

DEPARTMENT OF HAWAIIAN HOME LANDS  
**MOLOKA'I ISLAND PLAN**



**APPENDICES**

June 2005



THE DEPARTMENT OF  
HAWAIIAN HOME LANDS



STATE OF HAWAII





# Moloka'i Island Plan

## APPENDICES

June 2005

Department of Hawaiian Home Lands



State of Hawai'i



 **GROUP 70**  
INTERNATIONAL



## A. Cost Estimates



**PROJECT: DHHL Molokai Island Plan  
Ualapue Area**

Prepared by: LCA Date: 04-Apr-05  
Checked by:

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
<b>RESIDENTIAL WEST (47 Lots - 10,000 sq. ft. min.)</b>						
<b>ONSITE</b>						
Site Preparation & Roadways						
3	A.C.	Clearing and Grubbing	\$ 6,000	\$ 18,000		
3900	CY	Excavation and Embankment	\$ 100	\$ 390,000		
2600	LF	Roadway (22' wide, 2 1/2" A.C., 8" Basecourse)	\$ 205	\$ 533,000		
	LS	Temporary Erosion Control Measures	\$ 6,000	\$ 6,000		
		Roadway Subtotal		\$ 947,000		
		Mobilization (6%)		\$ 56,820		
		Contingency (20%)		\$ 200,764		
		Off-Island/Remote Factor (20%)		\$ 189,400	\$ 1,393,984	
<b>Drainage System</b>						
600	CY	Excavation and Backfill	\$ 100	\$ 60,000		
800	LF	24" Drainline	\$ 100	\$ 80,000		
2	EA	Drain Manhole	\$ 5,000	\$ 10,000		
8	EA	Drain Swales and Inlet	\$ 10,000	\$ 80,000		
16	EA	Headwalls	\$ 4,000	\$ 64,000		
		Drainage System Subtotal		\$ 294,000		
		Mobilization (6%)		\$ 17,640		
		Contingency (20%)		\$ 62,328		
		Off-Island/Remote Factor (20%)		\$ 58,800	\$ 432,768	
<b>Water System</b>						
1100	CY	Excavation and Backfill	\$ 100	\$ 110,000		
550	CY	Crushed Rock	\$ 60	\$ 33,000		
2600	LF	8" PVC Waterline and Fittings	\$ 40	\$ 104,000		
120	LF	6" PVC Waterline and Fittings	\$ 35	\$ 4,200		
940	LF	1 1/2" Copper Laterals	\$ 20	\$ 18,800		

**PROJECT: DHHL Molokai Island Plan  
Ualapue Area**

Prepared by: LCA Date: 04-Apr-05  
Checked by:

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
6	EA	8" Gate Valve	\$ 1,200	\$ 7,200		assumed
6	EA	6" Gate Valve	\$ 900	\$ 5,400		1 per fh
12	EA	Gate Valve Valve Box	\$ 400	\$ 4,800		
47	EA	Type "X" Meter Box w/ Conc Collar	\$ 150	\$ 7,050		1 per lot
47	EA	Type "A" Valve Box	\$ 100	\$ 4,700		1 per lot
6	EA	Fire Hydrants w/ Curb Guards	\$ 3,500	\$ 21,000		Qty based on the water length divided by 500' fh spacing
	LS	Chlorination & Testing	\$ 5,000	\$ 5,000		
		Water System Subtotal		\$ 37,750		
		Mobilization (6%)		\$ 2,265		
		Contingency (20%)		\$ 8,003		
		Off-Island Factor (20%)		\$ 7,550	\$ 55,568	
		Sewer System (No Cost - Use Individual Wastewater Treatment Plant)			\$ 1,882,320	
		<b>RESIDENTIAL WEST ON-SITE TOTAL</b>				
		<b>OFF-SITE</b>				
		Site Preparation & Roadways				
1	A.C.	Clearing and Grubbing	\$ 6,000	\$ 6,000		Road length x 40' width
1400	CY	Excavation and Embankment	\$ 100	\$ 140,000		Road length x 40' width x 1' depth
900	LF	Roadway (22' wide, 2 1/2" A.C., 8" Basecourse)	\$ 205	\$ 184,500		\$75.00/sy + gravel shoulders; length from Group 70
	LS	Temporary Erosion Control Measures	\$ 2,000	\$ 2,000		\$2000/acre
		Roadway Subtotal		\$ 332,500		
		Mobilization (6%)		\$ 19,950		
		Contingency (20%)		\$ 70,490		
		Off-Island/Remote Factor (20%)		\$ 66,500	\$ 489,440	
		Water System				
	LS	Connection to Existing Water	\$ 5,000	\$ 5,000		Connect to exist 12" wtr
400	CY	Excavation and Backfill	\$ 100	\$ 40,000		5' depth, 2' wide for main

**PROJECT: DHHL Molokai Island Plan  
Ualapue Area**

Prepared by: LCA  
Checked by:

Date: 04-Apr-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
140	CY	Crushed Rock	\$ 60	\$ 8,400		2' bedding x trench width Qty based on road length assumed
900	LF	8" PVC Waterline and Fittings	\$ 40	\$ 36,000		
6	EA	8" Gate Valve	\$ 1,200	\$ 7,200		
	LS	Chlorination & Testing	\$ 1,000	\$ 1,000		
		Water System Subtotal		\$ 97,600		
		Mobilization (6%)		\$ 5,856		
		Contingency (20%)		\$ 20,691		
		Off-Island Factor (20%)		\$ 19,520	\$ 143,667	27 lots 9 acres
<b>RESIDENTIAL EAST (27 Lots)</b>						
<b>ONSITE</b>						
		Site Preparation & Roadways				
1	A.C.	Clearing and Grubbing	\$ 6,000	\$ 6,000		
1400	CY	Excavation and Embankment	\$ 100	\$ 140,000		Road length x 40' width
900	LF	Roadway (22' wide, 2 1/2" A.C., 8" Basecourse)	\$ 205	\$ 184,500		Road length x 40' width x 1' depth
	LS	Temporary Erosion Control Measures	\$ 2,000	\$ 2,000		\$75.00/sy + gravel shoulders \$2000/acre
		Roadway Subtotal		\$ 332,500		
		Mobilization (6%)		\$ 19,950		
		Contingency (20%)		\$ 70,490		
		Off-Island/Remote Factor (20%)		\$ 66,500	\$ 489,440	
<b>Drainage System/Storm Water Management</b>						
300	CY	Excavation and Backfill	\$ 100	\$ 30,000		Assume 5' depth
400	LF	24" Drainline	\$ 100	\$ 40,000		Assumed
2	EA	Drain Manhole	\$ 5,000	\$ 10,000		Assumed
4	EA	Drain Inlet	\$ 10,000	\$ 40,000		Assumed
8	EA	Headwalls	\$ 4,000	\$ 32,000		Assumed
<b>RESIDENTIAL WEST OFF-SITE TOTAL</b>					<b>\$ 633,107</b>	

**PROJECT: DHHL Molokai Island Plan**  
**Ualapue Area**

Prepared by: LCA  
 Checked by:

Date: 04-Apr-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
		Drainage System Subtotal		\$ 152,000		
		Mobilization (6%)		\$ 9,120		
		Contingency (20%)		\$ 32,224		
		Off-Island/Remote Factor (20%)		\$ 30,400	\$ 223,744	
		Water System				
	LS	Connection to Existing Water	\$ 5,000	\$ 5,000		
260	CY	Crushed Rock	\$ 60	\$ 15,600		
900	LF	8" PVC Waterline and Fittings	\$ 40	\$ 36,000		Qty based on road length
300	LF	6" PVC Waterline and Fittings	\$ 35	\$ 10,500		20' per fh
540	LF	1 1/2" Copper Laterals	\$ 20	\$ 10,800		20' for each lot
2	EA	8" Gate Valve	\$ 1,200	\$ 2,400		assumed
2	EA	6" Gate Valve	\$ 900	\$ 1,800		1 per fh
4	EA	Gate Valve Valve Box	\$ 400	\$ 1,600		
27	EA	Type "X" Meter Box w/ Conc Collar	\$ 150	\$ 4,050		1 per lot
27	EA	Type "A" Valve Box	\$ 100	\$ 2,700		1 per lot
2	EA	Fire Hydrants w/ Curb Guards	\$ 3,500	\$ 7,000		Qty based on the water length divided by 500' fh
	LS	Chlorination & Testing	\$ 2,000	\$ 2,000		
		Water System Subtotal		\$ 99,450		
		Mobilization (6%)		\$ 5,967		
		Contingency (20%)		\$ 21,083		
		Off-Island Factor (20%)		\$ 19,890	\$ 146,390	
		Sewer System (No Cost - Use Individual Wastewater Treatment Plant)				
		<b>RESIDENTIAL EAST ON-SITE TOTAL</b>			<b>\$ 859,574</b>	
		<b>TOTAL SAY</b>			<b>\$ 3,375,002</b>	
					<b>\$3,375,000</b>	

**PROJECT: DHHL Molokai Island Plan  
Kapaakea Area**

Prepared by: LCA  
Checked by:

Date: 04-Apr-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty	Unit	Description	Unit Price	Subtotal	Total	Assumptions
<b>RESIDENTIAL MIDDLE (less than 1 acre lots - 286 Lots)</b>						
<b>ON-SITE</b>						
Site Preparation & Roadways						
17	A.C.	Clearing and Grubbing	\$ 6,000	\$ 102,000		286 lots
26700	CY	Excavation and Embankment	\$ 100	\$ 2,670,000		Road length x 40' width
18000	LF	Roadway (22' wide, 2 1/2" A.C., 8" Basecourse)	\$ 205	\$ 3,690,000		Road length x 40' width x 1' depth
	LS	Temporary Erosion Control Measures	\$ 34,000	\$ 34,000		\$75.00/sy + gravel shoulders
		Roadway Subtotal		\$ 6,496,000		\$2000/acre
		Mobilization (6%)		\$ 389,760		
		Contingency (20%)		\$ 1,377,152		
		Off-Island Factor (20%)		\$ 1,299,200	\$ 9,562,112	
Drainage System/Storm Water Management						
3340	CY	Excavation and Backfill	\$ 100	\$ 334,000		Assume 5' depth
4500	LF	24" Drainline	\$ 100	\$ 450,000		Assumed 1/4 of rdwy length
5	EA	Drain Manhole	\$ 5,000	\$ 25,000		Assumed
9	EA	Drain Swales & Inlets	\$ 10,000	\$ 90,000		500' spacing
8	EA	Headwalls	\$ 4,000	\$ 32,000		Assumed
		Drainage System Subtotal		\$ 931,000		
		Mobilization (6%)		\$ 55,860		
		Contingency (20%)		\$ 197,372		
		Off-Island Factor (20%)		\$ 186,200	\$ 1,370,432	
Water System						
	LS	Connection to Existing Water	\$ 5,000	\$ 5,000		Connect to exist 12" wtr
7400	CY	Excavation and Backfill	\$ 100	\$ 740,000		5' depth, 2' wide for main; 2' depth, 1' wide for lateral
3630	CY	Crushed Rock	\$ 60	\$ 217,800		
18000	LF	8" PVC Waterline and Fittings	\$ 40	\$ 720,000		Qty based on road length

**PROJECT: DHHL Molokai Island Plan  
Kapaakea Area**

Prepared by: LCA  
Checked by:

Date: 04-Apr-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty	Unit	Description	Unit Price	Subtotal	Total	Assumptions
720	LF	6" PVC Waterline and Fittings	\$ 35	\$ 25,200		20' per fh
5720	LF	1 1/2" Copper Laterals	\$ 20	\$ 114,400		20' for each lot assumed
10	EA	8" Gate Valve	\$ 1,200	\$ 12,000		1 per fh
36	EA	6" Gate Valve	\$ 900	\$ 32,400		
46	EA	Gate Valve Valve Box	\$ 400	\$ 18,400		
286	EA	Type "X" Meter Box w/ Conc Collar	\$ 150	\$ 42,900		1 per lot
286	EA	Type "A" Valve Box	\$ 100	\$ 28,600		1 per lot
36	EA	Fire Hydrants w/ Curb Guards	\$ 3,500	\$ 126,000		Qty based on the water length divided by 500' fh spacing
LS		Chlorination & Testing	\$ 7,000	\$ 7,000		
		Water System Subtotal		\$ 2,089,700		
		Mobilization (6%)		\$ 125,382		
		Contingency (20%)		\$ 443,016		
		Off-Island Factor (20%)		\$ 417,940	\$ 3,076,038	
	Sewer System					
8100	CY	Excavation and Backfill	\$ 100	\$ 810,000		Ave. 6' depth, 2' wide for main; 4' deep, 1' wide for lateral
3520	CY	Crushed Rock	\$ 60	\$ 211,200		2' bedding
18000	LF	8" PVC Sewer Pipe	\$ 20	\$ 360,000		Qty based on road length
5720	LF	6" PVC Sewer Lateral	\$ 17	\$ 97,240		20' for each lot
72	EA	Sewer Manhole	\$ 5,000	\$ 360,000		Qty based on length divided by 250 ft
286	EA	Cleanout to Grade	\$ 500	\$ 143,000		1 per lot
LS		Package Wastewater Treatment Plant	\$6,500,000	\$ 6,500,000		
		Sewer System Subtotal		\$ 8,481,440		
		Mobilization (6%)		\$ 508,886		
		Contingency (20%)		\$ 1,798,065		
		Off-Island/Remote Factor (20%)		\$ 1,696,288	\$ 12,484,680	
		<b>RESIDENTIAL MIDDLE ON-SITE TOTAL</b>		\$	<b>\$ 26,493,262</b>	

**PROJECT: DHHL Molokai Island Plan**  
**Kapaakea Area**

Prepared by: LCA  
 Checked by:

Date: 04-Apr-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty	Unit	Description	Unit Price	Subtotal	Total	Assumptions
<b>RESIDENTIAL MOWAT MAKAI (1/2 acre lots - 5 lots)</b>						
<b>ON-SITE</b>						
Site Preparation & Roadways (No Cost - Existing roadways)						
Water System						
100	LS	Connection to Existing Water	\$ 1,500	\$ 1,500		
	CY	Excavation and Backfill	\$ 100	\$ 10,000		
10	CY	Crushed Rock	\$ 60	\$ 600		
100	LF	1 1/2" Copper Laterals	\$ 20	\$ 2,000		
5	EA	Type "X" Meter Box w/ Conc Collar	\$ 150	\$ 750		
5	EA	Type "A" Valve Box	\$ 100	\$ 500		
LS		Chlorination & Testing	\$ 1,500	\$ 1,500		
		Water System Subtotal		\$ 16,850		
		Mobilization (6%)		\$ 1,011		
		Contingency (20%)		\$ 3,572		
		Off-Island Factor (20%)		\$ 3,370	\$ 24,803	
		Sewer System (No Cost - Use Individual Wastewater System)			\$ 24,803	
		<b>RESIDENTIAL MOWAT MAUKA ON-SITE TOTAL</b>		<b>\$ 24,803</b>	<b>\$ 24,803</b>	
		<b>TOTAL SAY</b>			<b>\$ 26,518,065</b>	
					<b>\$26,518,000</b>	

**PROJECT: DHHL Molokai Island Plan  
Kalamaula Area**

Prepared by: LCA  
Checked by:

Date: 18-Apr-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
<b>RESIDENTIAL (1 acre)</b>						
<b>ON-SITE</b>						
Site Preparation & Roadways						
6	A.C.	Clearing and Grubbing	\$ 6,000	\$ 36,000		49 lots
9100	CY	Excavation and Embankment	\$ 100	\$ 910,000		70 acres
6100	LF	Roadway (22' wide, 2 1/2" A.C., 8" Basecourse)	\$ 205	\$ 1,250,500		Road length x 40' width
	LS	Temporary Erosion Control Measures	\$ 12,000	\$ 12,000		Road length x 40' width x 1' depth
		Roadway Subtotal		\$ 2,208,500		\$75.00/sy + gravel shoulders
		Mobilization (6%)		\$ 132,510		\$2000/acre
		Contingency (20%)		\$ 468,202		
		Off-Island Factor (20%)		\$ 441,700	\$ 3,250,912	
<b>Drainage System</b>						
1520	CY	Excavation and Backfill	\$ 100	\$ 152,000		assumed 6' deep, trench width (C&C Std)
240	LF	18" RCP Drainline	\$ 80	\$ 19,200		Est. from conceptual plan
200	LF	24" RCP Drainline	\$ 100	\$ 20,000		Est. from conceptual plan
1130	LF	30" RCP Drainline	\$ 160	\$ 180,800		Est. from conceptual plan
1650	LF	Diversion Ditch (Earth)	\$ 5	\$ 8,250		Est. from conceptual plan; 3' wide x 1' deep
5	EA	Drain Manhole	\$ 5,000	\$ 25,000		
7	EA	Drain Swales & Inlet	\$ 10,000	\$ 70,000		
4	EA	Headwalls	\$ 4,000	\$ 16,000		
		Drainage System Subtotal		\$ 491,250		
		Mobilization (6%)		\$ 29,475		
		Contingency (20%)		\$ 104,145		
		Off-Island Factor (20%)		\$ 98,250	\$ 723,120	
<b>Water System</b>						
	LS	Connection to Existing Water	\$ 15,000	\$ 15,000		3 connections @ \$5,000/each

**PROJECT: DHHL Molokai Island Plan  
Kalamaula Area**

Prepared by: LCA  
Checked by:

Date: 18-Apr-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
2700	CY	Excavation and Backfill	\$ 100	\$ 270,000		5' depth, 2' wide for main; 2' deep, 1' wide for lateral
1030	CY	Crushed Rock	\$ 60	\$ 61,800		
5200	LF	8" PVC Waterline and Fittings	\$ 40	\$ 208,000		Est. from conceptual plan
400	LF	6" PVC Waterline and Fittings	\$ 35	\$ 14,000		20' per fh
1300	LF	4" PVC Waterline and Fittings	\$ 25	\$ 32,500		20' per fh
980	LF	1 1/2" Copper Laterals	\$ 20	\$ 19,600		20' for each lot
6	EA	12" Gate Valve	\$ 1,000	\$ 6,000		assumed
5	EA	8" Gate Valve	\$ 900	\$ 4,500		assumed
20	EA	6" Gate Valve	\$ 800	\$ 16,000		1 per fh
2	EA	4" Gate Valve	\$ 700	\$ 1,400		1 per fh
33	EA	Gate Valve Valve Box	\$ 400	\$ 13,200		
49	EA	Type "X" Meter Box w/ Conc Collar	\$ 150	\$ 7,350		1 per lot
49	EA	Type "A" Valve Box	\$ 100	\$ 4,900		1 per lot
20	EA	Fire Hydrants w/ Curb Guards	\$ 3,500	\$ 70,000		Qty based on the water length divided by 500' fh spacing
LS		Chlorination & Testing	\$ 7,000	\$ 7,000		
		Water System Subtotal		\$ 751,250		
		Mobilization (6%)		\$ 45,075		
		Contingency (20%)		\$ 159,265		
		Off-Island Factor (20%)		\$ 150,250	\$ 1,105,840	
		Sewer System (No Cost - Use Individual Wastewater Treatment Plant)				
		<b>RESIDENTIAL (1 acre) ON-SITE TOTAL</b>			<b>\$ 5,079,872</b>	
		Site Preparation & Roadways				
2	A.C.	Cleaning and Grubbing	\$ 6,000	\$ 12,000		Road length x 40' width

