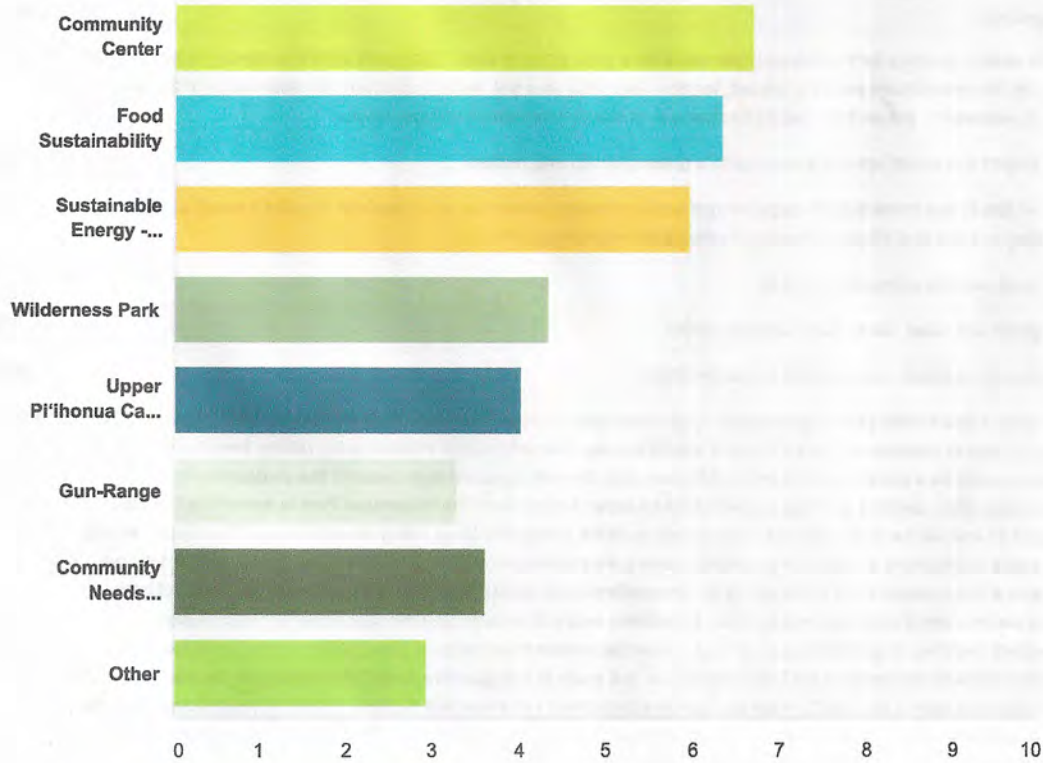
**Q8 OTHER PROJECT. If you have another idea for a project, please describe briefly below and rank in Q9.**

Answered: 7 Skipped: 15

#	Responses	Date
1	I think smaller projects for the communities would be a good place to start. This would build community moral as far as buy into the associations such as: fire ant, termite, coqui frog removal, retrofitting houses for solar water and solar panels, sidewalks, poison from county for river etc. of course there about delicate issues.	12/13/2016 9:04 AM
2	Any project that would serve the community's general health and welfare.	12/13/2016 8:57 AM
3	I would like to see some type of neighborhood watch program; most of us are at work all day and it would be mind relieving to know that others in the neighborhood are watching out for us.	12/13/2016 8:42 AM
4	Dog park, walking sidewalk, and trails	12/13/2016 8:38 AM
5	Cut grass, trim trees, clean floor! Maintain facility.	12/13/2016 8:29 AM
6	Community toolshed. Loaning tools to aid members.	12/7/2016 6:54 PM
7	The project ideas listed above do not seem to be reasonable and realistic ideas. A Community Center maybe sounds okay but use to entertain Merrie Monarch is almost too commercialized and a disturbance, raising livestock in Pi'ihonua may be a good option limited to Pi'ihonua, and the running water region seems like an opportunity to collaborate w/the county's planning department &/or water department. The Wilderness Park is something I would support as well as the camp grounds. The gun range I think presents a large safety issue/concern. The idea of leaving the needs assessment to association leaders is scary. As an independent, part native Hawaiian young adult I did not become a home owner to be governed by an association and/or its leaders. I wanted to share in the dream of being a home owner without such governance of an association as it still unclear what the associations mission/vision statement really is....it seems like a ploy to gain financial monies from the government which in turn you'd have to develop/utilize those funds for the "community"....or is it really to just gain free funds?!?!? Perhaps in the near future it will become clearer. I don't really have an idea for a project but I do know that Kaumana is just a magical and beautiful place just the way it is, I fear further development would only strip its beauty away. Thank you for time and consideration and making this discussion available to all mana'o. Mahalo!	11/29/2016 9:02 PM

**Q9 With 1 being the highest and 8 being the lowest, please rank from 1 to 8, your highest priority for the following community projects or programs in your community.**

Answered: 20 Skipped: 2



	1	2	3	4	5	6	7	8	Total	Score
Community Center	57.89%	10.53%	0.00%	21.05%	5.26%	0.00%	0.00%	5.26%	19	6.68
Food Sustainability	16.67%	38.89%	27.78%	0.00%	11.11%	5.56%	0.00%	0.00%	18	6.33
Sustainable Energy - Hydroelectricity Feasibility	6.25%	37.50%	25.00%	12.50%	12.50%	6.25%	0.00%	0.00%	16	5.94
Wilderness Park	0.00%	6.67%	13.33%	26.67%	20.00%	26.67%	6.67%	0.00%	15	4.33
Upper Pi'ihonua Camp Grounds	0.00%	0.00%	6.67%	33.33%	26.67%	20.00%	13.33%	0.00%	15	4.00
Gun-Range	6.67%	0.00%	13.33%	0.00%	13.33%	26.67%	20.00%	20.00%	15	3.27
Community Needs Assessment	6.67%	13.33%	6.67%	0.00%	6.67%	13.33%	53.33%	0.00%	15	3.60
Other	8.33%	0.00%	16.67%	0.00%	16.67%	0.00%	0.00%	58.33%	12	2.92

**Q8 OTHER PROJECT. If you have another idea for a project, please describe briefly below and rank in Q9.**

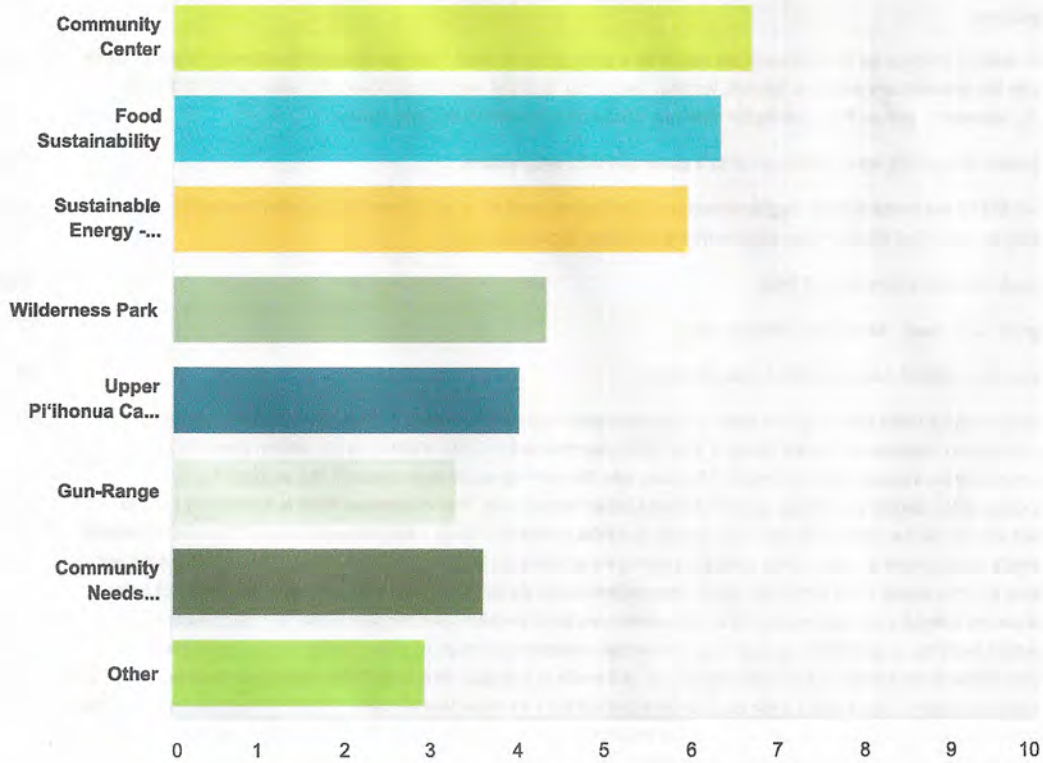
Answered: 7 Skipped: 15

#	Responses	Date
1	I think smaller projects for the communities would be a good place to start. This would build community moral as far as buy into the associations such as: fire ant, termite, coqui frog removal, retrofitting houses for solar water and solar panels, sidewalks, poison from county for river etc. of course there about delicate issues.	12/13/2016 9:04 AM
2	Any project that would serve the community's general health and welfare.	12/13/2016 8:57 AM
3	I would like to see some type of neighborhood watch program; most of us are at work all day and it would be mind relieving to know that others in the neighborhood are watching out for us.	12/13/2016 8:42 AM
4	Dog park, walking sidewalk, and trails	12/13/2016 8:38 AM
5	Cut grass, trim trees, clean floor! Maintain facility.	12/13/2016 8:29 AM
6	Community toolshed. Loaning tools to aid members.	12/7/2016 6:54 PM
7	The project ideas listed above do not seem to be reasonable and realistic ideas. A Community Center maybe sounds okay but use to entertain Merrie Monarch is almost too commercialized and a disturbance, raising livestock in Pi'ihonua may be a good option limited to Pi'ihonua, and the running water region seems like an opportunity to collaborate w/the county's planning department &/or water department. The Wilderness Park is something I would support as well as the camp grounds. The gun range I think presents a large safety issue/concern. The idea of leaving the needs assessment to association leaders is scary. As an independent, part native Hawaiian young adult I did not become a home owner to be governed by an association and/or its leaders. I wanted to share in the dream of being a home owner without such governance of an association as it still unclear what the associations mission/vision statement really is....it seems like a ploy to gain financial monies from the government which in turn you'd have to develop/utilize those funds for the "community"....or is it really to just gain free funds?!?!? Perhaps in the near future it will become clearer. I don't really have an idea for a project but I do know that Kaumana is just a magical and beautiful place just the way it is, I fear further development would only strip its beauty away. Thank you for time and consideration and making this discussion available to all mana'o. Mahalo!	11/29/2016 9:02 PM



**Q9 With 1 being the highest and 8 being the lowest, please rank from 1 to 8, your highest priority for the following community projects or programs in your community.**

Answered: 20 Skipped: 2



	1	2	3	4	5	6	7	8	Total	Score
Community Center	57.89% 11	10.53% 2	0.00% 0	21.05% 4	5.26% 1	0.00% 0	0.00% 0	5.26% 1	19	6.68
Food Sustainability	16.67% 3	38.89% 7	27.78% 5	0.00% 0	11.11% 2	5.56% 1	0.00% 0	0.00% 0	18	6.33
Sustainable Energy - Hydroelectricity Feasibility	6.25% 1	37.50% 6	25.00% 4	12.50% 2	12.50% 2	6.25% 1	0.00% 0	0.00% 0	16	5.94
Wilderness Park	0.00% 0	6.67% 1	13.33% 2	26.67% 4	20.00% 3	26.67% 4	6.67% 1	0.00% 0	15	4.33
Upper Pi'ihonua Camp Grounds	0.00% 0	0.00% 0	6.67% 1	33.33% 5	26.67% 4	20.00% 3	13.33% 2	0.00% 0	15	4.00
Gun-Range	6.67% 1	0.00% 0	13.33% 2	0.00% 0	13.33% 2	26.67% 4	20.00% 3	20.00% 3	15	3.27
Community Needs Assessment	6.67% 1	13.33% 2	6.67% 1	0.00% 0	6.67% 1	13.33% 2	53.33% 8	0.00% 0	15	3.60
Other	8.33% 1	0.00% 0	16.67% 2	0.00% 0	16.67% 2	0.00% 0	0.00% 0	58.33% 7	12	2.92

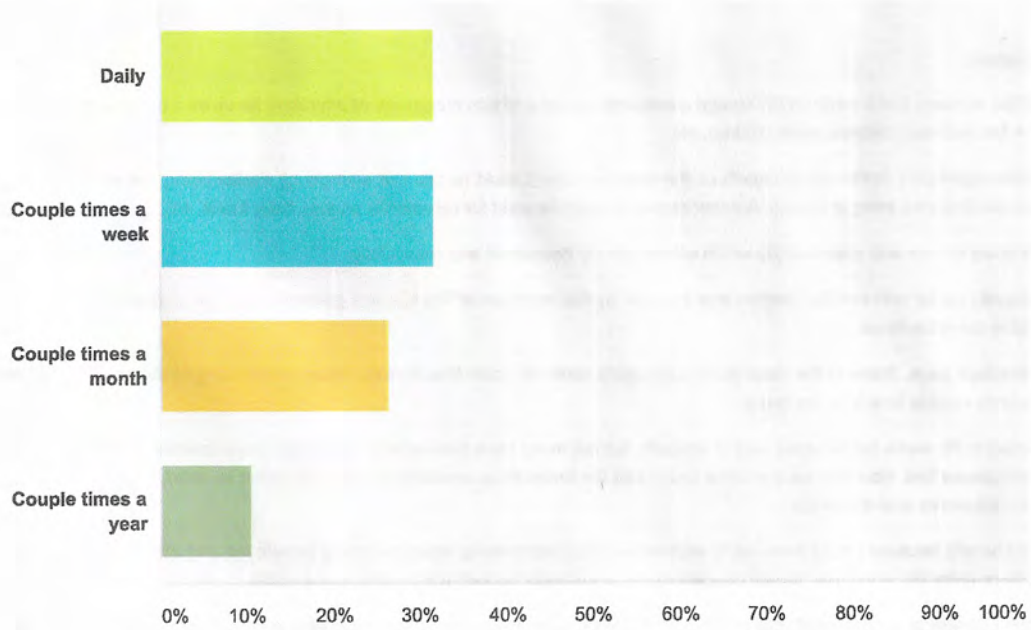
**Q10 Please explain how the project you ranked as a NUMBER 1 priority in the previous question would positively affect you or your household or community?**

Answered: 17 Skipped: 3

#	Responses	Date
1	All of the numbers that I made #1 [all except community center and gun range] are all important for us as a community for the future of our children, grandchildren, etc.	12/13/2016 9:35 AM
2	I feel the community center would benefit us the most because it could be used as emergency shelter being that we have a lot of storms living in Hawaii. Another reason it could be used for community parties, baby luaus, etc....	12/13/2016 9:33 AM
3	Its all about culture and sustainability which will benefit my household and community.	12/13/2016 9:31 AM
4	Community center with certified kitchen was selected by the members of PHHCA at a general meeting in July of 2015, so that is our main focus.	12/13/2016 9:06 AM
5	See previous page. Some of the ideas for small projects could be worm bins for food waste, composting tumblers, community recycle bins for most items.	12/13/2016 9:04 AM
6	As stated in #5, we've talked about a lot of projects, but not many have panned out. Take care of our community and its self-reliance first. Now that we are home owners on the homestead, anything to make life easier ie. solar, fire ant control, sidewalks and driveways.	12/13/2016 8:57 AM
7	I would benefit because I have been out fo work since 2015. Job training programs would benefit me and others who need to re-enter the workforce. My spouse would like to immerse herself in Hawaiian arts & crafts.	12/13/2016 8:52 AM
8	Sustainable energy would benefit the environment as well as decrease the amount paid to outside entities, while potentially providing a model for other communities to take advantage of our natural resources in a positive manner.	12/13/2016 8:46 AM
9	The cost to eat/buy at the grocery store is astronomical, beef and poultry prices are disgustingly unaffordable. \$10.00 for a gallon of Meadow Gold milk, \$5-\$7 for a loaf of Loves bread. I know nothing about raising livestock but I am more than willing to learn to help others live, as well as myself and my family.	12/13/2016 8:42 AM
10	Fellowship, training/education, cultural activities, gathering, prosperity within the community	12/13/2016 8:38 AM
11	We are more capable of being a self sustained island. Having a pasture will reduce the amount of trips we take to the grocery store. We rely so much on food that is flown or barged in from the US. We don't see that we can raise our own meat and not pay top dollar for meat. It will also teach our keiki independence, and not relying on someone else to put food on the table. We can do it on our own. We just have to get off our butts and make a change for the better.	12/13/2016 8:33 AM
12	Would help to develop actual community. Some residents are known very little by their neighbors. Sharing a place for the good of the community - where we can work and create together can draw us all closer together.	12/13/2016 8:29 AM
13	Lodging, emergency shelter, using the building.	12/7/2016 6:54 PM
14	I choose a level of 5 under Other. Simply because I think there needs to be more thought put into trying to birth any of these ideas before actually going forward.	11/29/2016 9:02 PM
15	A place where we Hawaiians can come together to share or practice there culture.	11/25/2016 9:03 AM
16	My husband is an avid hunter and a gun range would be beneficial	11/22/2016 3:56 PM
17	It would draw our Community together	11/21/2016 2:34 PM