**PROJECT: DHHL Molokai Island Plan  
Kalamaula Area**

Prepared by: LCA  
Checked by:

Date: 18-Apr-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
2700	CY	Excavation and Embankment	\$ 100	\$ 270,000		Road length x 40' width x 1' depth \$75.00/sy + gravel shoulders \$2000/acre
1800	LF	Roadway (22' wide, 2 1/2" A.C., 8" Basecourse)	\$ 205	\$ 369,000		
	LS	Temporary Erosion Control Measures	\$ 4,000	\$ 4,000		
		Roadway Subtotal		\$ 655,000		
		Mobilization (6%)		\$ 39,300		
		Contingency (20%)		\$ 138,860		
		Off-Island Factor (20%)		\$ 131,000	\$ 964,160	
<b>Drainage System</b>						
3190	CY	Excavation and Backfill	\$ 100	\$ 319,000		assumed 6' deep, trench width (C&C Std) Est. from conceptual plan Est. from conceptual plan Est. from conceptual plan Est. from conceptual plan
300	LF	30" RCP Drainline	\$ 160	\$ 48,000		
100	LF	48" RCP Drainline	\$ 235	\$ 23,500		
730	LF	54" RCP Drainline	\$ 280	\$ 204,400		
870	LF	60" RCP Drainline	\$ 330	\$ 287,100		
2	EA	Drain Manhole	\$ 5,000	\$ 10,000		
5	EA	Drain Swales & Inlet	\$ 10,000	\$ 50,000		
3	EA	Headwalls	\$ 4,000	\$ 12,000		
		Drainage System Subtotal		\$ 954,000		
		Mobilization (6%)		\$ 57,240		
		Contingency (20%)		\$ 202,248		
		Off-Island Factor (20%)		\$ 190,800	\$ 1,404,288	
<b>Water System</b>						
	LS	Connection to Existing Water	\$ 10,000	\$ 10,000		2 connections @ \$5000 5' depth, 2' wide for main; 2' deep, 1' wide for lateral
1000	CY	Excavation and Backfill	\$ 100	\$ 100,000		
2710	CY	Crushed Rock	\$ 60	\$ 162,600		Est. from conceptual plan
2700	LF	12" PVC Waterline and Fittings	\$ 60	\$ 162,000		

**PROJECT: DHHL Molokai Island Plan  
Kalamaula Area**

Prepared by: LCA  
Checked by:

Date: 18-Apr-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
4	EA	12" Gate Valve	\$ 1,000	\$ 4,000		assumed
10	EA	6" Gate Valve	\$ 800	\$ 8,000		1 per fh
14	EA	Gate Valve Valve Box	\$ 400	\$ 5,600		
10	EA	Fire Hydrants w/ Curb Guards	\$ 3,500	\$ 35,000		Qty based on the water length divided by 500' fh spacing
	LS	Chlorination & Testing	\$ 5,000	\$ 5,000		
	LS	New Source Well	\$ 2,000,000	\$ 2,000,000		
	LS	Storage	\$ 147,000	\$ 147,000		\$5 gall for 29,400 gpd
		Water System Subtotal		\$ 2,639,200		
		Mobilization (6%)		\$ 158,352		
		Contingency (20%)		\$ 559,510		
		Off-Island Factor (20%)		\$ 527,840	\$ 3,884,902	
		<b>RESIDENTIAL (1 acre) OFF-SITE TOTAL</b>			<b>\$ 6,253,350</b>	
		<b>RESIDENTIAL MAKAI (8 - 1 acre LOTS)</b>				
		<b>ON-SITE</b>				
		Site Preparation & Roadways				
1	A.C.	Clearing and Grubbing	\$ 6,000	\$ 6,000		8 lots
1500	CY	Excavation and Embankment	\$ 100	\$ 150,000		11 acres
1000	LF	Roadway (22' wide, 2 1/2" A.C., 8" Basecourse)	\$ 205	\$ 205,000		Road length x 40' width
	LS	Temporary Erosion Control Measures	\$ 2,000	\$ 2,000		Road length x 40' width x 1' depth
		Roadway Subtotal		\$ 363,000		\$75.00/sy + gravel shoulders, length assumed
		Mobilization (6%)		\$ 21,780		\$2000/acre
		Contingency (20%)		\$ 76,956		
		Off-Island Factor (20%)		\$ 72,600	\$ 534,336	
		Drainage System				

**PROJECT: DHHL Molokai Island Plan  
Kalamaula Area**

Prepared by: LCA  
Checked by:

Date: 18-Apr-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
160	CY	Excavation and Backfill	\$ 100	\$ 16,000		assumed 6' deep, trench width (C&C Std) assumed
240	LF	18" RCP Drainline	\$ 80	\$ 19,200		
5	EA	Drain Manhole	\$ 5,000	\$ 25,000		
8	EA	Drain Swales & Inlet	\$ 10,000	\$ 80,000		
4	EA	Headwalls	\$ 4,000	\$ 16,000		
		Drainage System Subtotal		\$ 156,200		
		Mobilization (6%)		\$ 9,372		
		Contingency (20%)		\$ 33,114		
		Off-Island Factor (20%)		\$ 31,240	\$ 229,926	
				\$	\$	
<b>Water System</b>						
	LS	Connection to Existing Water	\$ 15,000	\$ 15,000		3 connections @ \$5,000/each
500	CY	Excavation and Backfill	\$ 100	\$ 50,000		5' depth, 2' wide for main; 2' deep, 1' wide for lateral
180	CY	Crushed Rock	\$ 60	\$ 10,800		Qty based on road length
1000	LF	8" PVC Waterline and Fittings	\$ 40	\$ 40,000		20' per fh
200	LF	6" PVC Waterline and Fittings	\$ 35	\$ 7,000		20' for each lot
160	LF	1 1/2" Copper Laterals	\$ 20	\$ 3,200		assumed
3	EA	8" Gate Valve	\$ 900	\$ 2,700		1 per fh
10	EA	6" Gate Valve	\$ 800	\$ 8,000		1 per lot
13	EA	Gate Valve Valve Box	\$ 400	\$ 5,200		1 per lot
8	EA	Type "X" Meter Box w/ Conc Collar	\$ 150	\$ 1,200		Qty based on the water length divided by 500' fh spacing
8	EA	Type "A" Valve Box	\$ 100	\$ 800		
10	EA	Fire Hydrants w/ Curb Guards	\$ 3,500	\$ 35,000		
	LS	Chlorination & Testing	\$ 2,000	\$ 2,000		

**PROJECT: DHHL Molokai Island Plan**  
**Kalamaula Area**

Prepared by: LCA  
 Checked by:

Date: 18-Apr-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
		Water System Subtotal		\$ 180,900		
		Mobilization (6%)		\$ 10,854		
		Contingency (20%)		\$ 38,351		
		Off-Island Factor (20%)		\$ 36,180	\$ 266,285	
		Sewer System (No Cost - Use Individual Wastewater Treatment Plant)			\$ 1,030,547	
		<b>RESIDENTIAL MAKAI (1 acre) ON-SITE TOTAL</b>			\$ 12,363,770	
		<b>TOTAL SAY</b>			\$ 12,364,000	

**PROJECT: DHHL Molokai Island Plan**

**Kalaupapa**

Prepared by: LCA

Checked by:

Date: 13-Mar-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
<b>SUBSISTENCE AGRICULTURE - PALAAU 2 ACRE</b>						
Site Preparation & Roadways						
4.5	A.C.	Clearing and Grubbing	\$ 6,000	\$ 27,000		28 lots
7200	CY	Excavation and Embankment	\$ 100	\$ 720,000		Road length and width
12000	LF	Stabilized Roadway (20' wide, 6" gravel)	\$ 35	\$ 420,000		Roadway at 1' depth
	LS	Temporary Erosion Control Measures	\$ 9,000	\$ 9,000		20' wide road
		Roadway Subtotal		\$ 1,176,000		\$2000/acre
		Mobilization (6%)		\$ 70,560		
		Contingency (20%)		\$ 249,312		
		Off-Island Factor (20%)		\$ 235,200	\$ 1,731,072	
<b>Drainage System</b>						
2230	CY	Excavation and Backfill	\$ 100	\$ 223,000		Assume 5' depth
3000	LF	24" Drainline	\$ 100	\$ 300,000		Assumed 1/4 of rdwy length
5	EA	Drain Manhole	\$ 5,000	\$ 25,000		Assumed
6	EA	Drain Swales & Inlets	\$ 10,000	\$ 60,000		500' spacing
4	EA	Headwalls	\$ 4,000	\$ 16,000		Assumed
		Drainage Subtotal		\$ 624,000		
		Mobilization (6%)		\$ 37,440		
		Contingency (20%)		\$ 132,288		
		Off-Island Factor (20%)		\$ 124,800	\$ 918,528	
Water System (No cost - Waterline cannot service this area)				\$ -	\$ -	
Sewer System (No cost - Use Individual Wastewater Treatment)				\$ -	\$ -	
<b>SUBSISTENCE AG TOTAL</b>					<b>\$ 2,649,600</b>	
					<b>\$ 2,650,000</b>	

**PROJECT: DHHL Molokai Island Plan**  
**Hoolehua Area**

Prepared by: LCA  
 Checked by:

Date: 04-Apr-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
<b>SUBSISTENCE AGRICULTURE - "Urban" Core Residential (South)</b>						
Site Preparation & Roadways						
3.4	A.C.	Clearing and Grubbing	\$ 6,000	\$ 20,400		65 lots
5400	CY	Excavation and Embankment	\$ 100	\$ 540,000		Road length and width
9000	LF	Roadway (22' wide, 2 1/2" A.C., 8" Basecourse)	\$ 205	\$ 1,845,000		Roadway at 1' depth
1	LS	Temporary Erosion Control Measures	\$ 6,800	\$ 6,800		\$75.00/sy + gravel shoulders
		Roadway Subtotal		\$ 2,412,200		\$2000/acre
		Mobilization (6%)		\$ 144,732		
		Contingency (20%)		\$ 511,386		
		Off-Island Factor (20%)		\$ 482,440	\$ 3,550,758	
<b>Drainage System</b>						
670	CY	Excavation and Backfill	\$ 100	\$ 67,000		Assume 5' depth
900	LF	24" Drainline	\$ 100	\$ 90,000		Assumed 10% of rdwy length
5	EA	Drain Manhole	\$ 5,000	\$ 25,000		Assumed
2	EA	Drain Swales & Inlets	\$ 10,000	\$ 20,000		500' spacing
6	EA	Headwalls	\$ 4,000	\$ 24,000		Assumed
		Drainage System Subtotal		\$ 226,000		
		Mobilization (6%)		\$ 13,560		
		Contingency (20%)		\$ 47,912		
		Off-Island Factor (20%)		\$ 45,200	\$ 332,672	
<b>Water System</b>						
5	LS	Connection to Existing Water	\$ 2,500	\$ 12,500		5' depth, 2' wide for main; 2' deep, 1' wide for laterals
700	CY	Excavation and Backfill	\$ 100	\$ 70,000		Qty based on road length
9000	LF	8" PVC Waterline and Fittings	\$ 40	\$ 360,000		20' per fh
360	LF	6" PVC Waterline and Fittings	\$ 35	\$ 12,600		20' for each lot
1300	LF	1 1/2" Copper Laterals	\$ 20	\$ 26,000		

**PROJECT:** DHHL Molokai Island Plan  
Hoolehua Area

Prepared by: LCA  
Checked by:

Date: 04-Apr-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
10	EA	8" Gate Valve	\$ 900	\$ 9,000		assumed
18	EA	6" Gate Valve	\$ 800	\$ 14,400		1 per fh
28	EA	Gate Valve Valve Box	\$ 400	\$ 11,200		1 per lot
65	EA	Type "X" Meter Box w/ Conc Collar	\$ 150	\$ 9,750		1 per lot
65	EA	Type "A" Valve Box	\$ 100	\$ 6,500		Qty based on the water length divided by 500' fh spacing
18	EA	Fire Hydrants w/ Curb Guards	\$ 3,500	\$ 63,000		
	LS	Chlorination & Testing	\$ 5,000	\$ 5,000		
		Water System Subtotal		\$ 594,950		
		Mobilization (6%)		\$ 35,697		
		Contingency (20%)		\$ 126,129		
		Off-Island Factor (20%)		\$ 118,990	\$ 875,766	
		Sewer System (No Cost - Use Individual Wastewater Treatment Plant)			\$ 4,759,197	
		<b>SUBSISTENCE AGRICULTURE (South) TOTAL</b>				
		<b>SUBSISTENCE AGRICULTURE - "Urban" Core Residential (North)</b>				
		Site Preparation & Roadways				29 lots
2.6	A.C.	Clearing and Grubbing	\$ 6,000	\$ 15,600		Road length and width
4200	CY	Excavation and Embankment	\$ 100	\$ 420,000		Roadway at 1' depth
7000	LF	Roadway (22' wide, 2 1/2" A.C., 8" Basecourse)	\$ 205	\$ 1,435,000		\$75.00/sy + gravel shoulders
1	LS	Temporary Erosion Control Measures	\$ 5,200	\$ 5,200		\$2000/acre
		Roadway Subtotal		\$ 1,875,800		
		Mobilization (6%)		\$ 112,548		
		Contingency (20%)		\$ 397,670		
		Off-Island Factor (20%)		\$ 375,160	\$ 2,761,178	
		Drainage System				

**PROJECT: DHHL Molokai Island Plan**  
**Hoolehua Area**

Prepared by: LCA  
 Checked by:

Date: 04-Apr-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
520	CY	Excavation and Backfill	\$ 100	\$ 52,000		Assume 5' depth
700	LF	24" Drainline	\$ 100	\$ 70,000		Assumed 10% of rdwy length
5	EA	Drain Manhole	\$ 5,000	\$ 25,000		Assumed
2	EA	Drain Swales & Inlets	\$ 10,000	\$ 20,000		500' spacing
3	EA	Headwalls	\$ 4,000	\$ 12,000		Assumed
		Drainage System Subtotal		\$ 179,000		
		Mobilization (6%)		\$ 10,740		
		Contingency (20%)		\$ 37,948		
		Off-Island Factor (20%)		\$ 35,800	\$ 263,488	
		<b>Water System</b>				
5	LS	Connection to Existing Water	\$ 2,500	\$ 12,500		5' depth, 2' wide for main; 2' deep, 1' wide for laterals
400	CY	Excavation and Backfill	\$ 100	\$ 40,000		Qty based on road length
7000	LF	8" PVC Waterline and Fittings	\$ 40	\$ 280,000		20' per fh
280	LF	6" PVC Waterline and Fittings	\$ 35	\$ 9,800		20' for each lot
580	LF	1 1/2" Copper Laterals	\$ 20	\$ 11,600		assumed
40	EA	8" Gate Valve	\$ 1,200	\$ 48,000		1 per fh
14	EA	6" Gate Valve	\$ 900	\$ 12,600		
54	EA	Gate Valve Valve Box	\$ 400	\$ 21,600		
29	EA	Type "X" Meter Box w/ Conc Collar	\$ 150	\$ 4,350		1 per lot
29	EA	Type "A" Valve Box	\$ 100	\$ 2,900		1 per lot
14	EA	Fire Hydrants w/ Curb Guards	\$ 3,500	\$ 49,000		Qty based on the water length divided by 500' fh spacing

**PROJECT: DHHL Molokai Island Plan**  
**Hoolehua Area**

Prepared by: LCA  
 Checked by:

Date: 04-Apr-05

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
LS		Chlorination & Testing	\$ 5,000	\$ 5,000		
		Water System Subtotal		\$ 492,350		
		Mobilization (6%)		\$ 29,541		
		Contingency (20%)		\$ 104,378		
		Off-Island Factor (20%)		\$ 98,470	\$ 724,739	
		Sewer System (No Cost - Use Individual Wastewater Treatment Plant)			\$ 3,749,405	
		<b>SUBSISTENCE AGRICULTURE (North) TOTAL</b>			\$ 8,508,602	
		<b>TOTAL SAY</b>			\$8,509,000	

**PROJECT: DHHL Molokai Island Plan**

**Naiwa**

Prepared by: LCA

Date: 09-Jun-05

Checked by:

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
<b>RESIDENTIAL</b>						
<b>ONSITE</b>						
Site Preparation & Roadways						
13	A.C.	Clearing and Grubbing	\$ 6,000	\$ 78,000		58 lots
19500	CY	Excavation and Embankment	\$ 100	\$ 1,950,000		acres
13100	LF	Roadway (22' wide, 2 1/2" A.C., 8" Basecourse)	\$ 205	\$ 2,685,500		Road length x 40' width
	LS	Temporary Erosion Control Measures	\$ 26,000	\$ 26,000		Road length x 40' width x 1' depth
		Roadway Subtotal		\$ 4,739,500		\$75.00/sy + gravel shoulders; length from Group 70
		Mobilization (6%)		\$ 284,370		\$2000/acre
		Contingency (20%)		\$ 1,004,774		
		Off-Island/Remote Factor (20%)		\$ 947,900	\$ 6,976,544	
<b>Drainage System</b>						
2450	CY	Excavation and Backfill	\$ 100	\$ 245,000		Assume 5' depth
3300	LF	24" Drainline	\$ 100	\$ 330,000		
1400	LF	30" RCP Drainline	\$ 160	\$ 224,000		
10	EA	Drain Manhole	\$ 5,000	\$ 50,000		
20	EA	Drain Swales and Inlet	\$ 10,000	\$ 200,000		
10	EA	Headwalls	\$ 4,000	\$ 40,000		
		Drainage System Subtotal		\$ 1,089,000		
		Mobilization (6%)		\$ 65,340		
		Contingency (20%)		\$ 230,868		
		Off-Island/Remote Factor (20%)		\$ 217,800	\$ 1,603,008	
<b>Water System</b>						
100	CY	Excavation and Backfill	\$ 100	\$ 10,000		5' depth, 2' wide for main; 2' deep, 1' wide for lateral
180	CY	Crushed Rock	\$ 60	\$ 10,800		2' bedding x trench width
1160	LF	1 1/2" Copper Laterals	\$ 20	\$ 23,200		20' for each lot
58	EA	Type "X" Meter Box w/ Conc Collar	\$ 150	\$ 8,700		1 per lot

**PROJECT: DHHL Molokai Island Plan**  
**Naiwa**

Prepared by: LCA Date: 09-Jun-05  
 Checked by:

**ESTIMATE OF PROBABLE COST OF CONSTRUCTION (Budgetary - Civil Infrastructure)**

Est. Qty.	Unit	Description	Unit Price	Subtotal	Total	Assumptions
58	EA	Type "A" Valve Box	\$ 100	\$ 5,800		1 per lot
	LS	Chlorination & Testing	\$ 5,000	\$ 5,000		
		Water System Subtotal		\$ 63,500		
		Mobilization (6%)		\$ 3,810		
		Contingency (20%)		\$ 13,462		
		Off-Island Factor (20%)		\$ 12,700	\$ 93,472	
Sewer System (No Cost - Use Individual Wastewater Treatment Plant)						
<b>RESIDENTIAL ON-SITE TOTAL</b>					<b>\$ 8,673,024</b>	
					<b>\$ 8,670,000</b>	

## B. Comments on Plan



Public Comments Received  
 May 24 - June 10, 2005  
 Molokai Island Plan

DHHL STAFF COMMENTS

FROM BARBARA J. (MOWAT) ANGELO  
 DATED JUNE 9, 2005  
 RE: KAPAAKEA HOMESTEAD LANDS

STATEMENT	DHHL STAFF COMMENT
Support flood control.	Concur. Plan sets aside flood control area.
Extend Kapaakea Cemetery to benefit Hawaiians, not County.	Plan notes community support for expanded cemetery. Currently, County is responsible under ROE 32.
Retain Mowat makai land in perpetuity for heirs.	Mowat's rights are subject to HHCA, rules, and homestead lease terms.
Retain Mowat makai land for inland pond restoration.	Mowat's rights are subject to HHCA, rules, and homestead lease terms.
Cinder Pit mining to benefit Hawaiians, not for commercial uses.	Noted. HHC has authority to decide, subject to HHCA and rules.
Protect areas of cultural interest.	Noted. Plan sets aside cultural and natural resource management areas.
Remove development plans of public areas in Mowat makai.	Plan notes community support for recreational area. No specific location identified.