**Q11 How often would you or your household member utilize or be positively effected if your NUMBER 1 priority project were implemented?**

Answered: 19 Skipped: 3



Answer Choices	Responses	
Daily	31.58%	6
Couple times a week	31.58%	6
Couple times a month	26.32%	5
Couple times a year	10.53%	2
<b>Total</b>		<b>19</b>

- 3) **Management & Use.** Determine the overall operations and management of the community center. DHHL in collaboration with the Kaūmana Community Association and Pi'ihonua Community Association should identify a managing entity or group of individuals to function as the essential support of the community center's day-to-day operations and overall management. This entity or group will be responsible for: (1) coordinating use and scheduling of programs and events at the center; (2) coordinating facility maintenance; and (3) ensuring financial stability and community accountability.
- 4) **Programs at the Community Center.** The managing entity or group should develop a program plan for the community center. The plan would identify the different types of programs and activities to offer at the community center and potential program partners. For each program or activity, the plan would also identify the estimated frequency in which the program or activity would be held (daily, weekly, monthly etc.), whether the program or activity is seasonal, and number of hours per use (ex: two-hours per week or five hours per month etc.) The program plan would also identify how these programs provide a benefit to the community. The program plan would also identify more permanent uses such as space for storage of equipment.
- 5) **Financial Plan.** Prepare a financial plan to demonstrate capability to startup and operate the community center. A financial plan could include a schedule of fees for use of facilities or other revenue streams. The financial plan should also project major long-term maintenance projects and associated costs over the term of the lease.

## 6.2 Agriculture Sustainability – Community Pasture

The community pasture program provides supplementary grazing and livestock opportunities to the local community while ensuring environmental and agricultural sustainability of the land. The community pasture program uses cattle grazing as the primary tool, supported by the latest livestock management science, to maintain an accessible food source. Well-managed pastures also provide air and water purification, soil conservation, and carbon sequestration.

Lower Pi'ihonua has supported active agricultural practices in the past. There is potential to put this land back into active agriculture given the soil types, water, and land base. In the interim, Lower Pi'ihonua can support passive agriculture uses such as pasture for cattle. The community is interested in learning how to raise and dress cattle as a means to feed local beef to the local community.

### Objectives

The Kaūmana-Pi'ihonua homestead communities have identified Lower Pi'ihonua as an opportunity to implement the community pasture program to provide a local food source as well as to address the wild

## 6 Priority Projects

ungulate (hooved-animal) population on Hawai'i Island. The portions of Lower Pi'ihonua designated in the DHHL Hawai'i Island Plan as "General Agriculture" would be suitable for a community pasture (Figure 9). General Agriculture designated lands in Lower Pi'ihonua encompass an area of approximately 750 acres. A portion of this acreage could be utilized for a community pasture.

Objectives for this project include:

- **Supplemental Food Source.** Raise livestock on DHHL lands to feed local beef to the local community.
- **Livestock & Land Management.** Manage a productive pasture and promote environmentally responsible land use practices.
- **Training.** Provide training programs on raising livestock and how to dress and butcher animals.

### Implementation Action Steps

The action steps to accomplish the above objectives include:

- 1) **Participation.** Develop a community base to participate in the community pasture program.
  - a. **Champions.** Identify an individual or group to catalyze the effort of establishing the community pasture program who would likely be able to divert enough time and entrepreneurial attention to make the project happen. It may be unrealistic to rely solely on working cattlemen, who are busy trying to make their own operations successful.
  - b. **Patrons.** Identify other homestead associations in East Hawai'i that would like to participate in the community pasture program to maximize the number of patrons.
  - c. **Partners.** Identify partners that are involved in the cattle industry who have the capacity to share knowledge and experience in the production and processing of livestock for consumption (i.e. Hawai'i Island Meat Cooperative (Mobile slaughter house), Molokai Community Pasture Association, Hawai'i Cattlemen's Cooperative).
- 2) **Program Plan.** With the established community base, hold planning meetings to discuss various aspects of the community pasture program such as funding, management, membership structure, access, and infrastructure improvements. Document and formalize plan for DHHL review and input. The plan should, at a minimum, provide details on the following:

- a. **Program Structure.** Determine the type of structure the program will operate under: 1) 501(c)(3) nonprofit corporation; or 2) agricultural cooperative organized under HRS chapter 421.
  - b. **Membership Fees.** Consider community buy-in options where participants pay a fee in return for local meat at a reduced cost.
  - c. **Livestock Source.** Identify sources and type of livestock for the community pasture.
  - d. **Management.** Identify a community pasture manager(s) and develop a job description(s) of what the position(s) entails.
  - e. **Processing.** Discuss possible membership with the Hawai'i Island Meat Cooperative (HIMC). Hawai'i Island Meat Cooperative operates a USDA-inspected Mobile Slaughter Unit (MSU) which brings self-contained slaughter services directly to small- and mid-scale meat producers around the island in disbursed rural areas. MSU's provide an affordable option to process four types of animals: cattle, pigs, sheep, and goats. Membership in HIMC provides benefits such as priority scheduling, discounted service prices, and option to sell meat through HIMC, where it will be branded under the "Hawai'i Island Meat" label alongside other ranchers' products that conform to HIMC's quality standards.
- 3) **Temporary Right-of-Entry.** Kaūmana and Pi'ihonua community associations request a temporary Right-of-Entry (ROE) from DHHL in order to conduct site planning and due diligence studies in Lower Pi'ihonua for a community pasture. The temporary ROE will need to be approved by the HHC, at which time, the Program Plan that was developed by the community in Step-2 should be presented to the HHC for review and comments.
  - 4) **Site Assessment and Plan.** Initiate the process to identify and prepare the best suited land for pasture at Lower Pi'ihonua. The site assessment and plan must also identify the types and location of improvements that will be made to the land such as fencing, irrigation lines, and roads. The site plan should depict graphically where improvements will be made. Note, the plan should identify required permits that are needed for proposed uses such as stream water diversion or waste disposal. Also, depending on the type and intensity of the proposed improvements on the site, an EA may be required. Using professional pasture managers, the site assessment and plan should also include a *grazing plan* to ensure that the pasture's productivity and sustainability is maintained effectively. Natural Resources Conservation Services (NRCS), and the UH College of Tropical Agricultural Resources (CTAHR) may offer technical assistance with completing this implementation action step.

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- 5) **Financial Plan.** Prepare a financial plan to determine the amount of capital needed to fund the program and potential funding sources to construct infrastructure improvements (i.e. roads and fencing), acquire livestock, cover the costs of pasture management, and processing.
- 6) **Long-Term Disposition.** Kaūmana and Pi'ihonua community associations request a long-term disposition from DHHL. DHHL staff will work with the associations to identify terms and conditions that are mutually agreeable to each party. HHC approval of the long-term disposition is required. After a long-term disposition is approved by the HHC, Kaūmana and Pi'ihonua community associations can proceed with making the necessary improvements to the land and utilizing the area as a community pasture.
- 7) **Annual Review.** The managing entity shall submit an annual report to HHC by December 31 to assess its accomplishments and challenges. The spirit of this report is to encourage open communication on the successes and challenges faced by the managing entity so the HHC and DHHL is fully apprised of its efforts and in order to encourage Departmental assistance as needed.

### 6.3 Community Tool Shed and Work Days

The vision behind the Community Tool Shed project is twofold. One aim is to create a community tool shed where participants can access the appropriate equipment to aid in the maintenance of homestead lots and common areas. The second is to provide a much needed resource where participants can engage in community landscape and restoration work in a meaningful way. Through the work of the Community Tool Shed Project itself, volunteers partake in beautifying the landscape, learning about the land, helping neighbors in need, and establishing a sense of community pride.

This project is important to the community because it gives residents access to tools they otherwise would have gone without. The cost of tools could be spread between everyone involved in the program through a membership fee. Using these tools, residents can do minor home repairs and projects, improving the overall attractiveness of the community.

#### Objectives

Objectives for this project include:

- **Shared Resources.** Provide a collection of tools that can be used by the community for home, yard, and community-wide projects.
- **Beautification.** Maintain the beauty of the community landscape and built environment.

- **Collaboration.** Inspire participation in community projects to strengthen and celebrate collaboration among community members and build a sense of pride and accomplishment.