FROM GLENN I. TEVES  
 DATED JUNE 6, 2005  
 RE: HOOLEHUA

STATEMENT	DHHL STAFF COMMENT
DHHL should adopt Chapter 205, HRS, in setting conditions for disposition of agricultural lands.	Chapter 205, HRS, relates to the State Land Use Commission, land use districts, and uses permitted. The DHHL Planning System is the structure to assert the HHC's land use authority over Hawaiian home lands in carrying out the HHCA.
Hoolehua rated as prime lands by LESA and ALISH	Noted in the plan. The availability of irrigation water is a key factor.
Subdivision of lots supported by homesteaders not farming and in violation of their leases. Could lead to potential of 540 houses on 135 farm lots. By	DHHL received many comments in support of subdividing farm lots to benefit long-time Hoolehua families where the next generations are returning home, want to live near each other, and are

<p>increasing the population in Hoolehua and urbanizing its farm lands, you will drive out farmers.</p>	<p>in need of land and affordable housing. The larger farm lots with infrastructure offer the potential to address these native Hawaiian needs at low cost, compared to developing new land for homesteads. Further subdivisions will be constrained by adjacent farming, DHHL potable water system limits, and land use policy.</p>
<p>GOAL: To assure continued farming, any subdivision of farm land must add to farming activity in Hoolehua, not detract from it.</p>	<p>GOAL: The goal of the HHCA is to restore the native Hawaiian people through a homestead settlement program. Homestead farming is one part of that program. Farming in Hoolehua is a priority as evidenced by farm leases, major potable and irrigation water improvements, and related support services such as the technical assistance, farming cooperatives, and processing facilities.</p>
<p>POLICY: The following conditions should be imposed on lessees subdividing their land:  1 - Lessee should bear all subdivision costs, such as utilities, roads, etc, not DHHL  2 - Allow a <u>one-time</u> only subdivision of 4-5 acre residential lots into two 2-3 acre residential lots.  3 - Lessee must have updated farm plan to use 35 acres, or surrender land to DHHL to subdivide 5 acre house lot into two 2-3 acre lots.  4 - Approve farm dwellings if justified by labor demands for farm production.</p>	<p>The Molokai Island Plan seeks to designate future land uses for all Hawaiian home lands. In this case, subsistence (lot under 5 acres) and supplemental agriculture (lot under 40 acres) are the designated land uses in Hoolehua.  The intent is to separate residential and farm uses to reduce conflict, support farming, and allow compatible uses/benefits of the land.  Evaluating the impacts of imposing other conditions on subdividing farm lots goes beyond the scope of this plan.</p>
<p>MOLOKAI IRRIGATION SYSTEM: DHHL must take active role in protecting homestead farmers right to irrigation water by enforcing Chapter 168, HRS. Either assume management of the MIS or advocate for changes to the management of the MIS.</p>	<p>Noted in the plan. Evaluating the impacts of assuming management of the MIS goes beyond the scope of this plan.</p>

FROM LYNN DECOITE, PRESIDENT  
 MOLOKAI HOMESTEAD FARMERS ALLIANCE  
 DATED JUNE 8, 2005  
 RE: AGRICULTURAL LANDS BEING SUBDIVIDED

STATEMENT	DHHL STAFF COMMENT
<p>If AG Opinion 61-65 holds that a homesteader cannot subdivide their land, then we cannot support any subdivision of land.</p>	<p>As a matter of policy, the Hawaiian Homes Commission has determined that a farm or ranch homestead lessee may subdivide and transfer a portion of an agricultural or pastoral lot for the remaining term of a homestead lease under certain terms and conditions. See Section 10-3-26(f), Hawaii Administrative Rules, adopted by the Commission pursuant to the Hawaii Administrative Procedures Act (Chapter 91, HRS), effective November 14, 1984.</p>
<p>Allow one more house under ohana zoning within the five acre portion to minimize the impact on adjacent farming.</p>	<p>Whether you allow one more house under ohana zoning or allow a five-acre lot to be subdivided into two 2-3 acre lots, the impacts are the same. You are containing residential uses to one portion of the lease.</p>
<p>Support an audit of the Molokai Irrigation System to quantify and protect our water rights.</p>	<p>Evaluating the benefits and costs of an audit of the MIS goes beyond the scope of this plan.</p>
<p>Five proposed conditions to allow additional houses in Hoolehua:</p> <ol style="list-style-type: none"> <li>1 - Agriculture must be primary use, other uses ancillary.</li> <li>2 - No subdivision of agricultural land, only ohana zoning on residential portion. Occupancy by next of kin only.</li> <li>3 - New occupants and lessee must submit farm plan. Impose DHHL addendum.</li> <li>4 - Only one house for now due to water restrictions. Revisit in five years.</li> <li>5 - DHHL must put new well in next three years.</li> </ol>	<p>The Molokai Island Plan seeks to designate future land uses for all Hawaiian home lands. In this case, subsistence (lot under 5 acres) and supplemental agriculture (lot under 40 acres) are the designated land uses in Hoolehua.</p> <p>The intent is to separate residential and farm uses to reduce conflict, support farming, and allow compatible uses/benefits of the land.</p> <p>Evaluating the impacts of imposing other conditions on subdividing farm lots goes beyond the scope of this plan.</p>

June 9, 2005

Micah A. Kane, Chairman  
Hawaiian Homes Commission  
State Department of Hawaiian Homes Lands  
1099 Alakea Street, Suite 2000      Fax: 808 586-3899  
Honolulu HI 96813

Subj: Moloka'i Island Plan, Kapa'akea

Aloha Chairman Kane,

Mahalo Nui Loa for the opportunity to meet with you and your staff at the quarterly meeting held on Moloka'i on May 23, 2005.

My sister, Gayla Mowat and I were able to witness, first hand, the professionalism, openness and knowledge displayed by your staff, island Commissioners and resource personnel. Your sit down, talk story session with the homesteaders was especially rewarding.

Also, Mahalo for asking for our mana'o regarding our Kapa'akea area.

Re: Kapa'akea Homestead Lands, Mowat Mauka & Makai

1. Support Flood Control to benefit House-lots and ocean egress.
2. Support Extension of the Kapa'akea Cemetery to benefit Hawaiians, not the County.
3. Support Retention of Mowat Makai land in Perpetuity to heirs of Dorothy Lewis Mowat.
4. Support Retention of Mowat Makai land for our family to participate in the Inland Pond Restoration.
5. Support continuance of mining the Cinder Pit to benefit Hawaiians and not for commercial private enterprise.
6. Support Protection of areas of cultural interest as detailed in the "Cultural Resources Survey, Kapa'akea Flood Control Project of September 1977".
7. Mahalo for removing the development plans of Public Areas in Mowat Makai.

Sincerely,

Barbara J. (Mowat) Angelo

cc: D. Yagodich, K. Mckeague, G. Atta, W. Mowat, G. Mowat, B. Mowat, D. Mowat, G. Maioho

*Glenn I. Teves  
Molokai Island Plan  
Hoolehua Subdivisions*

**Glenn I. Teves**  
P.O. Box 261  
Kualapua, HI 96757  
Ph. 567-6932 (b), 567 6688 (h); 658-0794 (c)

June 6, 2005

TO: Hawaiian Homes Commission  
FAX # 586-3899 *5 pages total*

FROM: Glenn I. Teves, Ho'olehua Homestead Farmer

RE: Response to Molokai Island Plan Hoolehua

Aloha. I regret that I will not be present at the next commission meeting in Honolulu. Six Hoolehua homestead farmers, including myself, and our County Councilman Danny Mateo will be visiting progressive farms in Eastern Oregon from June 17 - 23. I have also attached an addendum that was attached to my DHHL agricultural lease. It's important that all recommendations by DHHL staff be fair and based on the purpose and intent of the Act, and that you have a clear understanding of the precedence and impacts that you may be setting by your decisions in regard to subdividing land. I agree with the recommendation that **"no houses be constructed on agricultural lands"**; this must be established and enforced in the final report.

I feel strongly that DHHL should adopt HRS Chapter 205 (Agriculture Land Use) in setting the conditions for the disposition of agriculture lands, and allowable activities on these lands. By doing so, you have a legal basis for your decisions, and will also be protecting yourself from legal challenges down the road regarding agricultural land use. By having a genealogy of agricultural land use to fall back on, all decisions can be sound and based on precedence. More importantly, this was the intent of these lands. There will be growing pressure to urbanize these lands similar to other areas of the state, but with a sound treatise to make decisions, problems can be minimized and disputes mitigated.

Agriculture has been identified as the major economic direction for Molokai's future due to our competitive advantages and widespread community support for this direction. This competitive edge can be destroyed through careless and superficial planning on the part of DHHL. All of Hoolehua HHL are among the best farming lands of all the HHL inventory, rated as prime lands by two of the recognized land rating systems utilized in Hawaii, LESEA (Land Evaluation and Site Assessment) and ALISH (Agricultural Lands of Importance in the State of Hawaii).

*Hoolehua homestead farmers represent the largest concentration of native Hawaiian farmers in the state, cultivating an area of over 300 acres. They produce more agricultural production, in pounds, than all other Hawaiian homestead farm areas combined!*

The present staff recommendations to allow subdivision of lots are based on outeries by homesteaders who are not utilizing their lands for its intended purpose. In other words, they are in violation of their leases. The recommendation lacks equality in that only those with 35-acre lots (135 lessees) will be allowed to subdivide their 5-acre house lots. This will cause contention

*Glenn I. Teves  
Molokai Island Plan  
Hoolehua Subdivisions*

and dissension now and in the future, and will lead to more accommodations to subdivide additional lands. By allowing too many houses in this rural farming area, you will urbanize these lands and subsequently drive out farmers. New homeowners will complain about dust from land cultivation activities and noise from tractors, and this is already occurring.

To better understand the impact of the present staff recommendations on the population, I have created a scenario based on what has been proposed. The present proposal will allow for the subdivision of a total of 135 five-acre lots into two 2-3 acre lots. These lots are part of an attached or detach 35-acre agricultural lot. In addition, the proposed lots will be allowed to build a workers quarters on each lot.

Under the present recommendation, each 5-acre residential lot can be cut into two lots. This would create two 2 1/2 acre lots. These lots can then build a workers quarters one each lot for a total of 4 structures on this previous 5-acre lot. You need to look at the possible population dynamics, which include the following:

<u>Number of lots/houses</u>	<u>X2*</u>	<u>X3**</u>	<u>X4***</u>
135	270	405	540
<b>Population+:</b> 675	1350	2025	2700

- \* *Original house lot cut into two lots.*
- \*\* *One workers quarters built on one of the house lots.*
- \*\*\* *One workers quarters built on each of the two house lots.*
- † *Assumes a family of five individuals*

Analyzing these numbers, if everyone subdivided their lot, this would create 135 additional houses bring the total to 270 lots. If each of these lots built workers quarters, this would bring the total to 540 houses. If we look at the average number of persons per household at 5 individuals, this could increase the number of people living in Hoolehua by 2025 individuals if these individuals are not living in Hoolehua now. In other words, where you now have 675 individuals residing, you have the potential of having 2700 individuals. What is not known is how many families will opt to subdivide their lands, and also how many families will opt to build workers quarters. In planning, you always have to look at the greatest potential of your proposal.

In order to assure that we can continue to farm these areas without threat of urbanism and increase population pressures, any subdivision of agricultural lands must add to the present farm activities in Hoolehua, and not detract and adversely impact on its activities. In order to assure the expansion of agriculture through this subdivision, the following conditions must be imposed on lessees subdividing their lands:

1. *All cost for subdivision must be borne by the lessee or next of kin receiving the new lot. DHHL will bear no responsibility for the cost of utilities, road improvements, etc.*
2. *Only a one-time subdivision of each 4-5 acre residential lot, attached to a 35-acre lot, into two 2-3 acre residential lots will be allowed. Each lessee subdividing their land must agree to sign a document affirming a one-time subdivision and agree not to subdivide their agricultural lot now or in the future. This must be a condition to the subdivision.*

*Glenn L. Teves  
Molokai Island Plan  
Hoolehua Subdivisions*

- 3. *As a precondition to the subdivision, the present lessee must submit an updated farm plan that lays out an in-depth strategy to utilize their 35-acre agricultural lot. If they have no plans to farm their lot, they must surrender their 35-acre farm lot as a condition to subdividing their 5-acre house lot into two 2-3 acre residential lots.*
- 4. *In order to secure approval to construct a farm dwelling on each house lot, the lessee must be farming on their land and must justify the farm dwelling based on labor demands of their farm production. (Present County of Maui Agricultural Ordinance requires that you gross \$30,000 from your farm before being allowed to build a workers quarters)*

The recommendation to submit a farm plan was taken from the HIL Agricultural Task Force Report completed in 2000. These conditions will ensure that agricultural lands are utilized for their intended purpose, and are consistent with provisions of the Hawaiian Homes Act to "occupy your lands, and cultivate your lands on your own behalf".

~~*Molokai Irrigation System:* In order to assure that adequate irrigation water is available for present and future agriculture production, DHHIL must take an active role in protecting the Hawaiian Homestead farmers right to irrigation water by enforcing HRS §168-4 which states that "the Hawaiian homes commission and lessees of the Hawaiian homes commission shall at all times, upon actual need being shown to the board, have a prior right to two-thirds of the water developed for the Molokai irrigation and water utilization project." DHHIL's role must be in either assuming the management of the Molokai Irrigation System or advocating for changes to the management of the Molokai Irrigation System that protects the homesteader's rights to water, and their active voice in decision making regarding the management and operation of the MIS.~~

In closing, I have also included an addendum that was attached to my DHHIL agricultural lease for your consideration. I hope the Commission can continue to support the utilization of agricultural leases for its intended purpose. This is part of the long-range economic strategy for Molokai in which Hoolehua HIL plays a prominent role in this plan. This was the dream of Prince Jonah Kūhiō Kalanianaʻōle in Aina Hoʻopulapula, and we who labor diligently on our homestead farms will continue to embrace this dream. Mahalo nui.

*Appendix 1 - Addendum to Agricultural Lease*

ADDENDUM

This Agricultural lease is subject to the following conditions:

1. Active cultivation requirement.

(a) Active cultivation is defined as land cleared, planted and cared for according to the standards of good husbandry. Where, due to terrain, a portion of an agricultural lot is not feasible to cultivate, the requirement for active cultivation of two-thirds (2/3) of a lot shall apply to only that acreage which is feasible to cultivate.

(b) Lessees of agricultural lots are required to have a minimum of two-thirds (2/3) of the total lot acreage under active cultivation by one (1) year from execution of the farm lot lease.

(c) The lessee may request time extensions in order to comply with the active cultivation requirement and justified time extensions will be granted by the Hawaiian Homes Commission. However, submittal and acceptance of a revised farm plan may be required prior to approval of the time extension. Noncompliance with the active cultivation requirement occurring despite the opportunity for justified time extensions will constitute default on the lease and will result in cancellation of the lease and reaward to another qualified applicant.

2. Farm plan compliance.

(a) Lessor loan-funded lessees. For lessees whose farm development is financed in whole or in part with Lessor loan funds, compliance with the farm plan attached hereto and incorporated herein is also a condition of maintaining this lease. Substantial changes in implementation of the farm plan, such as changes in types of crops or acreages planted, which significantly affect production, projections and loan repayment ability will require submittal of a revised farm plan for acceptance and Hawaiian Homes Commission approval. Noncompliance with the farm plan incorporated herein may constitute default on the lease.

(b) Independently financed lessees. Lessees whose farm development is completely financed by non-lessor funds need not comply with their original farm plans, however, they must comply with the active cultivation requirement.

3. Location of a residence on an agricultural lot.

(a) The lessee may construct a residence on the lessee's agricultural lot provided that the lessee complies with the conditions imposed by Administrative Rules Section 10-3-26, 10-3-34 and 10-3-39(b). Construction of a residence on the agricultural lot will be permitted only after the lessee has satisfied the active cultivation requirement.

(b) The lessee may construct a residence anywhere on the agricultural lot. However, where water/utility connection is provided, the lessee must assume the cost of extending water and utility lines from the point of connection to the residence.

4. Agricultural lots with unimproved infrastructure.

Where, according to planned development, improvements/amenities for certain agricultural lots have not been provided and are not expected to be provided, a lessee desiring such improvements/amenities prior to their provision and completion, shall incur the cost of providing these improvements/amenities for the agricultural lot.



**Molokai Homestead Farmers Alliance**

*"Protecting the Resources of the Molokai Homestead Farmer"*

P.O. Box 176, Kualapuu, Molokai, HI 96757

April 29, 2005

Darrell Yagodich  
Department of Hawaiian Home Lands  
P.O. Box 1879  
Honolulu, HI 96805

Aloha Darrell,

Mahalo for taking time out from your busy schedule to meet with the Molokai Homestead Farmers Alliance. We appreciate the interchange of ideas and the mutual agreement in preserving agricultural homesteads for its intended purpose. We hope that we can find some common ground that protects agriculture yet also allows more homestead families to live on the land. We also feel very strongly in the Hawaiian Homes Act, and that the letter of the law must be enforced because it protects our right to exist as a farming community.

In regard to the issue of subdividing land as it relates to AG Opinion No. 61-65 of June 9, 1961, if the interpretation is contrary to what we believe to be true, we would appreciate receiving a document that spells out how the subdivision is allowed. If this opinion holds that a homesteader cannot subdivide their land, then we cannot support any subdivision that is contrary to the law.

We still believe that allowing the addition of one more house under ohana zoning in the five-acre portion of these agricultural lots will accommodate many families. Keeping the houses in the one area is also a major concern for us since it will minimize the impact on adjacent farming activities. It's important to protect the purpose and intent of the agricultural lots at a time when much of the agricultural lands on the neighbor islands are being converted to housing.

In regard to protection of our water rights, we hope that DHHL will support an audit of the Molokai Irrigation System. This will help to make our case in setting in place rules that will quantify our rights and put implementing actions to protect our water rights for us and our posterity. In closing, we look forward to attending the upcoming Hawaiian Homes Commission meeting on Molokai and participating in these discussions.

Sincerely,

Lynn DeCoite  
President  
Molokai Homestead Farmers Alliance

Molokai Homestead Farmers Alliance

Proposed conditions to allowing additional houses in Hoolehua

Agriculture must be the primary use of the agriculture lots. Other uses must be ancillary (support ag) such as processing areas, roadside stands to sell homestead-grown produce, etc.

1) No subdivision of agricultural lots; only ohana zoning on residential piece. Additional house must be occupied by next of kin; not rented out or used as bed and breakfast. New house must be located on the existing house lot and not on ag lot. No building on ag lots

2) Occupants of the new house, together with existing lessee must submit a farm plan. DHHL addendum to the farm lease will be a condition to allowing the construction of the second home.

4) Only one additional house should be allowed for now, due to water restrictions. In 5 years, this can be revisited after evaluating number of houses in Hoolehua and all impacts on ag.

5) DHHL must put new well in place within the next three years.

Quotes for the Day:

Too many Hawaiians have said in effect: 'Give us the best land you've got, give us all the money you can, feed us on poi and fish, and we'll be happy.' I want to tell you that you never will succeed unless you get out and hustle.

*Prince Jonah Kuhio Kalaniana'ole  
Address before the Hawaiian Civic Club, June 1920*



"A nation that destroys its soil, destroys itself"

*President Franklin Delano Roosevelt (1933-1945)*

State of Hawaii  
Department of Hawaiian Home Lands

June 21, 2005

To: Chairman and Members, Hawaiian Homes Commission

From: Darrell Yagodich, Planning Program Manager *Darrell Yagodich*

Subject: Molokai Island Plan

RECOMMENDED MOTION/ACTION

---

That the Hawaiian Homes Commission:

1. Adopt the Land Use Designation (LUD) recommendations prepared as part of the Molokai Island Plan reports, and attached as Exhibits C through H;
2. Authorize dissemination of the Molokai Island Plan.

DISCUSSION

**Background**

In July 2004, the Department of Hawaiian Home Lands (DHHL) hired professional planning consultant, Group 70 International, to evaluate existing conditions, analyze opportunities and constraints, and recommend preferred uses for DHHL lands on Molokai over the next 20 years. Group 70 has submitted its Molokai Island Plan (MIP) Final Report after a comprehensive 10-month planning process that included extensive beneficiary and community participation.

On May 24, 2005, the Hawaiian Homes Commission directed the DHHL to extend the MIP public comment period to June 10. By way of a letter sent on May 27, DHHL notified participants of past MIP community meeting of the extended public comment period.

DHHL received three public comments by the deadline. Refer to Exhibit I.

## Planning Team

The DHHL Planning Office (Darrell Yagodich and Daniel Ornellas) oversaw preparation of the Molokai Island Plan. The consultant team was led by Group 70 International (George Atta, Kawika McKeague & Tanya Iden), with SMS Research (Jim Dannemiller) doing work on the beneficiary surveys, and Engineering Solutions, Inc. (Labrina Apuya) providing infrastructure analyses and development cost estimates. Coordination on Molokai was provided by George Maioho, DHHL Molokai District Office Manager, and his staff.

## DHHL Goals & Objectives

Island plans are a key component of the 2<sup>nd</sup> tier of the DHHL Planning System framework which establishes levels of plans and their relationships for decision-making. (See Exhibit-A) The Molokai Island Plan assesses and recommends future uses for Hawaiian home lands on an islandwide basis. It addresses the following goals and objectives of the DHHL General Plan which were adopted by the Hawaiian Homes Commission on February 26, 2002.

- Designate all Hawaiian home lands within one of the ten land use categories specified under the Planning System framework.
- Identify areas for new housing opportunities in proportion to the number of applicants on the residential waiting list for the island of Molokai, relative to the statewide demand; the target being an average of at least 20 per year or a minimum of 400 over 20 years.
- Provide areas for increasing the number of agricultural and pastoral leases awarded each year.
- Provide areas for income-generating uses (commercial and industrial) while using less than 1% of the lands (266 acres).
- Provide space for and designate a mixture of appropriate land uses, economic opportunities and community services.
- Direct urban growth to priority development areas based on infrastructure availability, feasible site conditions, beneficiary preferences, and job opportunities.

- Identify and establish a clear understanding of existing water resources available to the Hawaiian home lands trust.
- Preserve and protect significant natural, historic, and community resources on trust lands.
- Follow a comprehensive planning process which takes into account a wide variety of factors as described below.

### **Planning Process**

The planning process for determining the future land uses of available lands over the next 20 years involved the following steps:

- (1) Examination of beneficiary needs and preferences through surveys of existing homesteaders and applicants;
- (2) Description and analyses of socio-economic conditions on the island;
- (3) Assessment of conditions on and surrounding Hawaiian home lands;
- (4) Assessment of environmental opportunities and constraints, infrastructure and water resources;
- (5) Community and small group input on land use alternatives;
- (6) Order-of- magnitude development cost estimates;
- (7) HHC and DHHL staff reviews of preliminary recommendations;
- (8) Community meetings and site visits for comments on proposals;
- (9) DHHL/HHC workshop briefing on Pre-Final Report; and
- (10) Final Report recommendations contained in this submittal.

### **Beneficiary & Community Participation**

The planning process incorporated many opportunities for beneficiary and community input.

*Background Research:* A mail out survey to Molokai island homestead lessees and applicants conducted by SMS Research in September 2004 provided timely information on beneficiary demographics and preferences for land locations, land uses, lot sizes, and community amenities. Two series of small group meetings were held to discuss initial findings with representatives from homestead associations, Hui Kako`o `Aina Ho`opulapula (applicant advocates), Native Hawaiian service organizations, and county, state, and federal agencies, and

~~private~~ landowners. A series of local community meetings were held in Ualapue, Kalamaula, Hoolehua, and Kalaupapa.

*Alternative Development Scenarios:* Two community meetings were held to discuss alternative development scenarios. Beneficiaries were given the opportunity to tour DHHL properties and encouraged to make suggestions and critique the alternatives.

*Preferred Development Scenarios:* The preferred development alternatives were chosen based on prior community input, DHHL policies, and a series of planning factors. The results were presented in smaller working groups and to the community on Molokai.

*Final Plan:* A summary report was mailed to those who attended the final meeting in April 2005 and the community was informed that the MIP would be up for Hawaiian Homes Commission adoption on May 24, 2005, on Molokai. The community was informed of the extended MIP public comment period to June 10, 2005.

### **Molokai Island Profile**

Molokai is the fifth largest island in the Hawaiian chain, comprised of a land area of 170,000 acres. Molokai is 38 miles long and 10 miles wide with 88 miles of beautiful coastline dotted by many historic Hawaiian fishponds. DHHL's 25,868 acres equate to 15% of the total land area.

The total island population of Molokai is almost 7,400 people of which 62% are Native Hawaiian. Their link to the land and ocean is apparent and essential on this small island. A 1994 State study found that subsistence fishing, hunting, and gathering supplied 38% of the food to Native Hawaiians on Molokai.

According to the 2000 U.S. Census, the unemployment rate for the State as a whole was 4.5%, but was 11.2% on Molokai. Statistics are similar for the proportion below the poverty level: at a statewide level of 10.7% of the population, whereas on Molokai it is 14.4% under the poverty level. Median income is much lower on Molokai as well. Molokai's median income is \$33,398 compared to \$49,820 for the State.

## Molokai Homestead Lessees and Applicants

835 homestead leases have been awarded on Molokai. Agricultural and residential leases, the majority of all awards, are concentrated in Hoolehua and Kalamaula, west of Kaunakakai.

### **Existing Homestead Leases, Molokai**

	<u>Res</u>	<u>Agr</u>	<u>Pas</u>	<u>All</u>	<u>Percent</u>
Kalamaula	160	74	3	237	28
Hoolehua	153	347	21	521	62
Kapaakea	45	0	3	48	6
One Alii	29	0	0	29	4
Total	387	421	27	835	100
Percent	46	50	3	100	

## Beneficiary Preferences

A beneficiary survey was conducted in September 2004 to gather information on beneficiary preferences. Key findings are:

*Residential is the preferred award type* - While agriculture applications make up the largest type of applications, when queried for their first choice of award, 68% of beneficiaries expressed a residential award preference.

*Agricultural and pastoral applicants want to live on their homesteads* - Agricultural and pastoral applicants overwhelmingly reported that they wanted to live on their homesteads.

*Preference is for small agricultural lots* - Most agriculture applicants, whether they plan to farm at a subsistence or supplemental level, prefer a lot that is 3 to 5 acres.

*No award location preference* - Most applicants have no preference regarding location of award.

*Finances are a barrier for Applicants* - Common barriers are households with no adults employed, low combined household incomes, and existing low rent/shelter payments.

*Lessees are happy with their communities* - When asked to describe what they like about their homestead community, lessees appreciate the spacious setting of their homestead lots and they enjoy their neighbors' friendliness and 'ohana spirit.

*Homestead communities need infrastructure improvements* - Lessees cited infrastructure issues. There is a desire to clean out

~~abandoned vehicles, clear vacant lots, improve and maintain roads, and develop more recreational activities.~~

### Land Use Designations

Land Use Designations (LUDs) identify the land use category for Hawaiian home land areas covered under a DHHL Island Plan. LUDs separate the lands into discrete use districts, each having its own set of general permitted uses and development standards. Taken together, LUDs provide the general pattern for the location and distribution of future land uses, thereby fostering the orderly use and development of Hawaiian home lands. LUDs are prescribed by the DHHL General Plan. The ten Land Use Designation categories are summarized in Exhibit-B.

### Tract Assessments and Land Use Recommendations

#### 1. Ualapue (411 acres)

*Description* - The parcel lies mauka of Kamehameha V Highway, highlighted by its sloped terrain (11-20%), interspersed by deep ravines, which makes development challenging. Soil is poorly drained over soft weathered rock. Elevations range from 25 to 1,000 feet above sea level. The lower elevations receive 45 inches per year. The Ualapue lands are primarily located within the Agricultural State Land Use designation, except for the upper mauka boundary which abuts the Conservation district. Views are impressive from high cool elevations.

*Opportunities & Constraints* - Future development will require roadway improvements. Ualapue is within the region serviced by the Maui County DWS water system. It is not feasible to connect to wastewater systems in Kaunakakai. Cultural sites such as the Kalauonakukui heiau should be protected, as with Ualapue fishpond.

*Land Use Plan* - See Exhibit C. (74) 10,000 sq. ft. residential lots on 25 acres. 2.9 acres for Community use. Special District areas for natural resource management (78 acres) and Kalauonakukui Heiau (7 acres). 299 acres for General Agriculture.

*Estimated Cost* - \$4.1 million. 74 10,000 sq. ft. residential lots at \$54,527 per lot.

~~2. Kapaakea - Makakupaia - Kamiloloa (5,729 acres)~~

*Description* - The parcel is located along the southern portion of Molokai, about one mile east of Kaunakakai town. Situated mauka of Kamehameha V Highway, highlighted by variable slope (10-35%) and major drainage channels that form the wetlands near the shoreline. Slopes are mild and severed with steep rocky areas. Lower elevations receive 15 inches of rain per year while upper elevations receive 40 inches per year.

*Opportunities & Constraints* - The area has no parks and schools, but has one cemetary. The nearest school is Kaunakakai Elementary School about five miles away. Surface runoff and flooding is a major issue here. The area is serviced by the Maui County DWS water system, but new water source will be required. It is not feasible to connect to the Kaunakakai town wastewater system. Cultural sites include the fishpond and Kamiloloa Habitation and Agricultural Complex.

*Land Use Plan* - See Exhibit D. 286 1/2 acre new residential lots on 204 acres, 5 1/2 acre makai lots on 4 acres. Proposed Community Uses for community park, cultural center, and fishpond on 55 acres. Special District areas for natural resources management (2,040 acres), cultural resources (207 acres), and flood control (29 acres). General Agricultural on 2,165 acres.

*Estimated Cost* - \$29.2 million.

**3. Kalamaula (6,476 acres)**

*Description* - DHHL's Kalamaula lands are located mauka of Kamehameha Highway with gentle slope (0-10%) upland. There are 161 residential, 76 agricultural, and three pastoral homestead here, along with Church Row, Kapuaiwa Grove, and Kulana Oiwi Hawaiian agency services center.

Elevations range from sea level to 1,800 feet above sea level. Lower makai elevations receive 20 inches of rain per year, while the upper forested elevations receive 40 inches per year.

*Opportunities & Constraints* - There are multiple soil types ranging from salty marsh land to rocky and stony outcrops in the uplands. There is some agricultural potential with adequate irrigation water. Most of Kalamaula makai of Maunaloa Highway is subject to flooding. Future development will require roadway improvements. Kalamaula receives it water from the DHHL owned and operated Hoolehua Water System (HSWS). The area currently

~~uses 0.08 gpd. The HWS is nearing its capacity and a new water source will be needed. It is cost prohibitive to connect to the Kaunakakai wastewater system. Cultural sites include Kapuaiwa Grove, Ohiapili Fishpond, Opaepala heiau, Puupapai heiau, Kalamaula heiau, and Puuomoo heiau.~~

*Land Use Plan* - See Exhibit E. 57 new one acre residential lots, proposed community parks and kupuna housing, Special District areas for natural resource management (1,344 acres), wetland (363 acres), and flood control (12 acres). General Agriculture on 2,353 acres. Commercial on 12 acres, including Kulana Oihi.

*Estimated Cost* - \$13.8 million.

#### **4. Kalaupapa and Palaau (Apana 3) (1,474 acres)**

*Description* - Palaau and Kalaupapa are located on the northern plateau and peninsula of Molokai. Palaau is mostly an ironwood forest under license for a State Park. Kalaupapa, part of Kalawao County, is historically noted as a settlement area for Hansen's Disease patients established in 1866. Prior to that, the area was well established as a Native Hawaiian settlement until required to relocate. In 1980, the U.S. Congress established the Kalaupapa National Historic Park. The National Park Service currently has 37 years remaining on its 50 lease.

The peninsula is separated from the rest of the island by a 1,600 foot cliff. Rainfall varies from 25 inches near the shore to 45 inches up in the cliff regions. Kauhako Crater lies in the center of the peninsula at a 300 foot elevation.

*Opportunities & Constraints* - The most common theme emerging from planning community meetings was to ensure the legacy of some 8,000 Hansen Disease residents that made Kalaupapa their home. Preserving and perpetuating their legacy could take several forms, such as preservation of the area as a historic district, reintroduction of native Hawaiian homesteading, or a partnership between both uses. The Molokai community made clear their position against any land exchanges with National Park Service and do not want any general lease extensions. They want DHHL to take back control of Kalaupapa as soon as possible.

There is agreement that commitments to respect the wishes of current residents must be kept. At the same time, there is a need to develop a long-term plan to balance the interests and

~~activities that are compatible to the overall interest of preserving the legacy of Kalaupapa.~~

*Land Use Plan* - See Exhibit F. Designate existing Kalaupapa patients' residential area (621 acres) and Palaau forest land (224 acres) as Special District. Designate a 5-acre area in Palaau as Commercial. 609 acres of forest and pali areas to be designated as Conservation. Two areas on the peninsula will be designated for Community Use (3.5 acres) to be controlled and managed by the native Hawaiian patients.

*Estimated Cost* - \$5.8 million.

## **5. Hoolehua and Palaau (Apana 1) (13,750 acres)**

### Description

Hoolehua and Palaau (Apana 1) consist of 13,750 acres within the northern central plateau and southern coastal corridor of Molokai. Fronted by Maunaloa Highway, Hoolehua is rural agricultural community, the first homestead settlement under the Hawaiian Homes Commission Act of 1921.

Hoolehua lands are varied in topography, from level plains to rolling hills and sea cliffs. The elevation varies from 10 feet along the coast and extend to hills at 1,300 feet to the west.

### Opportunities and Constraints

*Best Agricultural Lands* - Given large lot sizes, superior soil conditions, level topography, dry weather, minimum exposure to introduced crop pests and disease, access to irrigation water.

*Established Homestead* - Rural and agricultural and residential community with most awards ranging from 1 to 40 acres. Smaller lots are located in the northeast corridor near the high school.

*Desire to Subdivide* - As an older homestead community, the ohana that reside here are comprised of 3-4 generations. Hoolehua families have a strong desire to subdivide existing leased lands to provide housing for their children and grandchildren.

*Access to Airport* - Molokai Airport abuts the property and serves as a potential to develop related commercial activity.

*Potable Water* - Hoolehua receives potable water from the DHHL Hoolehua Water System (HWS) which is serviced by the Kualapuu

~~Aquifer. The HWS has a safe source capacity of 0.58 mgd and cannot meet the existing daily demand. There is a need to develop another source. The Kualapuu Aquifer has a yield of 5.0 mgd and current use is 2.0 to 2.6 mgd. DHHL is guaranteed a 2.9 mgd water reservation from this aquifer.~~

*Irrigation Water* - Homesteaders have prior right to 2/3 of water from the Molokai Irrigation System (MIS), operated by the State Department of Agriculture. Current use estimates range from 3.35 to 4.46 mgd. The estimated source available is 5.8 to 7.4 mgd. The MIS has been plagued by drought and needs an alternative water source, has maintenance problems and requires significant improvements.

*Flooding* - The lands of Palaau are subject to flooding and serves as a natural drainage collector of stream and channel runoff.

*Cultural Resources* - Moomomi Preserve (921 acres) is an intact beach and sand dune habitat with communities of native grasses and shrubs.

Land Use Plan See Exhibit G

*Residential* - Two areas comprise 55 acres designated for residential. The first area bounded by Farrington Avenue and Puukapele Avenue consists of half-acre to 5 acre lots with paved roads, potable and irrigation water. This is the rural residential core area. Many who reside here do not have unattached 40 acre agriculture lots.

*General Agriculture* - Most of the 3,681 acres designated as General Agriculture consist of rugged or difficult terrain without infrastructure, irrigation water, and dirt roads.

*Supplemental Agriculture* - Over 5,700 acres have been designated as Supplemental Agriculture. These lands are comprised of the existing 40 acre lots that have been split into two parcels - - one consisting of 35 acres, the other of 5 acres (Subsistence Agriculture).

*Subsistence Agriculture* - 287 lots with 2,462 acres are designated as Subsistence Agriculture. Lots vary in size from 2-4 acres, large enough for small-scale agriculture.