### Implementation Action Steps

The action steps to accomplish the above objectives include:

- 1) **Survey.** Conduct a community survey to help define the scope of the project. The survey is a way to identify who will be able to use the tool shed (i.e. Kaūmana-Pi'ihonua homesteaders only, the larger surrounding neighborhoods), the types of tools and supplies people need and what they might want to share or donate for community use (i.e. gardening and lawn tools, home repair tools, ladders, buckets). The survey should also be used to gauge how many people would be interested in using the community tool shed and who would be interested in volunteering their time. Solicit input on community work day projects that can benefit from the community tool shed.
- 2) **Research & Resources.** Conduct research on other successful models of community tool sheds that can be applied to this project. Here are links to resources:
  - **Phoenix Tool Shed:** [phxtoolshed.org](http://phxtoolshed.org)
  - **Mount Rainier Community Toolshed:** [www.communitytoolshed.org](http://www.communitytoolshed.org)
  - **Cache Valley Community Tool Shed:**  
<http://testweb.loganutah.org/CD/CDBG/OneHome/DOC/CommunityToolShedBrochure.pdf>
  - **Pinewood Greens Community Tool Shed:** [www.pinewoodgreens.com/toolshed.html](http://www.pinewoodgreens.com/toolshed.html)
  - **NE Seattle Tool Library:** [Neseattletoollibrary.org](http://Neseattletoollibrary.org)
  - **Tacoma Tool Library:** [tacomatoollibrary.com](http://tacomatoollibrary.com)
- 3) **Startup Plan.** Based on preliminary research and survey results, develop a startup plan to launch the project.
  - a. **Champions.** Identify the core group of people who will launch this project and see it to fruition. This group may become the managing entity, but to ensure longevity encourage others to get involved throughout the process.
  - b. **Protocols and Procedures.** Identify protocols and procedures regarding usage and management of the tool shed.
    - i. **Membership.** Determine who is eligible and develop a membership application for qualified participants.



- ii. **Fees.** Calculate an appropriate fee to help fund the ongoing operation of the project.
  - iii. **Maintenance.** Determine how tools and equipment will be maintained. Look into partnering with a local tool shop.
  - iv. **Lending Policy.** Develop a lending policy for proper usage of equipment.
  - v. **Liability Waiver.** Establish a liability waiver to hold harmless the volunteers and employees of the community toolshed project and DHHL. Consult with a legal team to develop waiver or release form.
- c. **Location.** Identify a facility to house the community tool shed project and obtain necessary permissions to locate toolshed at the site. In the future, the tool shed can be housed at the proposed Kaūmana-Pi'ihonua Community Center.
- d. **Roles and Responsibilities.** Create a set of roles and responsibilities needed to manage this project successfully. Consider the following roles and determine if an individual can participate in multiple roles or if a role is too large to be coupled with another.
  - i. **Coordination.** Scheduling the lending of tools and equipment.
  - ii. **Equipment.** Maintaining an inventory list of all equipment. Seeking equipment donations.
  - iii. **Operations.** Manning the toolshed during operating hours. Inspecting tools upon return.
  - iv. **Storage.** Maintaining proper storage of equipment. Keeping the tool shed and inventory secure.
  - v. **Maintenance.** Maintenance and repair of equipment.
  - vi. **Membership.** Collection of membership applications. Keeping record of members.
  - vii. **Funding.** Collection of fees for member participation. Seeking monetary donations.
- 4) **Financial Plan.** Prepare a financial plan to determine the amount of capital needed to fund the program and potential funding sources.
- 5) **Community Work Days.** Based on survey results and community input, develop a list of community projects. Organize community work days and solicit participation from the community. Identify the tools and equipment needed for the project and check to see if available in community tool shed. One

of the first community work days can be focused on setting up the community tool shed at its desired location and incorporate a training day for using various types of equipment.

- 6) **Annual Review.** The managing entity shall submit an annual report to HHC by December 31 to assess its accomplishments and challenges. The spirit of this report is to encourage open communication on the successes and challenges faced by the managing entity so the HHC and DHHL is fully apprised of its efforts and in order to encourage Departmental assistance as needed.

#### 6.4 Pest-Control Mitigation and Removal (Kaūmana Only)

Pi'ihonua homesteaders have organized an ongoing pest-control project to minimize the fire ant population in their area. Kaūmana residents have expressed a desire to implement a similar pest-control project in their area that will likely extend to surrounding non-DHHL lands to effectively manage pests such as fire ants, coqui frogs, and termites.

##### Objectives

Objectives for this project include:

- **Optimization.** Optimize pest-control management efforts among residents to efficiently suppress imminent and incipient pest populations.
- **Suppression.** Suppress priority pest populations in targeted areas to prevent further establishment and spread.
- **Environmental Responsibility.** Use responsible and best management practices to preserve the integrity of the natural environment while implementing pest control measures.

##### Implementation Action Steps

The action steps to accomplish the above objectives include:

- 1) **Identification.** Identify priority pest populations to manage and control collectively. Some species of concern include fire ants, coqui frogs, and termites.
- 2) **Research & Resources.** Conduct research on effective pest-control measures for the targeted species. Here are links to resources:
  - **U.S. Environmental Protection Agency:** <https://www.epa.gov/managing-pests-schools/introduction-integrated-pest-management>
  - **Hawaii State Department of Agriculture:** <http://hdoa.hawaii.gov/pi/pest/>

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- **Hawaii State Department of Land and Natural Resources:**  
<http://dlnr.hawaii.gov/hisc/info/invasive-species-profiles/>
  - **University of Hawaii College of Tropical Agriculture and Human Resources (CTAHR):**  
<http://www.ctahr.hawaii.edu/Site/ExtINV.aspx>
- 3) **Participants.** Identify homeowners who would like to include their lots in the overall pest-control management program. Garner support and participation by sharing information through various communication channels. Seek out 100% participation for the Kaūmana community including non-DHHL homestead neighbors.
  - 4) **Program.** Develop an integrated pest-control management program based on research and community knowledge and experience. Consult with Pi'ihonua residents for effective measures.
  - 5) **Funding.** Seek funding from DHHL and/or other available grants sources for purchase of pest-control supplies. DHHL does not currently have a specific grant program for pest control management. However, the Fiscal Year 2017 \$5,000 DHHL Homestead Association Capacity Building Grant or a portion of the Kaūmana Community Association's annual Waiākea Shopping Center Memorandum of Agreement funds could be utilized for this project. Another potential funding source is a Grant-in-Aid from the State Legislature.

# Appendix A

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Community Meeting #1 – Beneficiary Consultation Meeting Notes

KAUMANA-PIIHONUA REGIONAL PLAN  
Meeting #1 Notes  
September 17, 2016

Where Do We Want to Go? A successful Kaumana and Piihonua has:

Community Facilities

- Community center with programs to help native Hawaiians.
- A halau / community center similar to a marae.
- A community center certified kitchen.
- QLCC family park.
- Community center
- Certified kitchen
- Arts and crafts center
- W. Hanau community center
- Community freezer
- Generate income from community center with certified kitchen
- Cultural museum gallery
- Graveyard

Sustainable Energy

- Sustainable wind power
- Sustainable hydro power
- Sustainable solar power
- Off-grid housing

Access to Natural Resources

- Kaumana Wilderness Park and walking path hooked to downtown (Hilo).
- Water

Food Sustainability

- Sustainable food
- Within five years, have subsistence agricultural lots.
- Community pasture
- Raising livestock
- Dairy farm
- Watercress farm
- Egg farm
- Loi

- Ho'io
- Trout ponds

### Economic Development

- Native village commercial opportunities – gas station and food mart.
- Within 20-years, a shopping center.
- Technology center
- Programs to rehabilitated native Hawaiians – as in job programs.
- Entrepreneur Development center
- Be self-sufficient as a community and people
- Sustainable family income
- Vocations on homestead. Daycare for children and adults, music studio, entrepreneurs, etc.
- Business development center
- Mercantile boarding homes

### Recreation

- Gun range
- 4 x 4 motorized vehicle area
- Motocross track

### Promotion of Cultural Values

- Cultural advisory board for area
- A community as a community – friendly, aloha, ohana.
- Pride of ownership
- Classes for olelo, mele, dance, weaving, carving (cultural classes)
- Maile cultivation and classes

### Social Services

- Programs to service kupuna, keiki, single parents etc.
- Community activities i.e. fitness and keiki stuff

### What are current issues?

- Homes for waitlist Kupuna, vets, first time homeowners
- DLNR cleaning stream (Piuhonua)
- Health
- Food
- Safety
- Need road humps, children are playing

- High cost of housing; difficult to pay mortgage
- Lower the blood quantum to less than 25 percent
- Create more jobs, train people to qualify for jobs

#### Environmental Issues & Invasive Species

- Albizia
  - Termites
  - Coqui frog
  - Fire ants
  - Flood zone
  - Rainbow falls helicopter
- The settlement of Kaumana by current lessees has changed the characteristic of existing conditions. Before DHHL homesteads, there were Japanese families, shoyu factory, and winery
- Why has DHHL not developed lower Piihonua? It's been fellow for so long.
  - Saddle road extension route may impact community
  - Senior citizen programs are important
  - Put a 4x4 park site in an area so 4x4 vehicles do not become a nuisance.
  - Raising livestock is #1, Community Center – kitchen#2, Hydro-electricity #3
  - Delaware company land is a possible site for community facility (it's an opportunity)
  - Homestead houses need to incorporate sustainable technology
  - My kids cannot come home because there are no jobs for them here.
  - Video center
  - How do we phase things in? What's the timeframe outlook for this?
  - Gun-range could go in Upper Piihonua.