Three areas are designated as "new" subdivision areas of Subsistence Agriculture lots. Two are located in the central

~~core, north and south of the central Community Use areas. These are comprised of 94 two-acre lots on 278 acres.~~

The remaining 135 five-acre lots on 5,861 acres are situated along the main local collector streets in Hoolehua including 19 lots on Puukapele, 10 lots on Cemetary Road, 38 lots on Farrington Avenue (north), 48 on Farrington Avenue (south), and 21 lots on Moomoomi Avenue. The subdivision of farm lots would be allowed on five acre Subsistence Agricultural lots being split into one 2 acre and one 3 acre parcel. A small house and worker's quarters would be allowed on each of the subdivided 2 and 3 acre parcels (4 per five acre area).

*Pastoral* - Over 697 acres of the 922 acres of pastoral land are situated in the northwest section of Hoolehua. The remaining 225 acres are situated along the northern coastline. 15 of the existing 24 lots have been awarded.

*Community Use* - 73 acres designated as Community Use are located near the central core of Hoolehua. The land use applies to existing facilities such as Lanikeha Center, Hoolehua Fire Station, Hoolehua Cemetary, Molokai High School, several churches and other educational and social services groups.

*Special District* - A 366 acre parcel in the northwest section of Hoolehua is leased to the U.S. Air Force for a radio receiver site. This area has significant cultural sites that need to be preserved.

The second Special District area of 288 acres is located along the northeastern tract leading to the Conservation area above Kalaupapa. This area has a medium density of endangered plants.

*Commercial* - 35 acres have been designated Commercial. Existing commercial areas include the U.S. Post Office and Credit Union. About 14 acres have been designated on the Molokai Loop Road for commercial development.

*Conservation* - 46 acres on the northeastern section of Hoolehua is also designated conservation under the Land Use Commission.

### **Development Standards**

DHHL can develop projects to usual County standards or may negotiate other standards acceptable to the County, that will enable transfers of ongoing facility maintenance responsibility to the County. DHHL may also develop to lesser standards, and

~~retain responsibility for maintenance and repairs, directly or by others (e.g., private utility company, community association or coops).~~

Order-of-magnitude cost estimates show that development to County standards will be very expensive for some residential projects. Costs for larger-lot projects, such as for agricultural and pastoral awards, would be prohibitive if developed to County standards with all utility services. In order to reduce development costs and allow timely and practical homestead awards, staff applied different scenarios:

- Residential homesteads were assumed to be developed to full County standards with dedicable utilities.
- Subsistence Agriculture homesteads were assumed to be developed to a Rural dedicable County standard: Roads with 50' right-of-way, 16'-18' paved a/c surface, 16'-17' shoulder widths. Drainage via grass swales and drywells at strategic points. Projects to be where water systems are already available, or located where average annual rainfall is at least 60 inches for water by catchment. Sewage disposal by individual septic systems. If provided, electricity will be overhead.
- Supplemental Agriculture and Pastoral homesteads were assumed to be developed below County (therefore non-dedicable) standards: Roads with 50' right-of-way, 20' gravel road surface, 15' shoulder widths. Drainage by natural contours. No electrical provided (unless existing). Water systems available, or located where annual rainfall is at least 45 inches for irrigation and livestock water by catchment. No sewer system.

Proposed Rural homestead projects will require cost/benefit analyses on a case-by-case basis to determine the specific development standards DHHL should exercise.

### **Findings and Recommendations**

A summary table of Land Use Designations and individual LUD maps of each Area/Tract are provided in attached Exhibit-H.

Explanations for recommended Land Use Designations are discussed in detail in the Molokai Island Plan (June 2005) Final Report.

Following is a summary of proposed Homestead Development Projects for Molokai:

Residential:	417 lots	310 acres
Agricultural:	229 lots	2,164 acres
	629 lots	2,474 acres

RESIDENTIAL  
(Homestead)

(Infrastructure to County standards, including water. Lot sizes and costs indicated for analytical purposes only)

Area/Tract	Type	Acres	Lot Size	#Lots	\$Cost/Lot	Cost \$Mil
Ualapue East	RES	25	10,000sf	74	\$ 55,000	\$ 4.1
Kamiloloa	RES	204	1/2 acre	286	102,000	29.2
Kalamaula	RES	81	10,000sf	57	202,000	11.5
Sub-total		310		417	\$107,400	\$44.8
				400 Target		

AGRICULTURAL  
(Homestead)

(Water is available from existing potable or potable/irrigation systems. Potable system requires new well source. Lot sizes and costs indicated for analytical purposes only)

Note: All Projects Are Located in Hoolehua

Project	Type	Acres	Lot Size	#Lots	\$Cost/Lot	Cost \$Mil
Scattered	Supplemental	1,896	5 ac.	135		
South Core	Subsistence	185	2 ac.	65		
North Core	Subsistence	83	2 ac.	29		
Sub-Total		2,164		229	\$47,500	\$.12.8

Note: Target is to increase the availability of agriculture lots.

<b>NEW HOMESTEADS</b>	<b>ACRES</b>	<b>LOTS</b>	<b>DEVT COST</b>
<b>GRAND TOTALS</b>	<b>2,474</b>	<b>646</b>	<b>\$57.6 million</b>

CONCLUSION

The Molokai Island Plan report fulfills the DHHL's Island Plan requirements.

- It identifies Land Use Designations for all 25,868 acres of Hawaiian home lands on Molokai;

- 
- It identifies priority homestead growth areas for new Residential developments;
  - It identifies appropriate areas for Community Use;
  - It identifies areas for more Agricultural leases;
  - It identifies limited but adequate areas for income-generating Commercial and Industrial uses;
  - It was prepared using a comprehensive planning process with extensive beneficiary and community participation.

Adoption of the recommended Land Use Designations and dissemination of information in the Final Report will set the ~~stage~~ for implementation of the key recommendations and priority projects in the Molokai Island Plan.

The DHHL has enough lands of suitable quality, and in good locations, to proceed toward its program goals. The major obstacle will be securing sufficient funds the development projects. Implementation will be subject to priorities and the availability of funds, and should proceed only after verification of beneficiary and market demands.

## **RECOMMENDATION**

### 1st ACTION: Land Use Designations

The first action under the recommended motion is to adopt the Land Use Designations indicated on area/tract maps attached as Exhibits C through H.

### 2<sup>ND</sup> ACTION: Plan Dissemination

The second action authorizes the preparation and dissemination of the Molokai Island Plan reports to facilitate implementation of its land use designations and recommendations.

Staff respectfully requests approval of the recommended motion as stated.

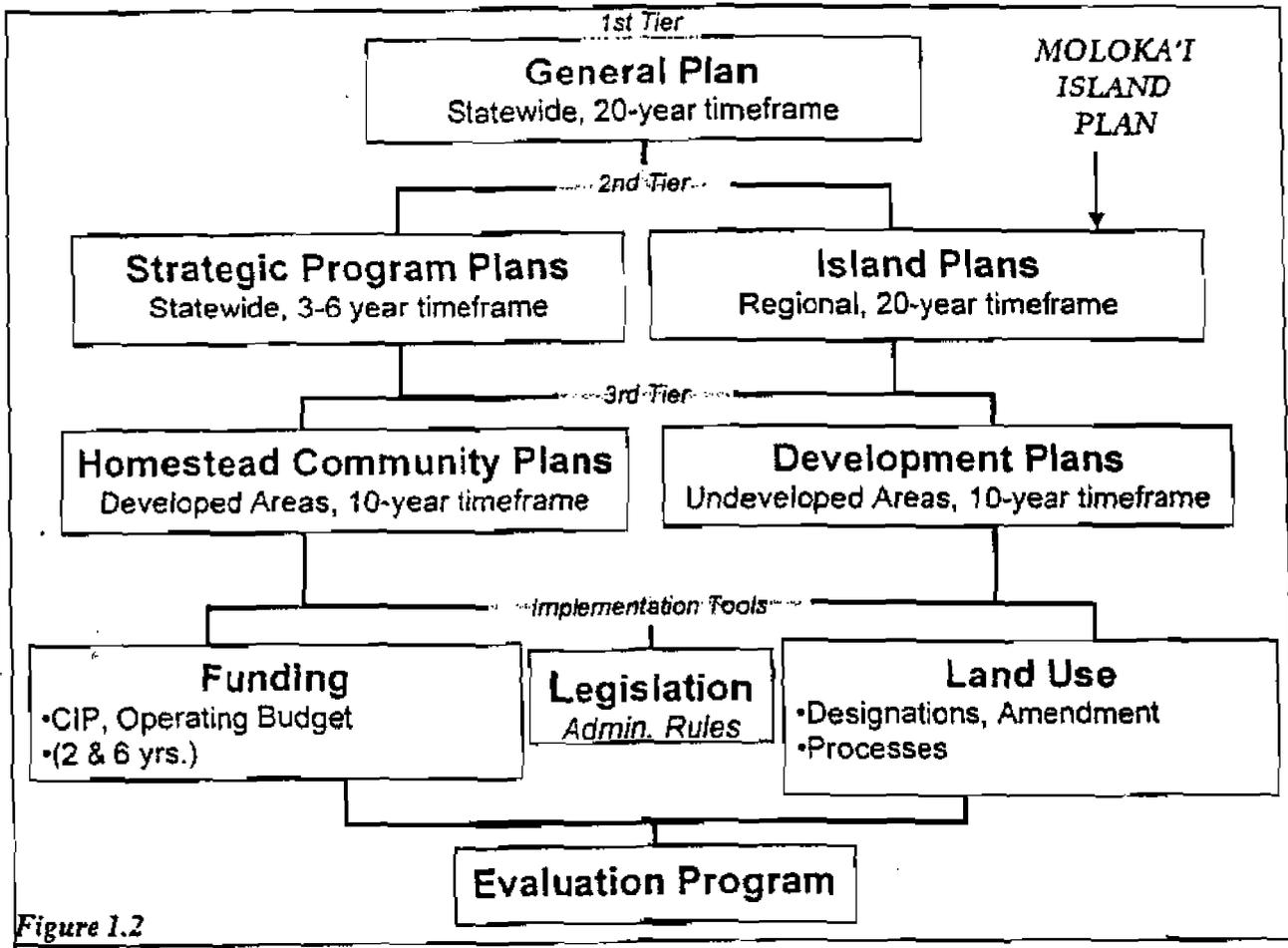


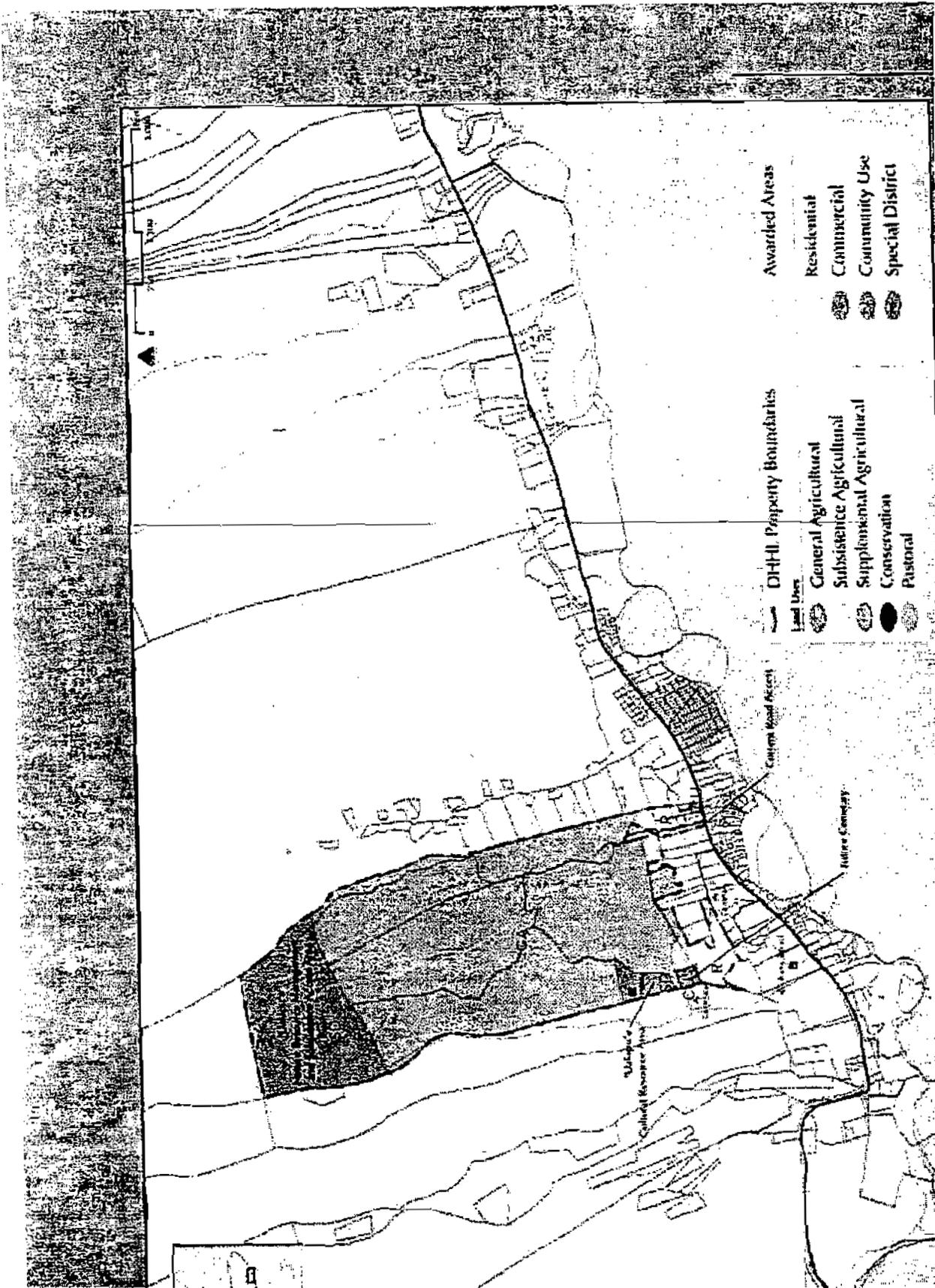
Figure 1.2

DHHL Planning System

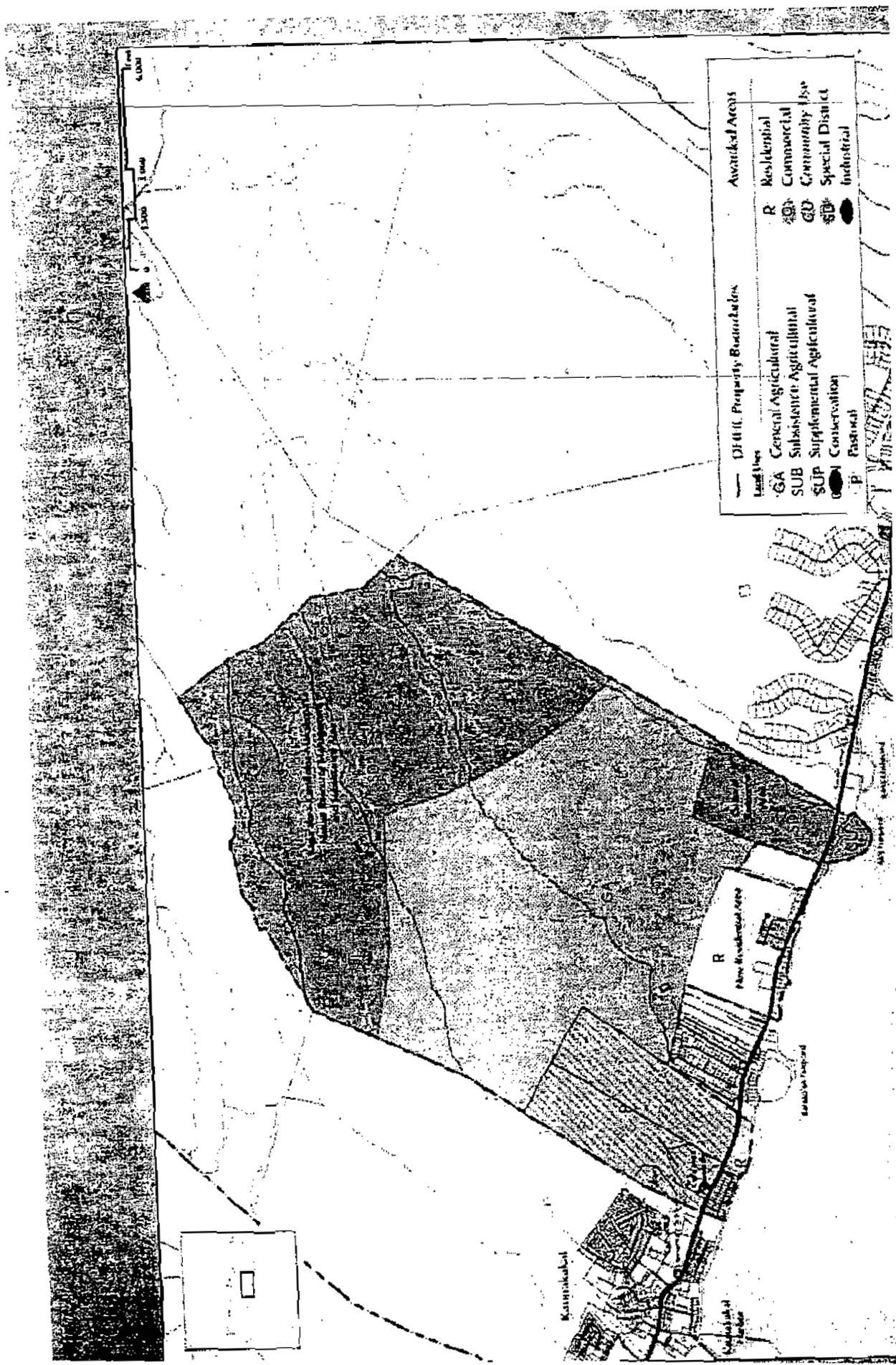
	Setting / Intent / Purpose	Lot Size	Minimum Infrastructure
<b>Residential (Homestead)</b>	Residential subdivisions built to County standards in areas close to existing infrastructure.	≤ 1 acre	County standards
<b>Subsistence Agriculture (Homestead)</b>	Small lot agriculture. Lifestyle areas intended to allow for home consumption of agricultural products. Occupancy optional.	≤ 5 acres	Water (catchment or surface) Road access
<b>Supplemental Agriculture (Homestead)</b>	Large lot agriculture. Intended to provide opportunities for agricultural production for supplemental income & home use. Occupancy optional. Farm plan & 2/3 cultivation required.	≤ 40 acres	Water (catchment or surface) & Road access
<b>Pastoral (Homestead)</b>	Large lot agriculture specifically for pastoral uses. Occupancy optional. Ranch plan & fencing required.	≤ 1,000 acres	Road access & livestock drinking water
<b>General Agriculture</b>	Intensive or extensive farming or ranching allowed. Uses subject to HRS Chapter 205. May serve as an interim use until opportunities for higher & better uses become available.	To be determined	N/A
<b>Special District</b>	Areas requiring special attention because of unusual opportunities & / or constraints. E.g. natural hazard areas, open spaces, raw lands far from infrastructure (difficult to improve), mixed use areas, green-ways	To be determined	To be determined
<b>Community Use</b>	Common areas for community uses. Includes space for parks & recreation, cultural activities, CBED, & other public amenities.	To be determined (see standards)	County standards
<b>Conservation</b>	e.g. water sheds, endangered species, sensitive historic & cultural sites	To be determined	N/A
<b>Commercial</b>	e.g. Retail, business & commercial activities	To be determined (see standards)	County Standards
<b>Industrial</b>	e.g. processing, construction, manufacturing, transportation, whole sale & warehousing	To be determined	County Standards