#### Opportunities

- Community center with programs, economic, development, (one-stop shop). 15-acres.

# Appendix B

## Community Meeting #2 – Beneficiary Consultation Meeting Notes



Kaumana-Pi'ihonua Regional Plan Meeting #2

**MEETING NOTES**

October 22, 2016

Kaumana Elementary School

4:00 pm to 7:00 pm

I. **ATTENDANCE:**

Attendees: Larry Roesetti, Skylark Rosetti, Duncan Seto, Doreen Kodani, Ron Kodani, Amelia Kalahike, Kaipo Kauka, Momi Kekaulua-Leopoldino, Charles Keane

DHHL Staff: Louis Ha'o, District Manager; Aunty Leafy, Andrew Choy and Julie-Ann Cachola

II. **HANDOUTS:**

1. Meeting Agenda
2. Powerpoint Presentation
3. September 17, 2016 Meeting Notes
4. Regional Plan Location Map

III. **DHHL PRESENTATION**

Andrew Choy presented the attached powerpoint presentation, which provided information on:

**DHHL Lands and Plans**

1. DHHL lands and its relationship to DHHL's Planning System, in particular, the Island Plans and Regional Plans
2. A general description of the 21 Regional Plans that DHHL developed working with homestead associations and lessees across the State, including: how they are developed, what they contain, and how they are used after HHC approval.
3. Planning is the process of navigating a community to their desired future:
  - a. Step 1: Vision—where does the community want to go?
  - b. Step 2: Projects and Programs—How can the community get there?
  - c. Step 3: Pull it all together, with data and analysis, in a draft regional plan

**Kaumana-Pi'ihonua Regional Plan Scope and Planning Process**

4. The Planning Process: How we will develop the Regional Plan for Kaumana-Pi'ihonua?
  - a. Meeting #1 to Identify Vision, Opportunities, and Issues (Sept 17, 2016): engaged lessees in identifying a vision of where they want to be, existing opportunities that can help, and the issues that should be addressed to get there.
  - b. Meeting #2 to Identify and Prioritize Projects and/or Programs (this evening): engaged lessees in identifying projects and/or programs that can be developed to help to achieve the vision.
  - c. Meeting #3 to Review the Draft Plan (December/January): to review, discuss, and fine tune the draft regional plan.
  - d. Meeting #4 Additional Time to Review the Draft Plan (January): If additional time is needed for lessee review and discussion of the draft regional plan.
  - e. HHC Informational Workshop (January-February 2017): presentation of the Kaumana-Pi'ihonua Regional Plan (final draft).
  - f. HHC Approval/Adoption of the Regional Plan (February-March 2017): Request for HHC approval of the final Kaumana-Pi'ihonua Regional Plan.

**Results of Meeting #1**

5. The Kaumana-Pi'ihonua Regional Plan can maximize Opportunities to develop: community facilities, a wilderness park, sustainable energy, food sustainability, recreation areas, economic development, education, social, and cultural programs.
6. The Kaumana-Pi'ihonua Regional Plan can address the following issues and obstacles: Invasive species (albizia trees, termites, coqui frogs, fire ants, flood zones); DLNR Clearing (Pi'ihonua); speeding and traffic safety (children playing in the streets); Rainbow Falls helicopter; high cost of housing/mortgage payments; lack of job opportunities for Next Generation homesteaders; blood quantum; and preserving historical areas.
7. The Kaumana-Pi'ihonua Draft Vision Statement:  
"Kaumana and Pi'ihonua homestead areas are cultural kipuka that advance energy and food self-reliance, cultural awareness, and economic development throughout the region. A community center supports this effort by housing programs and services to afford the community with opportunities and choices for personal growth and well-being."

IV. **FACILITATED GROUP DISCUSSION:**

Andrew facilitated an open discussion on the projects/programs that were raised in the 1<sup>st</sup> meeting. Lessees identified details about proposed project elements and activities, including site characteristics and requirements. The discussion questions below were part of the presentation slides and were used as a starting point for the discussion:

1. The ideas raised in the first meeting:
  - Why are the ideas important for Kaumana and Pi'ihonua?
  - How will the opportunities create positive impacts for the homestead community?
2. Identifying projects and programs
  - What opportunities/issues should we combine under one project or program?
  - What opportunities/issues should we address separately, under its own unique project/program?
3. Identifying priorities: *we had planned to engage lessees in a prioritization exercise, but we ran out of time and were not able to conduct this vote.*

V. **DISCUSSION ON PROPOSED PROJECTS:**

1. **A COMMUNITY CENTER** provides the following opportunities and positive impacts:
  - Brings people together; helps to connect the community
  - Provides a place to teach our kids through afterschool and/or weekend programs
  - **Halau/Marae:** Facilitates cultural activities by providing a Halau/Marae that provides a spiritual, ancestral and cultural center for the homestead community. The halau/marae provides reasonably priced lodging (bathrooms, showers, meals) for halau members and their families, who come to Hilo to participate in the annual Merrie Monarch Festival. Native artists would collaborate to create interior and exterior designs and decorations. It could host visitors from around the world (could have a coin machine similar to the one at the Volcano Lodge that visitors leave behind, providing a visual representation of the home lands of all the people who have stayed at the marae.
  - A 'cultural advisory board' could be established to ensure proper handling/restoration of historic sites in the area and could be integrated into the 'marae' section of the Center.
  - Provides a place to provide job training

- Provides a hot and cold commercial kitchen where people can produce value-added food products. A lot of women in the homesteads want to do something in food service; they will be able to test their products in the commercial kitchen
- Provides a communication center that can house telecommunication equipment that can link-up to DHHL which can facilitate DHHL meeting with the community.
- On one side, it provides a digital media center that can promote digital media arts. OHA funded this kind of project before.
- On the other side, it provides a place for arts and crafts.
- Provides a means to generate income through the rental of the facility, which makes the community more self-sufficient, less dependent on grants.
- Provides a business incubator.
- Provides a (qualified/certified) disaster emergency shelter, constructed to emergency shelter specifications that can provide water for homesteaders in the event of a tsunami, hurricane, earthquake, and/or lava flows. [Note: should research and identify where current evacuation/emergency shelters are located].
- For example: the grant from Walmart is being used to teach youth about how to build an 'ukulele, from scratch to finish, including performing with it. This could be done at the Center.
- For example: Wai'anae Valley Homestead has a small park that has a bathroom and a small covered area, but even with the small area, they did a lot at the Park. They held free Hawaiian language classes at the Park.
- The grounds could be used for gardening food crops and other crops

## 2. POTENTIAL SITES FOR THE COMMUNITY CENTER

Meeting participants identified five (5) potential locations for a community center:

- On N. Wilder Road (TMK (3) 2-5-047-017). Looks like an abandoned old Japanese Dojo. The location is not on Hawaiian Home Lands.
- On Uhaloa Road, (TMK (3) 2-5-005-138). Parcel is undeveloped. Located near existing residential Kaumana lessees. Parcel is about 0.25 acre in size. The DHHL Hawaii Island Plan Land Use Designation for the property is "Residential Homestead." If selected, the land use designation for the parcel would need to be amended from "Residential Homestead" to "Community-Use". The HHC would need to approve the amendment.
- Access via Moa Place (TMK (3) 2-5-005-143). Located near existing residential Kaumana lessees. Parcel is almost one acre. Parcel is undeveloped, from aerial photo, parcel looks overgrown with trees. If selected, the land use designation for the parcel would need to be amended from "Residential Homestead" to "Community-Use". The HHC would need to approve the amendment.
- On Manaolana Place (TMK (3) 2-5-037-021). Abandoned building on the parcel that could be renovated into a community center. The location is near DHHL's lower Pi'ihonua tract, but it is not on Hawaiian Home Lands. Parcel is 5-acres in size. The Parcel is approximately equidistant from the existing Pi'ihonua residential lessees and Kaumana residential lessees.
- On Kilo Hoku Place (TMK (3) 2-5-005-164). Parcel is about 3.8 acres in size. Parcel is near existing Kaumana residential lessees but is not on Hawaiian Home Lands. Parcel appears to be undeveloped.

### 3. EDUCATIONAL PROGRAMS

- Can provide 'Cultural Day Care' where:
  - kupuna take care of mo'opuna
  - children can learn about this wahi pana
  - respite care is provided to give care providers a break
  - 'Meals on Wheels' program can provide their meals
  - Income could be generated to support the homestead community.

### 4. FOOD SUSTAINABILITY

- Lower Pi'ihonua has 750 acres that are designated General Ag, but is being used for pastoral purposes. Ron went to meet with NRCS about the parcel. After doing some GIS analysis, NRCS said that the land is perfect for pasture use.
- Is it possible to develop pens somewhere on DHHL lands, where the cattle that are caught can be brought to fatten-up, pre-slaughter?
- Can DHHL do slaughterhouses? It's a great opportunity to feed the people.
- There is a mobile certified slaughterhouse that goes out in the field.
- We all know someone who knows how to dress an animal. We could ask them to teach someone in our community and that person could come back and teach us.
- We could take care of our own herds. It's an economic opportunity; we can feed the people.
- We should focus in on our community. If we need other things like vegetables or ag products, we can link with Honomu. We need to focus on our community center.
- We could have a watercress farm since we have running stream water and since there's watercress already in the streams (lower Pi'ihonua). Are you thinking about community agriculture? No, we don't have the land for this. It's possible in lower Pi'ihonua because it has water.
- This is critical because we can't do community/educational programs without space. On Molokai, they have 5 Associations and 2 community pastures.
- On Maunakea there's so many animals---koa, mamane and cattle can coexist. It's a matter of fencing. We should incorporate the ahupua'a because it's bigger than just 1 community.
- 

### 5. SUSTAINABLE ENERGY--Hydroelectricity

- One lessee has a waterfall in his back yard (TMK (3) 2-3-025-033 (?)), with a 15-foot drop that passes a volume of 820 gallons of water in a 24-hour period.
- There are underground pipes that were left behind that could be restored and hooked up in order to generate power for the lessees.
- There's lots of running water, but it's seasonal.
- **Across Rainbow Falls** there's a guy that is generating hydroelectricity for HELCO. (We should see if we can come over to see the set up).

### 6. **KAUMANA SPRINGS WILDERNESS PARK (COUNTY)**

- In the 1970's, the community initiated the development of a Wilderness Park encompassing approximately 111-acres behind existing houses, near to our Pi'ihonua homestead.
- The Bishop Museum completed a reconnaissance archaeological survey and found six sites, including lo'i terraces.

- The homesteaders explained that the Park was approved by the Mayor, but was never implemented.
- Homesteaders are interested in implementing walking/hiking trails.
- They said there is a need to eradicate invasive plants and plant native plants.
- Wailoa State Park is utilizing the river to produce hydroponic taro.
- Could create jobs.

#### **7. UPPER PI'IHONUA CAMP GROUNDS**

- A camp retreat could be developed in partnership with QLCC which could house students and travelers that would offer a more rustic experience and could include tours up to Maunakea.
- Why partner with QLCC? QLCC has a retreat facility in Kona. They already have rules in place. We're a small group, so we have to partner with others.
- An activity for the kids could include an exercise/assignment to design a modern Hawaiian Village.
- SB3059, SLH2016 would make the use of traditional hale legal in Hawai'i. It is already legal in Maui County. In Texas, it is legal to live in a teepee, but the people who are doing this are not the Native Americans, it's the tourists. Why can't we do the same? This would offer tourists a different experience and could include tours up to Maunakea.
- We could offer members of the Amateur Astronomy Clubs a place to stay at the base of Maunakea. They would bring their own telescopes and could star-gaze from this location or could drive up the mountain. An optimal mix would be half-tourists, half-school-children.
- A gun range could be developed to generate income since there is a high demand for a place where people can learn how to shoot a gun
- The retreat camp format could be implemented on DHHL lands in: Waipi'o Valley, Akaka Falls/Honomu, Ka Lae, Upolu, and Waimanu.

#### **8. DISCUSSION ON Conservation Lands**

- Ron raised concerns about the designating trust lands as conservation lands because that would mean that those lands are not available for homesteading use.
- He said to consider swapping Conservation lands for other lands more suitable for housing development

#### **9. DISCUSSION ON Demographic Data**

- The County Plan for Kaumana includes demographic data that could help in the development of the plan; it could help in the creation of programs, projects and services; and it could be used to generate benchmark indicators that would be monitored and reported over time, providing some way to assess progress.
- The county plan states that there are 2,131 homes in the Kaumana area and the plan goes on to provide a demographic breakdown of households and population.
- The regional plan could include data on: household size and household income (which can be used to identify where households are compared to the Average Median Income and the extent to which lessees qualify for NAHASDA funding). It could include data on the: number of people who are older than 18, younger than 18, and the number who are over the Age of 65.

#### **10. A COMMUNITY SURVEY:**

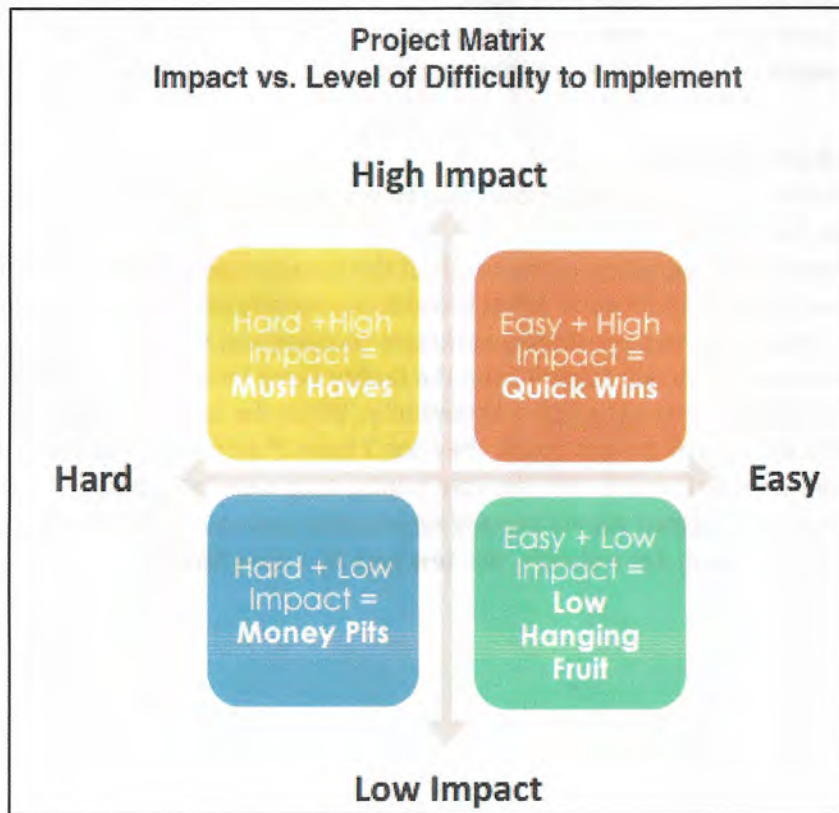
- A community survey could be developed to provide more information on the needs and opportunities of homestead individuals and families.
- The homestead community is largely comprised of two groups: we have retirees that are getting older and we have a bedroom community that commutes to/from work in Kona. These 2 groups would have different needs and opportunities.
- A community survey could be used to develop a Human Resource Inventory—that identifies the skills, interests, and talents of homestead lessees.
- Only Hawaiian homesteaders should be surveyed.
- The purpose of the survey would be to validate the regional plan projects.
- Some people wanted the survey mailed out, others want to go door-to-door. The aim would be to get 100% of the surveys completed and returned to the consultant.