Table 2.1

DHHL Land Use Designations

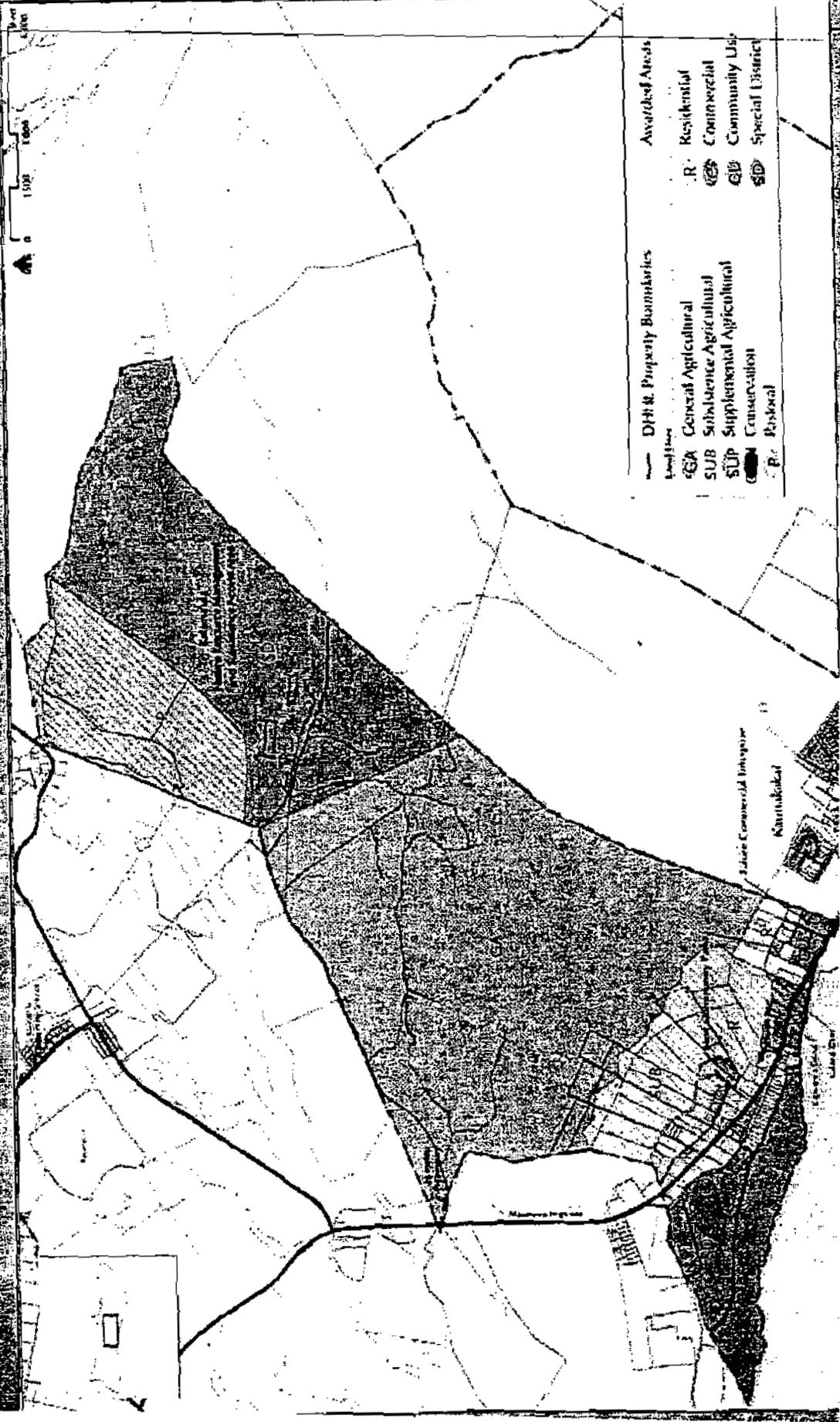


**UALAPUE  
EXHIBIT C**



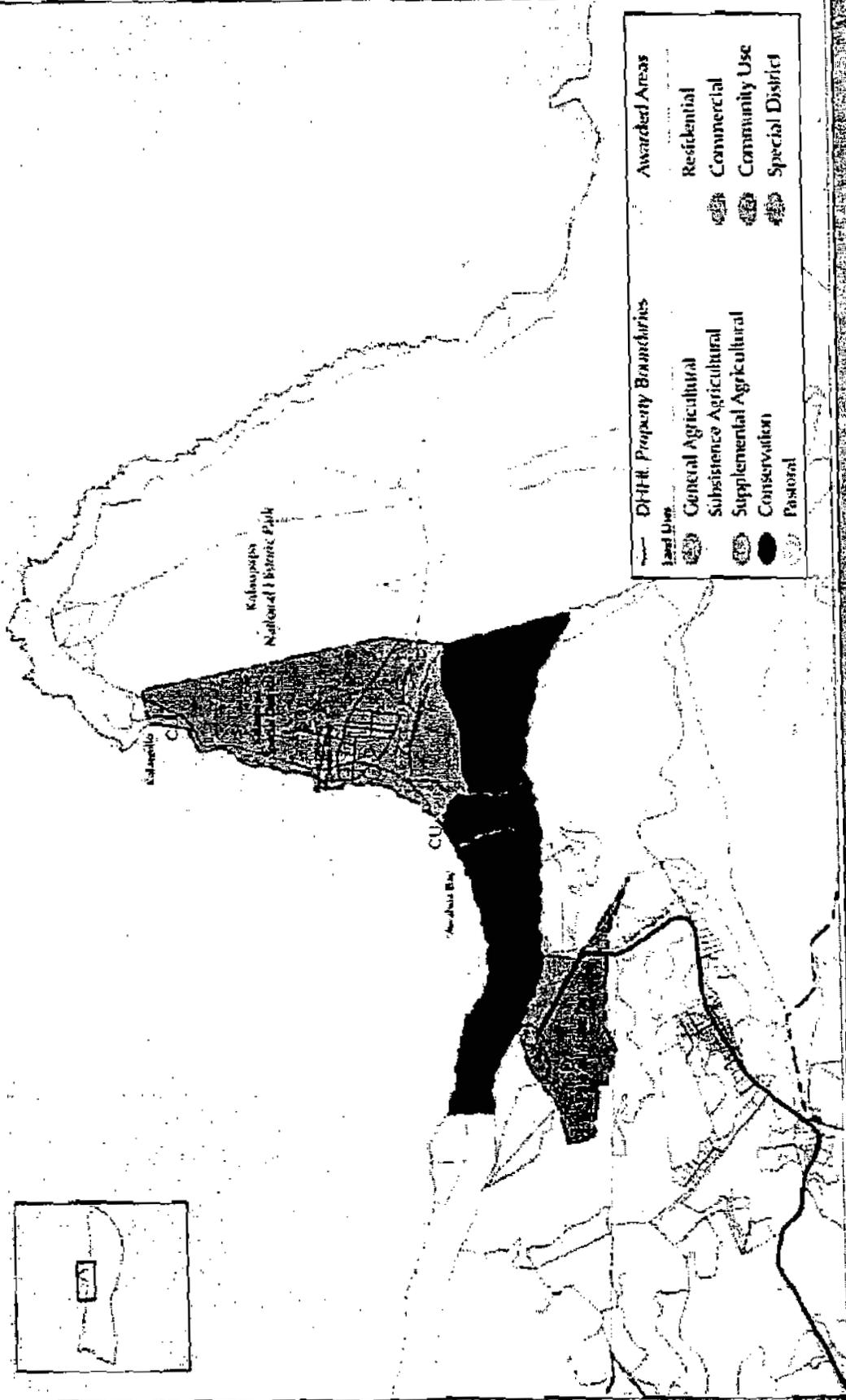
Zoning Designations		Awarded Areas	
—	DEdit. Property Boundaries	R	Residential
GA	General Agricultural	CO	Commercial
SUB	Subsistence Agricultural	GD	Community Use
SLP	Supplemental Agricultural	SD	Special District
CO	Conservation	●	Industrial
P	Pastoral		

KAPAAKEA-MAKAKUPAIA-KAMILOLOA  
EXHIBIT D

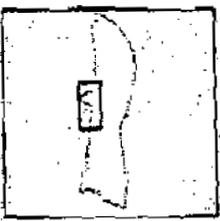


DHR Property Boundaries		Awarded Areas	
—	Boundary	R	Residential
GA	General Agricultural	CB	Commercial
SUB	Subsistence Agricultural	CD	Community Use
SUP	Supplemental Agricultural	SD	Special District
CON	Conservation		
P	Public		

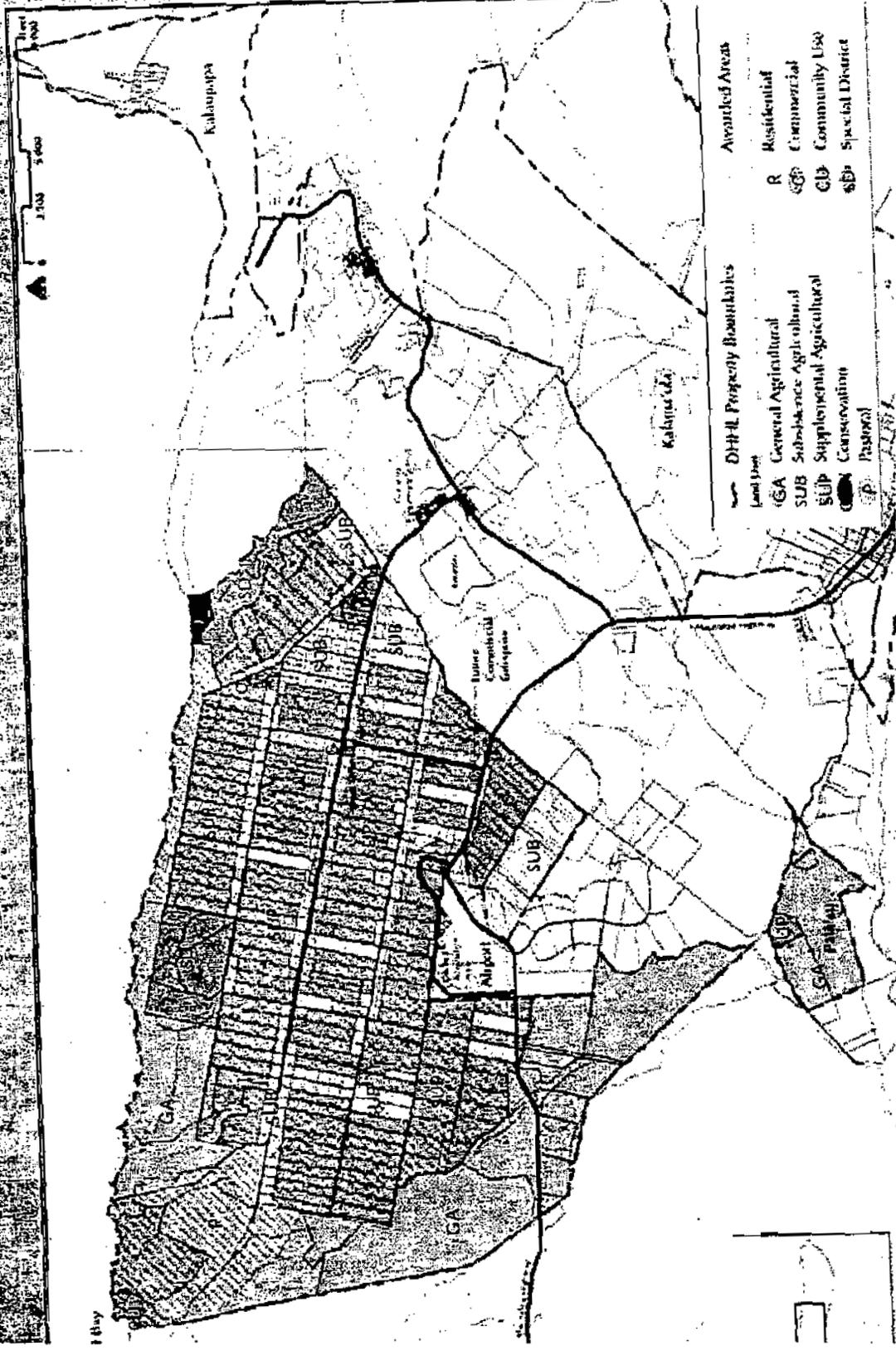
KALAMAULA



DHH: Property Boundaries		Awarded Areas	
	General Agricultural		Residential
	Subsistence Agricultural		Commercial
	Supplemental Agricultural		Community Use
	Conservation		Special District
	Pastoral		



KALAUPAPA AND PALAAU 3



HOOLEHUA AND PALAAU 1

Land Use Designation	YUALAPUÛ E (Acres)	KAPAÛAKEA, MAKAKUPAIÛA, KAMILOLOA (Acres)	KALAMAÛULA, PALÄÛAU (Acres)	KALAUAPA, PALÄÛAU (Acres)	HOÛOLEHUA (Acres)	TOTAL (Acres)
Residential	25	264	398	0	55	742
Subsistence Agriculture	0	0	213	0	2,138	2,350
Supplemental Agriculture	0	0	0	0	5,862	5,862
Pastoral	0	465	539	0	923	1,927
General Agriculture	299	2,165	2,353	0	3,681	8,498
Special District	85	2,246	1,717	847	660	5,555
Community Use	3	33	83	14	73	206
Conservation	0	0	0	609	46	655
Commercial	0	0	13	4	40	58
Industrial	0	16	0	0	0	16
<b>TOTALS</b>	<b>412</b>	<b>5,189</b>	<b>5,316</b>	<b>1,474</b>	<b>13,478</b>	<b>25,868</b>

**LAND USE DESIGNATIONS FOR LAND TRACTS**

# Dept of Hawaiian Home Lands

## Twenty Year Plan

Thursday, 12 August 2004

### "Dream Big . . . . Think Outside of the Box"

#### I. Place as many Hawaiians as possible, on the land

1. Improve and Refine the qualifying (blood quantum) system
  - a. Lobby local and, more especially, Congress for a lower or "NO" blood quantum
  - b. Refine the application process, especially establishing genealogical documentation
2. 2 - 5 acres; more realistic and manageable for farming and other ventures
3. Lift moratorium and subdivide land (especially for children of lessees)
4. Separate Ag and Residential Lots (to avoid illnesses from chemicals, etc.).
5. Plan and erect an Education Center (Molokai Intermediate, Immersion, and other charter schools)
6. Build and operate a health clinic
7. Build and operate an auditorium, gymnasium, w/a park (activities, classes, meetings, etc.)
8. Build a storage facility for equipment to be utilized by all homesteaders with the appropriate personnel to be accountable of and for its use.
9. Build a business complex (for homesteading entrepreneurs)
10. Explore and plan for a time when Molokai acquire a sustainable industry; perhaps the lands can be utilized for a manufacturing plant, whether it be for contractors, corporations, or small business.

#### II. Rehabilitate the Hawaiian Community via the land

1. Refocus or remphasize on the objective of the Hawaiian Homes Act: to Rehabilitate the Hawaiians; land is basis of and for it
2. Allot 2-5 acres per family
  - a. Subdivide land for children, or
  - b. Utilize land for farm or other economic measures within 5 years;  
If land not utilized within 5 years, reallocate a portion of the 5 acres to others
3. Have a funding program and allot homesteaders an amount for housing, education, and business and give complete assistance/counseling in "What and How To do."
4. Acquire the appropriate equipment and tools for farming, etc.
5. Provide and conduct "hands on" classes, workshops, etc., for farming and other business ventures
6. Work with the homestead entrepreneurs to be successful
7. Evaluate the entire HHL Programs; do strategic planning; and build future leaders (individuals, parents, community); "not just the same-o."

DHHL Future Plans for Moloka'i

The following issues have been discussed by the Moloka'i homestead associations:

- o The same domestic water fees for all DHHL lessee
- o The preservation of the allocated 2/3<sup>rd</sup> MIS water for DHHL lessee with agriculture lands
- o Cancel the subdivision moratorium on DHHL agriculture land
- o Plan and implement the Ohana Zone concept for agriculture lands
- o Develop a park for each homestead community
- o Safe and thoroughly constructed streets and roadways
- o Safe and debris free streams and waterways to prevent flooding
- o Funding to renovate old homes
- o Funding for affordable homes
- o Commercial lots and structures for lessee in Kalamaula and Ho'olehua
- o Encourage and empower Homestead Associations to help manage their communities

We all agree that these issues are our primary concern, please include in the DHHL survey for the Moloka'i Future Plans.

- Ho'olehua Homestead Association
- Ho'olehua Homestead Agriculture Association
- One Ali'i/Kamiloloa Homestead Association
- Kapa'akea Homestead Association
- Kalamaula Mauka Homestead Association
- Kalamaula Homestead Association

Mahalo!



## Prayer for the Children

May Your Profound Love be given to the Children at all times through people inside and outside their home. We Pray that the children be protected from all that may bring harm to them keep them safe, may they understand

Fatherly love & Motherly love and Family love manifested in diverse forms and that the Children grow up to be Truthful Adults who have Capacity to love others. May Adults be able to deepen their love for Humanity through those Children. God Bless, Our Children and Community and May you give them Strength to fulfill their Missions. With Love from the higher power. AMEN

# KAPA'AKEA COMMUNITY FOUNDATION

---

P.O.Box 110  
Hoplehua, Hawaii 96729  
(808)553-3018

kapaakeacommunityfoundation@earthlink.net

May 20, 2005

TO: Kawika McKeague, Project Manager/Group 70

We the committee of Na Keiki O Kapa'akea, write on behalf of our community in regards to the new community park.

Since 1945 Kapa'akea was a designated area for homestead. In 1950 homes were built to establish Kapa'akea as a Hawaiian homestead community on Moloka'i. At that time Lot 43 was allocated as the community park. In 1964 lot 43 was awarded as a residential homestead, in doing so Lots 28, 29 and 30 were then allocated by residents of Kapa'akea as the community park. History repeated itself and our community park is again put aside.

In 2002 a near accident took place, and a concerned resident then voiced a vision, and put in a request for a community park. At that time this resident was given \$10,000 towards that vision.

The committee Na Keiki O Kapa'akea was established in 2003, in support of a new community park. Through out the year Na Keiki O Kapa'akea has been busy in seeking a new lot for a community park. At that time we the committee asked for Lot 4 as a new location for a park.

As history once again repeats itself us the committee was denied Lot 4 as it was also awarded for a residential lot. Throughout the year of 2004, the concerned resident joined Kapa'akea Homestead Association, with doing so asked for support for Na Keiki O Kapa'akea from the Association, support was granted.