#### **11. BROADER COMMUNITY?**

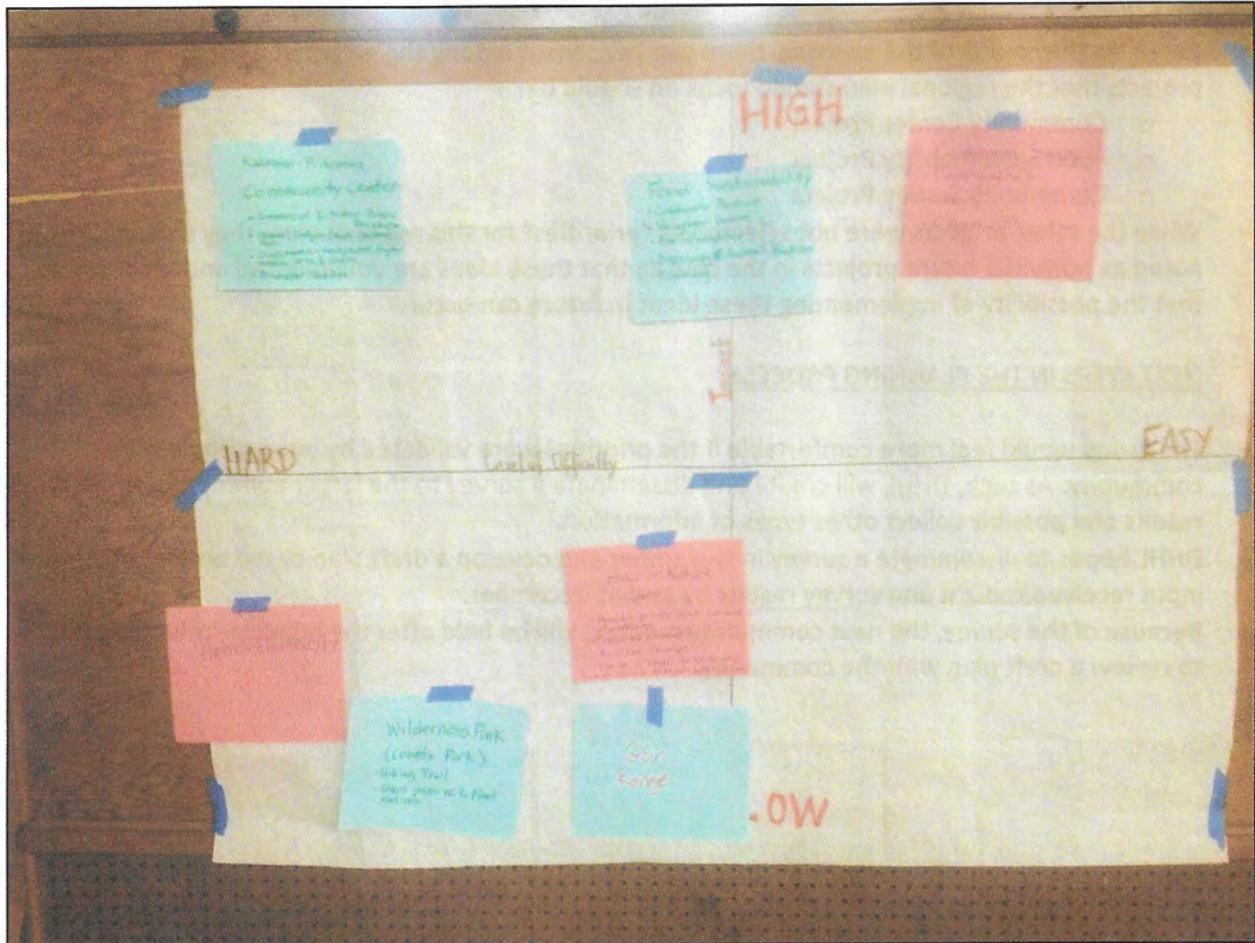
- Is the objective of the regional plan to provide for Hawaiian homesteaders or everyone in the region?
- We need to be aware of the needs of the broader community, but we have needs that we're trying to address. What broader community needs could we really address?
- In Keaukaha, the community park/gym complex was funded by Ali'i Trusts and the county. Hawaiians benefit from the facility being located right in their community, but the facility serves the entire community. While the homesteaders might benefit from the location of the gym/park, they don't have 1<sup>st</sup> priority to use the facility.
- We want to blend in with the community; they were here first.
- The regional plan should identify future state and county projects/plans that are slated for the region, for example, the new park by Chong Street.

VI. PRIORITIZATION OF PROPOSED PROJECTS

Meeting participants were asked to participate in an exercise to prioritize ideas that were discussed earlier in the meeting through a "Priority Matrix Exercise." Participants were asked to prioritize the ideas discussed above by discussing whether a proposed project would have a high impact on the community as well as whether a proposed project would be easy or hard to implement.



RESULTS OF PRIORITY MATRIX EXERCISE



The hand written notes in the photo above were transcribed in the notes below.

**EASY / HIGH IMPACT**

- Community Survey Project

**"MEDIUM" (LEVEL OF DIFFICULTY TO IMPLEMENT) / HIGH IMPACT**

- Food Sustainability Project

**HARD / HIGH IMPACT**

- Community Center Project

**HARD / LOW IMPACT**

- Hydro-Electricity Project
- Wilderness Park Project (A county project)
- Lower Humuula Nature Camp
- Gun Range



#### DISCUSSION OF PRIORITIZATION RESULTS

- Based on the results of the exercise, there was consensus among the group that the three priority projects that the regional plan should focus on should be:
  - Community Center Project
  - Food Sustainability Project
  - Community Survey Project
- While the other projects were not selected as “priorities” for this regional plan, they should still be noted as potential future projects in the plan so that these ideas are documented and recorded so that the possibility of implementing these ideas in future can occur.

#### VII. NEXT STEPS IN THE PLANNING PROCESS

- The group would feel more comfortable if the priorities were validated by more people in the community. As such, DHHL will create and disseminate a survey to the larger community to validate results and possibly collect other types of information.
- DHHL hopes to disseminate a survey in November and develop a draft plan based on the meeting input received tonight and survey results by end of December.
- Because of the survey, the next community meeting will be held after the holidays in January 2017 to review a draft plan with the community.

# Appendix C

## Community Meeting #3 – Beneficiary Consultation Meeting Notes

DHHL KAUMANA-PIIHONUA REGIONAL PLAN – MEETING #3  
**MEETING NOTES**  
Kaumana Elementary School  
Saturday, January 14, 2017  
4:00 PM -7:00 PM

Questions

- If anything goes on up at Humuula, will this community be involved?
- Ans: Any long-term land disposition will be brought out for Consultation.

Group Discussion #1: Explain why a *NEW* idea expressed in the regional plan survey will be beneficial to the community?

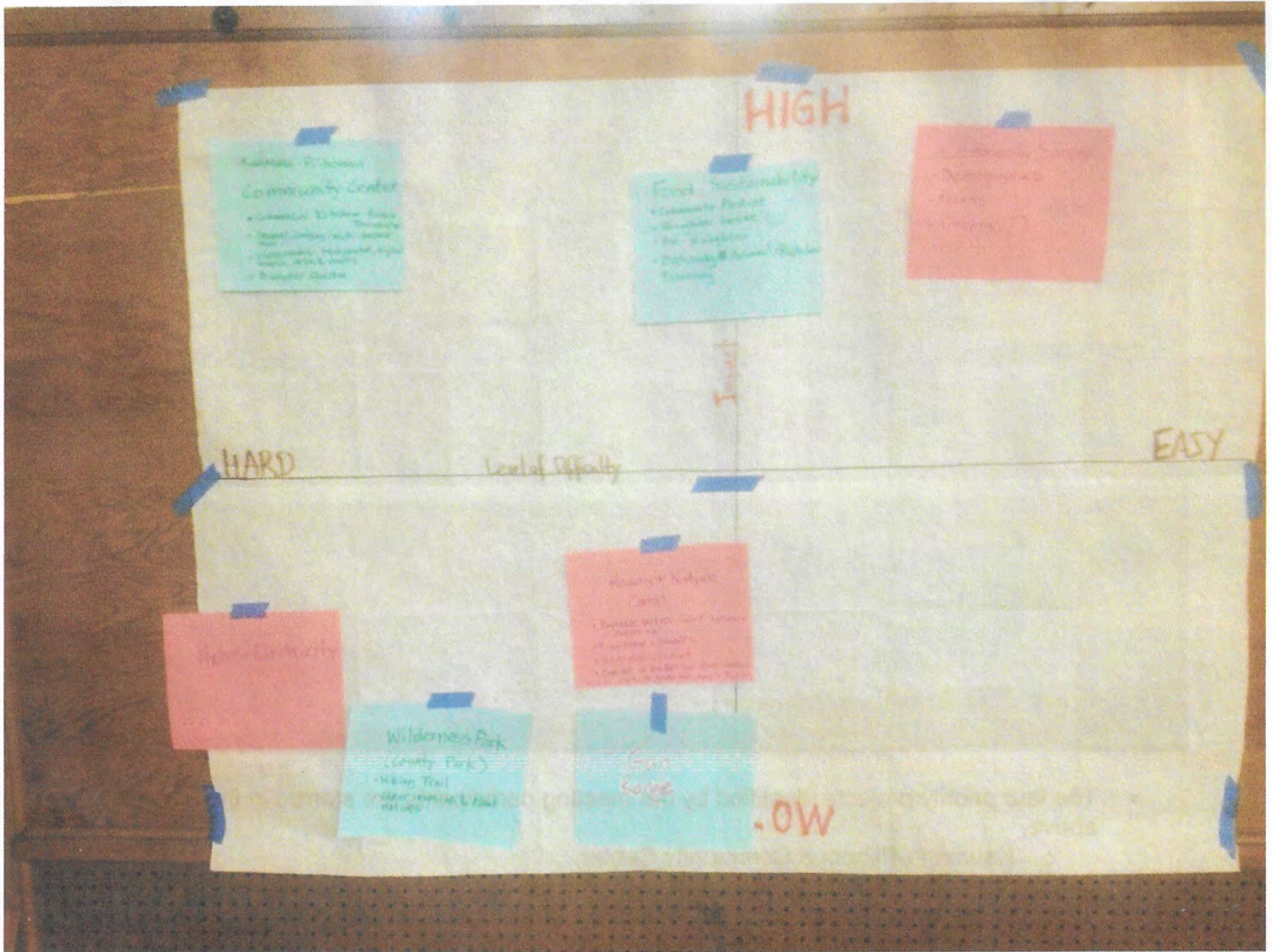
- What would a “**Pest-Control**” project entail (fire ants, coqui frogs, termites)?
  - Already ongoing, someone already doing it
  - If DHHL could buy supplies, then community could apply it (the supplies) because it needs to be addressed at the community level – not house by house. If one neighbor does not treat their property for pests, then the pests will still exist on the neighbor’s property and eventually spread throughout the community.
    - Estimated costs for supplies = \$500K for 46 lots
  - You’ll never eradicate all the pests. The idea is to keep pests outside and prevent them from entering homes.
  - Would this project include hazardous materials classes or trainings?
  - There are a lot of new home owners in our communities. This project could provide information on how to keep houses in good shape – maintenance.
  - Community could hui together to do maintenance projects.
  - Community could coordinate with the County when spraying. The County sprays on adjacent lands.
  - DOA can also help with pest management.
  - Get a grant to buy citrus acid and protective gear and do the whole neighborhood. If one house doesn’t do it, the pests will go there and make a comeback.
  - When one neighbor sprays – all neighbors should spray.
  - Fire ants take over other ants. You want to keep ants outside of the house. Peanut butter is the best test.
  - This would be a good activity for neighbors to get involved with helping each other.
- What would a “**Community Toolshed**” project entail?
  - Some of the common tools that could be shared by community members include: yard tools, pressure washer, scaffolding, chainsaw, things for painting.
  - This project could be related to community workdays.
  - We will need to figure out who owns the equipment and how the equipment will be maintained.
    - Repairs, check-in/check-out tools, safety concerns so won’t get ripped off
  - Might need someone to manage it and prevent rip-offs.
  - “No-fault” [to the individual] policy if things break.
  - Where would we locate the “Community Toolshed?”
  - How will we get the tools? Fundraise? Purchase? Donations?
  - Possible locations for the toolshed are easements off of Uhaloa or Lawaia Streets