Resident at Lot 25 had requested for Lot 26 as a mini-playground, the request was denied. Na Keiki O Kapa'akea was in agreement with DHHL decision. We the committee felt that Lot 26 was an inadequate space for our future plans for Kapa'akea.

It is now 2005 and the Department of Hawaiian Home Lands has a Moloka'i Island Plan of Land Use Options, within these plans Na Keiki O Kapa'akea has been allocated a new community park. It is now located on what is known as the "Mowat's Family Property" it sits directly behind Lot 43, 44 and 45 of Kapa'akea Loop. This property is owned by DHHL and is leased to the Mowat family.

We the committee is in full agreement of the planning (including the 204 future home's in the Ahupua'a of Kapa'akea) that has been laid out for approval, by the chairman and commissioners of The Department of Hawaiian Home Lands and their Task Force.

Attached are signatures in support of this plan which include our new community park as well as a 10 (ten) year vision plan for our future park.

Na Keiki O Kapa'akea Committee would like to thank you for your time in this matter.

Mahalo Nui Loa!

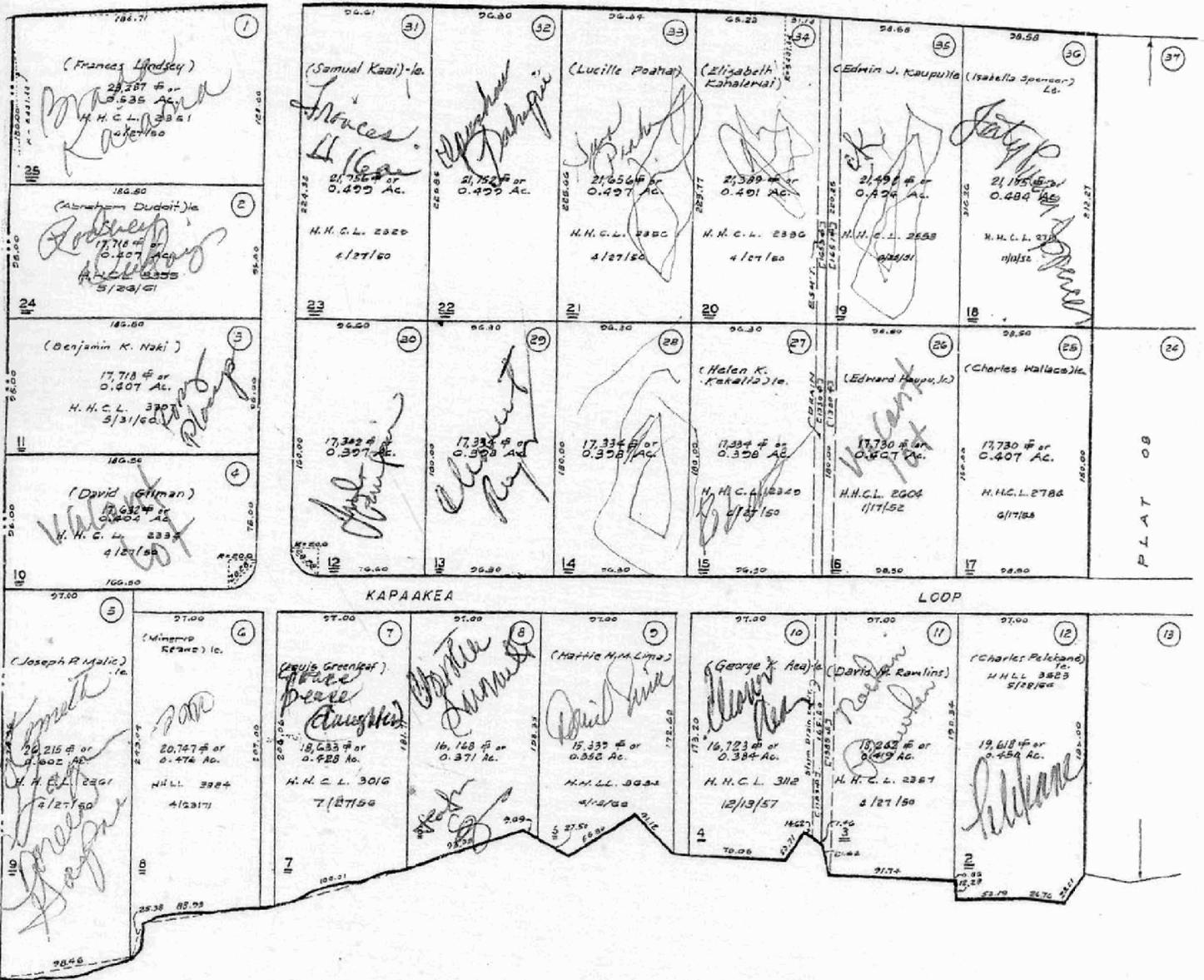
Kapakai

GOVERNMENT

MAIN

ROAD

To Halawa



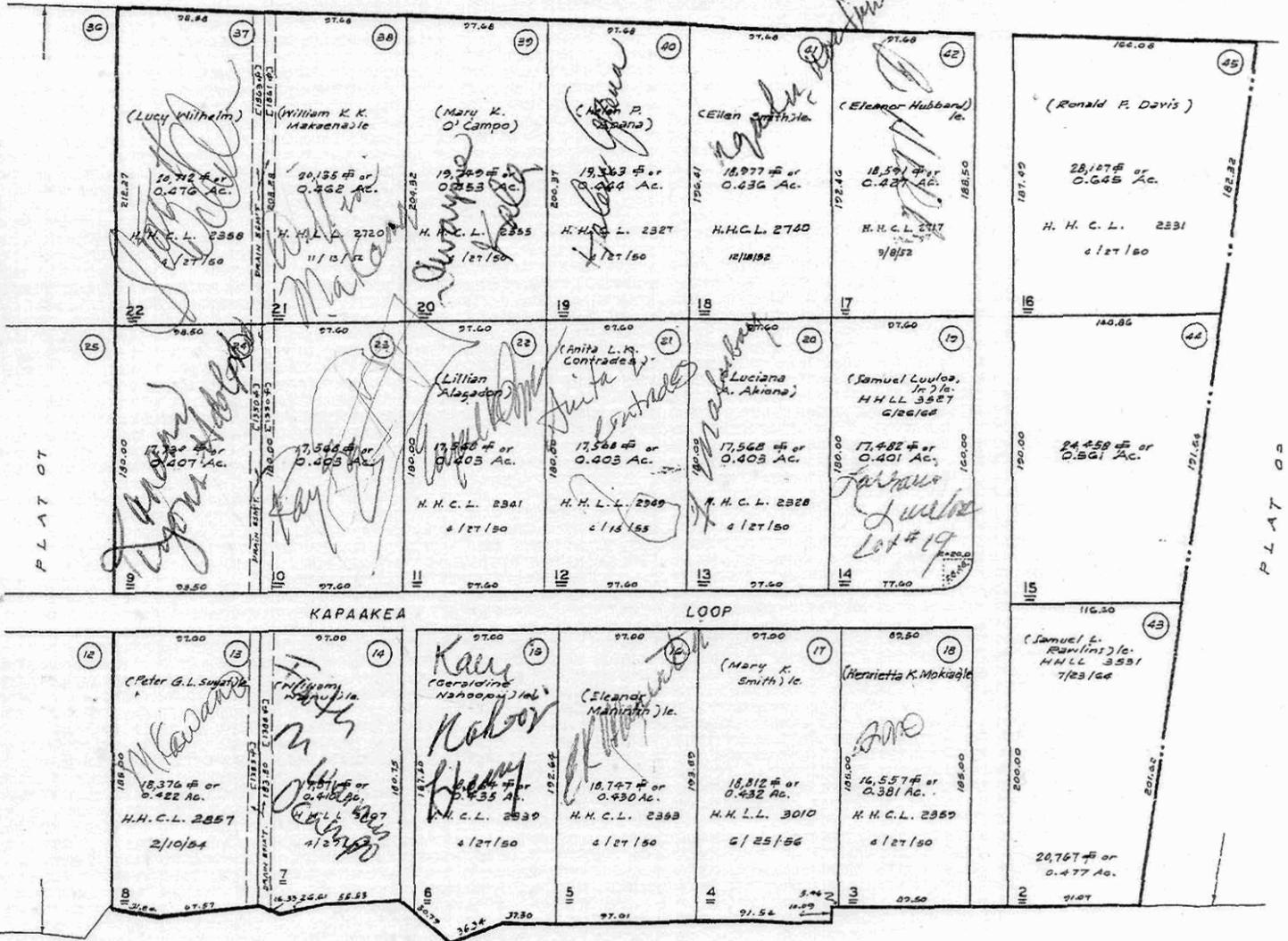
Note: All lots owned by Hawaiian Homes Land unless otherwise noted.

SUBJECT TO CHANGE

To Kaunakakai

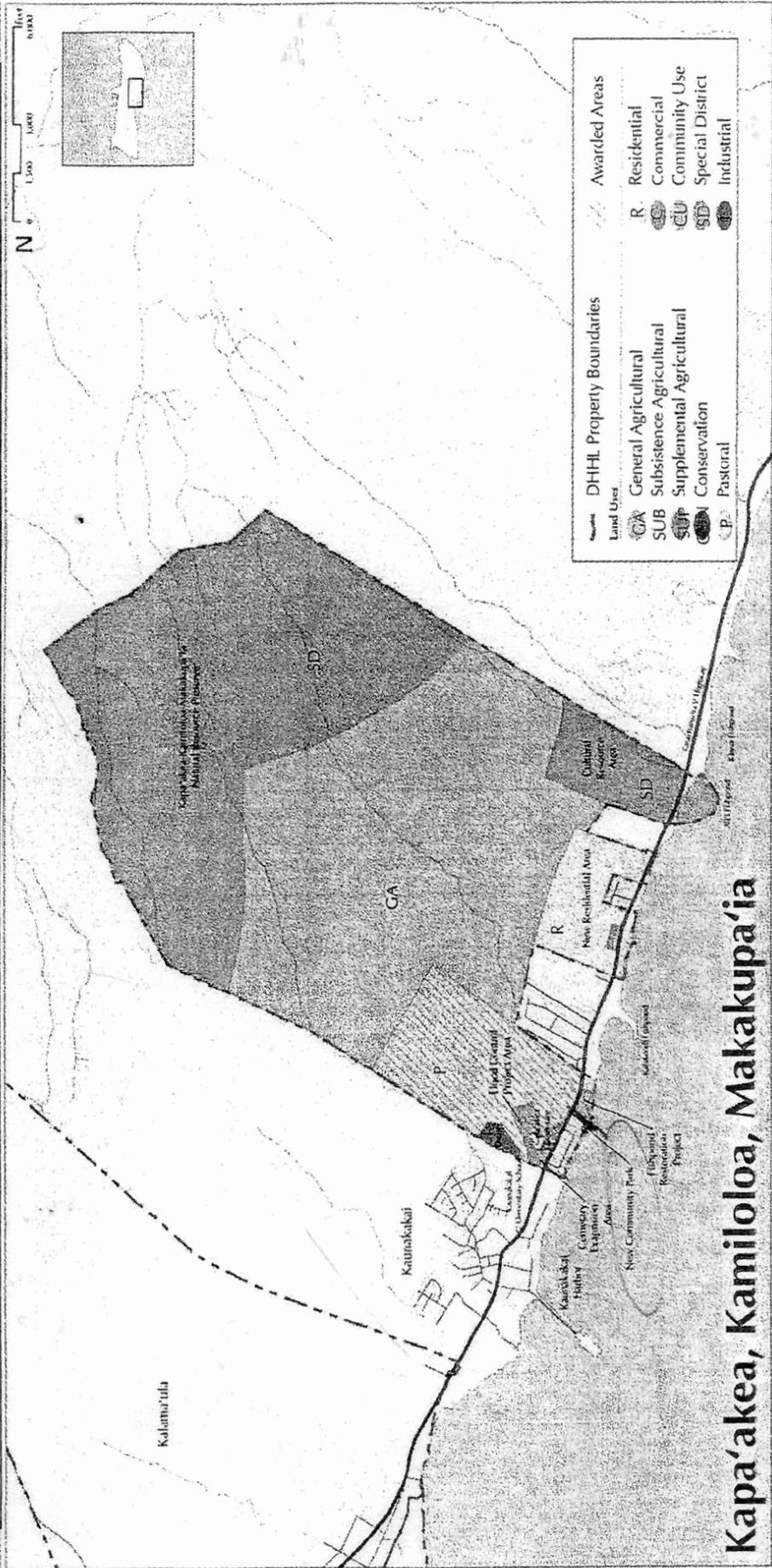
GOVERNMENT MAIN ROAD

76



S E A

Area	Designation	Acreage	# of house lots	Lot Size	WATER (gpd)		COST ESTIMATES			PEOPLE		
					DHHL Demand	Present Supply	On-Site Cost	Off-Site Cost	Total Cost	Cost/ Lot	Population Increase	
<b>Kapa'akea</b>												
Existing Residential	Residential	40	72	0.3 to 0.6 acres	43,200						288	
Mowat Family Mauka	Pastoral	434	n/a	434 acres								
Mowat Makai	Residential	4	5	0.5 acre	3,066	\$24,803	\$0	\$24,803	\$4,854		20	
Middle	Residential	204	286	0.5 acre	171,360	\$29,193,262	\$0	\$29,193,262	\$102,217		1,142	
Various	Community Use	55	n/a	n/a	1,700							
CRM Area	Special District	207	n/a	n/a								
Nature Reserve	Special District	2,040	n/a	n/a								
Flood Zone	Special District	29	n/a	n/a								
Quarry	Industrial	16	n/a	n/a								
Mauka Slopes	General Agriculture	2,165	n/a	n/a								
<b>Totals</b>		<b>5,193</b>	<b>291</b>		<b>219,326</b>	<b>\$29,218,065</b>	<b>\$0</b>	<b>\$29,218,065</b>	<b>\$100,506</b>		<b>1,451</b>	



# Kapa'akea, Kamilo'oa, Makakupa'ia

# KAPA'AKEA COMMUNITY FOUNDATION

---

P.O. Box 110  
Hoolehua, Hawaii 96729  
(808) 553-3018

kapaakea@earthlink.net

## This is Our Vision

This is a 10 year plan of constructions of a 3-part Community Center

### 1#. Culture Park with Laau lapaau

Medicines plant

Natives use what it for

Care

Land

People

\*looking at the ANA Grant to obtain this vision with the guides and help from our Kupuna's

### 2# Playground Area -All Product will be Recycle Material

1-Large Play set w/slides

3-Toddle riders

1-handicap play set

Rest-room Boys/Girls-Small Pavilion

Drinking faucet

Bike path

Basketball Court

Fenced Around -Whole Play Area

Septic Tanks

\* We have a Donation of \$10,000

More Donations

Grants

Matching Funds-Grants

### 3# Community Center Hall

350/500 Persons Hall

Restrooms

Showers

2-Offices

1-Meeting Room

2-Classrooms

Certified Kitchen

Security Station

Parking Lot

Fenced Area

Stone Wall

Insurance

Solar System

# KAPA'AKEA COMMUNITY FOUNDATION

---

P.O.Box 110  
Hoolehua, Hawaii 96729  
(808)553-3018

kapaakeacommunityfoundation@earthlink.net

## Board Of Kapa'akea Community Foundation

### Contact Information

Doreen Gaspar  
Execution Director                      Ph.(808)553-4497                      sunnyhi@earthlink.net

Buster Hubbard  
Director                                      Ph.(808)553-4217

Georgette Kaneakua  
Chairman/President                      Ph.(808)553-3784                      laakea10@yahoo.com

April Pelekane  
Vice President /Treasure              Ph.(808)553-3243

Brenda Aea  
2-Vice President / Secretary        Ph.(808)553-5754

## A CHILD'S PRAYER

writing by : A Child Of Kapa'akea

God, make my life a little light,  
Within the world to glow  
A little flame that burneth bright  
Wherever I may go

God, make my life a little flower  
That giveth joy to all,  
Content to bloom in native bower  
Although the place be small

God, make my life a little song  
That comforted the sad  
That helpeth others to be strong  
And makes the singer glad

God, make my life a little staff  
Whereon the weak may rest  
And so what health and strength I have  
May serve my neighbors best

God, make my life a little hymn  
Of tenderness and praise  
Of faith, that never waxeth dim  
In all his wonderous ways



Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street, Fifth Floor • Honolulu, Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	August 12, 2004	PLACE	Kulana‘Oiwi, Moloka‘i
PROJECT	DHHL Moloka‘i Island Plan		
PRESENT	Daniel Ornellas (DHHL) George Maioho (DHHL) Milton Pa (DHHL Commissioner)	George Atta (G70) Kawika McKeague (G70) Tanya Iden (G70)	
SUBJECT	SV-1 1 <sup>st</sup> Meeting		

---

The meeting served as an overview/information session with DHHL’s Molokai District Supervisor and Commissioner.

The following general talk story points are of interest:

- Commissioner Pa was recently re-elected to another term w/ the HHC until 2008
- George Maioho is from a long time Moloka‘i family. He has worked for DHHL for 5 years.
- Commissioner Pa inquired whether the Molokai Island Plan was an update to an existing plan. *Daniel Ornellas explained the new planning process developed by DHHL. He mentioned that outdated development plans do exist for some Molokai DHHL properties and they will be assessed and updated by the Island Plan.*

The following specific issue areas were discussed:

### *Subdividing - lifting the moratorium - a big issue*

- Would subdividing bypass/circumvent the waitlist? (Beneficiary’s children may not be on the waitlist but they receive a subdivided lot. Is this fair?)
- If you sign on to subdivide maybe a stipulation should be no selling or conveying of your lot- the intent of allowing subdividing being to provide for your family. Should administrative rules be changed to limit transfer only to family members?
- Contingent on infrastructure capability
- Residential and farming in close proximity could create an issue- dust drift, etc.
- However it is obvious that there are 40 acre lots where no farming is taking place and thus could be better used with housing, cultivation, etc?
- Subdividing Criteria could be based on:
  - Infrastructure availability
  - Fairness (re: waitlist)
  - Plan Designations (does the subject area for subdivision fit w/ proposed land use in the plan?)

### *Agriculture*

- Molokai is coming out of a 5 year drought
- UH study says it takes 7 acres of Molokai land to sustain 1 animal (cow/horse?) without any supplemental feeding, just grazing the land.
- MAC program paid for cross fencing to rotate grazing areas but then perimeter fencing needed to be put in. George M. thought it was good, put the land in use, kept brush controlled.

### *Extending 99 Year Leases*

- Lands on Molokai were given out first in Kalamaula (approx 1924), second – Hoolehua, third- Kapaakea.
- Some of the leases only have 20 years left
- Extension of leases on a case by case situation. Beneficiaries can extend for another 99 years.
- Lease extension may be an opportunity to do some bargaining. For instance people who are not cultivating their Ag land could extend lease only if they return 30 acres to DHHL which they are not using.