- What would a **"Retrofitting Houses" with Solar Panels** Project look like?
  - The rules for tax credits have changed. There is not as much tax credit as before.
  - Companies pushing people to get battery back-up storage which drives costs up. Batteries are expensive.
  - Several homes in the community have solar water heaters (estimate 40%)
  - It would save homesteaders money once it's set-up.
  - No need worry about PUC / HELCO charges or HELCO service disruptions. Blackouts occur more often on Hawaii Island.
  - Batteries are what's happening in the future.
  - The main focus of the project would be to look at solutions to help off-set the costs to beneficiaries.
  - HELCO limitations—supposed to be \$9,000 tax credit (\$3,000 for 3 years); first come, first served then hard to get credit after
  - 40% use of hot water, solar heater
  
- What would a **"Neighborhood Watch"** project look like?
  - A house had stolen items, but put up a fence. Since then, there's been no problems.
  - Not many known instances of burglary/vandalism
  - Could be a good activity for the community that is not too hard to implement.
  - However, sometimes "niele" people join the neighborhood watch and might cause problems for others.
  - Perhaps we could get kids to watch to avoid the "nosy neighbor problem".
  - Could combine with community toolshed.
  
- What would a **"Dog Park"** project look like?
  - Maybe integrate this as part of the "Wilderness Park" project.
  - Have to keep dogs on a leash.
  - Many in attendance expressed that they have no need/desire for a dog park.
  
- What would a **"Community Work-Days"** project look like?
  - Could be combined with the "Community Toolshed" project.
  - Stream cleaning?
  - We are cleaning the stream now, so implementing this project again in the future would be no problem.
  - Everyone cleans stream in their area.
  
- What would a **"Communicate Homestead Association Mission Statement"** project look like?
  - What community organization are we talking about?
  - We are small and get inundated by others.
  - This is important. Other homestead organizations do newsletters with its mission statement.
  - Important for Kaumana to reach out to others
  - Membership drive – outreach to neighbors important for Kaumana.
  - Piihonua has 17 homes and active.
  - Piihonua—for everyone to come, not only board
    - They bring past minutes/docs and they are made available for attendees to peruse
    - 17 homes, 51 members
    - Actively recruit "associate members" – Kamuela, Jenoa, Kai Kahele

- What would a **“Dorm for native Hawaiian Aviation Students”** project look like?
  - Senator Kai Kahele is Chair of the higher education committee. Looking at creating an aviation school and bachelor of aeronautics.
  - We could create a dorm for these students on DHHL land near the airport on the parcel across from Ken's.
  - Dormitory run by native Hawaiian families by airport.
  - Pay Hawaiian families to house students.
  - Job creation for Hawaiian families.

Group Discussion #2: Re-Confirm Priorities

Priority Matrix at the end of Meeting #2 (October 22, 2016).



The additional projects that were identified in the regional plan survey (and discussed above) were added to the priority matrix (see picture below). These new projects were placed on the priority matrix based on participants' perceptions of whether projects are "EASY" or "HARD" to implement and would have a "HIGH" or "LOW" impact on the community.

### Priority Matrix at the end of Meeting #3 (January 14, 2017)



- The four priority projects identified by the meeting participants are starred in the picture above.
  - Kaumana-Piihonua Community Center
  - Agriculture Sustainability – Community Pasture
  - Community “Toolshed” and Community Workdays
  - Pest-Control Mitigation and Removal (Kaumana only)
- Agriculture education would be a part of the Community Pasture project. Animal husbandry and aqua-science. Looking for space to house a mobile slaughter house and facility to chill meat.

### Group Discussion #3 – Preliminary Action Steps for Priority Projects

Based on the previous priority projects identified, the group discussed “action-steps” that initial action steps that should be taken to help with the implementation of the project.

- Action Steps for the Community Center:
  1. Identify a list of potential locations for a community center. Are KS lands available? DHHL lands available etc.? In the surrounding area, identify existing leases that are due to expire soon and existing facilities that can be taken over.

2. Identify site criteria to identify a suitable location for a community center.
    - Based on some of the input received in the regional plan survey, some lessees expressed concern that a community center may cause "traffic" and might ruin the peacefulness of Kaumana.
    - Based on that feedback, one of the criteria to select a preferred site should be a location that is well away from existing homestead lessees so as not to cause unintended nuisance from these activities.
    - Another criteria for the location should be to identify a convenient location to both communities.
  3. Based on the criteria, identify a preferred location for a community center.
  4. Identify potential partners for the use of facilities. Example DOE for classes, County Parks and Recreation.
  5. Depending on whether or not the location identified is on DHHL land, there are different subsequent actions steps to take.
    - If on DHHL land, then need to follow the "Master Planning on Hawaiian Home Lands" process diagram. (In the plan, we will articulate in more detail these steps).
    - If on non-DHHL land, you would need to reach an agreement with the landowner to lease or purchase the land.
- Action Steps for the Community Toolshed and Workdays
    1. Conduct a community survey to identify what kinds of tools people need and what they might want to loan (donate) for community use. Identify how many people want to participate in this project. Also include in the survey, questions related to the step below.
    2. Identify criteria / job description for community member(s) to manage the shed.
    3. Identify protocol / procedures (rules) regarding usage and management of the equipment, how to deal with liability, broken equipment etc. Establish fees or dues to help finance. How does participation in this program look like and what is everyone's kuleana?
      - Part of this step could also be to look at partnering with a tool shop that does rentals so no need worry about the maintenance or identify a retired person in the community that has the skills to maintain equipment.
    4. If there is going to be a physical tool shed, identify the location of the toolshed and obtain necessary permissions to locate toolshed at the site. In the future, toolshed can be located at the community center.
    5. Get funding for the tools and toolshed.
    6. Buy tools.
    7. Combine this project with community workdays. Community mentorship and training, entrepreneurial training could be a part of this project too.
  - Action Steps for Community Pasture Project
    1. Community would like to have it located at lower Piionua designated in the island plan as "General Agriculture." So need to follow the DHHL Master Planning Process Diagram.
    2. Identify other homestead associations in East Hawaii that would like to participate.
    3. Identify other partners like Hawaii Island Mobile Corporation (mobile slaughter house). Partners would help with capacity building and training.



- Action Steps for the Pest Control / Mitigation Project
  1. Identify pests in the area (could add to the survey in above projects)
  2. Find someone knowledgeable about the issue to control/deal with pests. CTAHR / DOA.

Other notes:

- Albizia, what are boundaries?
- Flood areas /hazards.
- New guinea grass.
- Contact people roles.