### *Infrastructure*

- DHHL water system recently upgraded?
- DHHL just went in for a water rate increase.
- Some DHHL Beneficiaries are on the County water system which charges a higher rate.
- Fire code issues exist- no fire hydrants- request for permit declined?

### *Historic Preservation*

- Milton/George mentioned that the EC folks are working to figure out what land needs to be conserved.
- Moomomi Lands are DHHL and used by all as conservation area.

### *DHHL Authority and Structure*

- DHHL derives its authority from the Feds, yet is administered by the State
- Therefore, DHHL need not follow county regulations, however beneficiaries are required to follow county building codes (due to fire protection, etc.)
- The Island Plans will become ever more important because they give DHHL the “teeth” or validation to designate their own land and provide evidence that DHHL is attempting to make sound, reasonable, land use decisions.



Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street. Fifth Floor • Honolulu. Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	August 12, 2004	PLACE	Kulana‘Oiwi, Moloka‘i
PROJECT	DHHL Moloka‘i Island Plan		
PRESENT	Daniel Ornellas (DHHL) George Maioho (DHHL) Milton Pa (DHHL Commissioner) Wayde Lee (Alu Like)	George Atta (G70) Kawika McKeague (G70) Tanya Iden (G70)	
SUBJECT	SV-1 2 <sup>nd</sup> Meeting		

---

The meeting served as an opportunity to introduce the Molokai Island Plan and the project team to Wayde Lee.

Daniel described DHHL’s department wide planning system, the objective of the Molokai Island Plan, the schedule and process for the Molokai Island Plan and his desire to change the Administrative Rules to make the DHHL Island Plans a regulatory document. He then opened the discussion up for talk story.

The following specific issue areas were discussed:

## *Solid Waste*

- Dumping takes place on Homestead lands but is a “non-homestead” use.
- Recycling business activities would be good to have with in homestead communities
- No incentive for recycling on Molokai at the moment but some contracts are starting up with green waste included too.
- It is very expensive to get a crusher/shredder to the Island, cost prohibitive.
- Landfill is currently on Molokai Ranch land. It is slowly becoming a mound but more cells are supposedly being added.

## *Water*

- Hard to determine how much water is available on Molokai
- USGS monitoring well went in 2002- not enough longitudinal data to determine water quantity. Preliminary study only says so much?
- Speculation that there may only be one aquifer- nothing concrete.
- Discussion of Kulana‘oiwi building and whether it is “illegal” because Board of Water Supply didn’t allocate water for building?
- Water source, transmission, etc underlies all Molokai development.
- Some discussion about the water suit, DHHL won water rights, DHHL had a lot of parties on their side. Alan Morikami of the Native Legal Fund would be good to talk to.
- Daniel mentioned that one chapter of the Background Study will be about water- documenting all cases, decisions, testimony.

### *DHHL on Molokai*

- Wayde Lee suggested that DHHL broaden its Molokai staff.
- George M. discussed how Molokai has the highest delinquency rate of any Island. Over 50% of households delinquent. Need one staff person just to follow up on delinquencies.
- Current Molokai staff consists of: George Maioho, office clerk, homestead assistant, 3 staff for water system, 1 equipment operator, and 2 parks? (can't read my own writing.)
- Wayde Lee discussed how important it is that any project on Homestead land hire Hawaiians. Homesteaders need to work on homestead land. Build the Pride! Helps to rehabilitate the people.

### *Historic Preservation/Conservation*

- Brief conversation about what has been done to identify cultural resources – both tangible/intangible
- Wayde mentioned a professor who comes with students every year from New Zealand... something like Weizer is his name?

### *Kalaupapa*

- Kuulei Bell- Post Mistress could sponsor us on a trip down to Kalaupapa
- George M. mentions that the NPS does everything first class, their renovation is awesome, good job.
- 22 patients are left at Kalaupapa
- DOH maintains patients yards and houses
- Richard Marx is a good tour guide in Kalaupapa
- After patients pass away preservation of their items and house is carried out. Some of land may be given to patient's family
- George Atta suggested that Hawaiians could run a tour program in Kalaupapa eventually and maybe work to renovate the houses. Could be small scale, tourism and income generation for Hawaiian Home Lands.
- Wayde Lee thinks that a for profit food wagon or some such thing at the top (on the way to the look-out) would be good. Money generated could go to Hawaiian non-profit that "gives back" to native Hawaiians.

### *Wayde's Program*

- Stemmed from the fact that there is ZERO tolerance in schools for drug use. If kid is caught it is an automatic 90 day suspension. This is not good. There is no rehabilitation.
- Molokai has no outpatient facilities for drug problems and not big enough numbers for residential. Wayde's program bridges the gap and is new for rural areas.
- A lot of homestead kids are impacted by drugs.
- The program has County support, DOH has not given any monetary support, they would like DHHL support.
- They have a grant to support a Native practitioner using plants, etc. for medicine
- Also have worked on a reforestation initiative to plant 500 Wiliwili trees with the Nature Conservancy. It has taken 6 years – called Pu'uluwahine. They worked w/ Eddie Misaki at the Nature Conservancy.

*Park/Recreation Area*

- Some folks desire a new ball field across from the site where new Community Center went in near old park/ball field
- Ball field fence along road could be too ugly.
- Open park may be better with some pavilions, bbq grill, park benches/tables, play ground equipment, plant some trees.

*Maui County Electrical Inspeccion*

- Maui County has a new ordinance which outlines that DHHL exempt from electrical requirements therefore county electrical inspector need not inspect DHHL homes/buildings.
- This is not something DHHL lobbied for and Wayne was concerned because he wants to be “legal.”
- He mentioned that electrical inspector reviewed his building out of courtesy.



Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street. Fifth Floor • Honolulu. Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	August 12, 2004	PLACE	Kulana‘Oiwi, Moloka‘i
PROJECT	DHHL Moloka‘i Island Plan		
PRESENT	Daniel Ornellas (DHHL) George Maioho (DHHL) Milton Pa (DHHL Commissioner) William Akutagawa (Na Pu‘uwai)	George Atta (G70) Kawika McKeague (G70) Tanya Iden (G70)	
SUBJECT	SV-1 3 <sup>rd</sup> Meeting		

---

The meeting served as an opportunity to introduce the Molokai Island Plan and the project team to William Akutagawa.

Daniel described DHHL’s department wide planning system, the objective of the Molokai Island Plan, and the schedule and process for the Molokai Island Plan. He then inquired about the work Na Pu‘uwai is doing.

## *Na Pu‘uwai*

- Federally funded program dealing with health issues. Budget is from \$800,000 to 1.2 mill.
- Cost sharing allows agency to get more federal funding. (Kulana‘oiwi is an example of cost sharing opportunity.)
- Na Pu‘uwai also responsible for Lanai & Kaluapapa.
- Following areas/issues have been studied:
  - Cardiovascular disease
  - Diet study found that if native Hawaiians went back to their original diet they would not have so many health issues.
  - Fitness
  - Hearing loss
  - Kupuna issues- depression
- Based on findings in Diet Study they started a Diet Program
  - Bought Native Food- Fish, Taro, Sweet Potato, etc.
  - Packed lunches but ran into permitting issue because not commercial kitchen, etc. Gave up the program.
- Kupuna Program hired a local clinical psychologist who is paying back federal grant by working in underserved communities.
- Ag. Extension worked with Na Pu‘uwai to do gardening workshops with cancer patients.
- Hawaiian’s health is an issue because of lifestyle change.

The following general talk story points are of interest:

- Kulana‘Oiwi is an experiment in what could and should exist in all homestead communities.
- Economics forces families to live together- they support one another but it also creates stress. Kau Hale was discussed as a solution – cluster of houses.

The meeting was rather short. Many appointments consecutively did not allow for much time. Perhaps we should talk w/ Mr. Akutagawa again.



Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street. Fifth Floor • Honolulu. Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	August 12, 2004	PLACE	Kulana‘Oiwi, Moloka‘i
PROJECT	DHHL Moloka‘i Island Plan		
PRESENT	Daniel Ornellas (DHHL)	George Atta (G70)	
	George Maioho (DHHL)	Kawika McKeague (G70)	
	Milton Pa (DHHL Commissioner)	Tanya Iden (G70)	
	Glenn Teves (Ag. Extension)	Kali Arce (Ag. Extension)	
	Alton Arakaki (Ag. Extension)		
SUBJECT	SV-1 4 <sup>th</sup> Meeting		

---

The meeting served as an opportunity to introduce the Molokai Island Plan and the project team to the folks from UH’s Agricultural Extension Program.

Daniel described DHHL’s department wide planning system, the objective of the Molokai Island Plan, and the schedule and process for the Molokai Island Plan. Talk story commenced.

The following general talk story points are of interest:

- Most Hoolehua lots are 5 acre residential with 35 acre agricultural attached.
- Some Hoolehua lots are considered “detached” lots because 35 acre agricultural lot not connected to residential lot down in Kalamaula.
- MIS = Multi-Irrigation System
- 2000 agricultural acres are presently served by MIS water.

The following specific issue areas were discussed:

## *Ahupua‘a*

- Link between mountains and ocean not there anymore.
- Fish Pond vs. Cattle rather than complementary resources.
- Division between Hoolehua and “town folks” near Kaunakakai. Perception exists that Hoolehua more independent whereas Kalamaula more “city type” homesteads.

## *Subdivision of Homestead Awards*

- When denser housing is mixed in with Ag lands it creates problems.
- Area by the high school would be better place to consolidate smaller, more urban lots. This would relieve the pressure of chopping up land in Prime agricultural area.
- Li‘i Pali (?) area was suggested as site that could be “densified” by subdivision.
- Glenn Teves thinks subdivision of lots should serve:
  - 1) Those homesteaders who were awarded accelerated lots in 85 and have been unable to use award.
  - 2) The waiting list

- 3) Resource allocation- is resources/infrastructure available to chop up the lot?
- Glenn also thinks 35 acre agricultural lots should be left in tact. The 5 acre residential lots could be divided – maybe only into 3 lots and Glen also suggests they add a provision that one of the lots must go back to DHHL into the pool of available residential lots.
- Glen suggests tying DHHL’s Farm Plan requirement to subdivision. Specifically, homesteaders should not be able to subdivide their 5 acre lot unless they have a farm plan for their 35 acre lot.
- Concern that subdivision and giving of lots to family members is a way to circumvent the very large applicant waiting list.
- Equitability is very important.
- Any subdividing should be phased in.
- Desire to subdivide is motivated/driven by residential needs but what about the AG land. Agricultural land is so important.

#### *Agriculture/Farming on Molokai*

- Glenn mentions that in Hoolehua less than 5% of land is being farmed.
- DHHL land is the best ag land
- Glenn suggests and Ag Resource Division be created in DHHL to assist with equipment subsidy, grants and loans, and farming education.
- Alton Arakaki contends that agriculture can sustain Island community and further points out that:
  - Private land owners turn land into a commodity
  - Hawaiian Homes plays a key role by preserving the integrity of large acres of agricultural land.
  - Cost of production on DHHL’s large agricultural acres could be reduced by “building scale” into farms.
- Agriculture Task Force suggested:
  - Take back unused homestead agricultural land and place it in a land pool.
  - Allow homesteaders to use the land in the pool as collateral to borrow money to farm.
  - Land in the pool could be farmed under general lease agreement.

#### *UH Agricultural Extension*

- Alton discussed that UH is a land grant institution which requires that it have research, instruction, and extension components. Ag. Extension based on land grant status of UH.
- Extension agents have been working w/ DHHL for a long time.
- 75% of Ag. Extension clientele are Hawaiian
- Ag. Extension received a \$300,000 grant from USDA to set up model farms.
- There is talk of linking Molokai’s Community College to UH

The meeting was rather short. Many appointments consecutively did not allow for much time. Perhaps we should talk w/ Ag. Extension again.

Additionally, Glenn Teves provided the group with a draft of his “*White Paper on Sub-dividing Land for Housing in Hoolehua.*” It is attached.



Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street. Fifth Floor • Honolulu. Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

TO	File	FROM	Tanya Iden
DATE	August 12, 2004	PLACE	Kulana'Oiwi, Moloka'i
PROJECT	DHHL Moloka'i Island Plan		
PRESENT	Daniel Ornellas (DHHL) George Maioho (DHHL) Milton Pa (DHHL Commissioner) Winona Kaawa Kaawa Daughter (name)	George Atta (G70) Kawika McKeague (G70) Tanya Iden (G70) Kaawa Friend (name) Kaawa Friend (name)	
SUBJECT	SV-1 5 <sup>th</sup> Meeting		

Winona Kaawa brought in an ONO lunch for all to share: Salad, chicken casserole, rice, drinks, and jello dessert. Delicious. After eating...

The meeting served as an opportunity to introduce the Molokai Island Plan and the project team to the folks interested in subdividing their lots and to hear concerns of those who want to subdivide.

Daniel described DHHL's department wide planning system, the objective of the Molokai Island Plan, and the schedule and process for the Molokai Island Plan. Talk story commenced.

The following specific issue areas were discussed:

### *Ohana Subdivision*

- Winona's group would like to be treated separately regarding the moratorium on subdividing. Specifically, they want to be considered the "*Ohana Subdivision.*"
- They want to subdivide only so that they can give to their kids.
- They are amenable to keeping agricultural land in tact and just dividing a portion. For instance keeping 2/3 in agriculture.
- They feel that selling subdivided land off is not good.
- They are not farming because of: Age, financing, equipment
- Winona provided a map highlighting the lots where people are interested in subdividing
- Group was formed because Winona put an ad in the newspaper for many months and people responded to her ad.

### *Subdividing Options*

- Undivided interest- where lot isn't actually pieced apart but rather family member can be listed on the lease as having an undivided interest.
  - Joint Tenants in common- again name family member on lease
  - Name all children as successors
- (not sure I really understand the difference between all of these.)

### *Infrastructure*

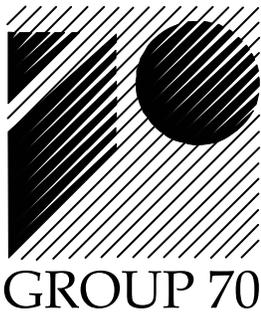
- Infrastructure is an issue when subdivided lots are scattered all around.
- In general, members of the group do not want to move into another lot to create a cluster of smaller lots.

### *Commercial Use*

- Area should be designated for commercial use
- 10 acre parcel at Oloolo St. would be good for industrial (but near wetlands/conservation)
- Kalamaula Motors is an example of a commercial business on homestead land – is this allowed?

The following general talk story points are of interest:

- A park would be ideal at Rec Ctr. Location
- Winona would like to set up another separate meeting during our next site visit.
- The project team would still like assistance in understanding what size of lots and how many lots are desired - basically what format?
- George Maioho mention something about 124 new lots and 54 new lots being built?



INTERNATIONAL

Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street. Fifth Floor • Honolulu. Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	August 12, 2004	PLACE	Molokai Community Service Council Office Building
PROJECT	DHHL Moloka'i Island Plan		
PRESENT	Daniel Ornellas (DHHL) George Maioho (DHHL) Milton Pa (DHHL Commissioner) Karen Holt (Molokai Community Service Council )	George Atta (G70) Kawika McKeague (G70) Tanya Iden (G70)	
SUBJECT	SV-1 6 <sup>th</sup> Meeting		

---

The meeting served as an opportunity to introduce the Molokai Island Plan and the project team to Former DHHL Molokai Commissioner Karen Holt.

Daniel described DHHL's department wide planning system, the objective of the Molokai Island Plan, and the schedule and process for the Molokai Island Plan. Talk story commenced.

The following specific issue areas were discussed:

### *Waitlist*

- Folks already on the land have different interests than those on the waitlist - 10,000 on the land vs. 20,000 not on the land.
- DHHL can only easily access 1/3 or their constituency Subdividing doesn't necessarily address the dept's challenge of how do we find lots for 20,000 people on the waitlist
- How do you serve and communicate with those other 20,000 people who await awards?
- Still – no one has really figured out how to address that waiting list.

### *Agriculture/Farming on Molokai*

- Be mindful – if you urbanize the ag land goes away.
- Ag Task Force came up with a good map of where to go, but nothing has been done in the 4 years since task force. Ag Supervisor was to be hired. Ag Task Force looked at:
  - Can Farming Work?
  - What are the constraints?
- Ag land is currently not well-used. 60-70 % of the produce we eat comes from the mainland. Ag land could be better used with:
  - Value added products to compete in the Global marketplace
  - Improved shipment
  - Better facilities
- DHHL Ag land is productive – look to the Larry Jeffs Watermelon story (he also had the business acumen.)

- Karen shares the story about how homestead farmers used to be the “rich guys” but then forced of the land by the big pineapple growers. Karen contends that big Ag has controlled DHHL since the beginning.
- Karen shares another story about how Molokai saved the DHHL program in the 1920s. Prince Kuhio wanted to show that Hawaiians could make the land productive if it was given to them. Molokai farming failed at first then tough Maui farmers came over, practicing old traditions, rain came and farms flourished. Federal Government came out to check on success of the program and Molokai’s efforts saved the entire program from federal government shut down.

The following general talk story points are of interest:

- DHHL and the notion of leasehold. Karen contends that because land is leasehold homesteaders can’t really do what they want, but it also means that the land is then more like a trust or ahupua’a.
- Urged project team to think the whole picture- what will happen 20 miles down the road because of our decisions today. Think way long term.
- Discussed water and the short easement that crosses DHHL lands – Karen thinks that if Molokai Ranch wants to put 30,000 people out on the west end and they need the water easement- Hawaiian Homes should broker/bargain. Molokai Ranch owes Hawaiians for the water.
- Waiwai = water in Hawaiian but also wealth.



Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street. Fifth Floor • Honolulu. Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	August 12, 2004	PLACE	USDA Office
PROJECT	DHHL Moloka'i Island Plan		
PRESENT	Daniel Ornellas (DHHL) George Maioho (DHHL) Milton Pa (DHHL Commissioner) Irene Lam (USDA )	Darrell Yagodich (DHHL) Kawika McKeague (G70) Tanya Iden (G70) George Atta (G70)	
SUBJECT	SV-1 7 <sup>th</sup> Meeting		

---

The meeting served as an opportunity to introduce the Molokai Island Plan and the project team to Community Development Manager for the USDA, Irene Lam.

Daniel described DHHL's department wide planning system, the objective of the Molokai Island Plan, and the schedule and process for the Molokai Island Plan. Talk story commenced.

The following specific issue areas were discussed:

## *USDA Grants/Funds/Etc.*

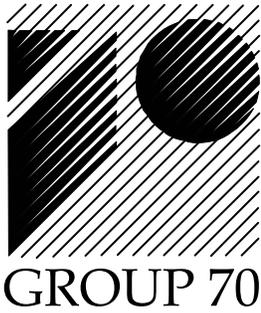
- USDA manages 40 different types of lending grants
- In Molokai "community development" dollars are the bulk of what is given because of the EC/EZ (Enterprise Community/Zone) which is a USDA program.
- USDA will try to sustain the Enterprise Community after the 10 year grant is over. Looking at ways for the EC to generate revenue. May look to Conservation Fund.
- Some barriers for USDA- they have plenty funding but often not enough qualified applicants for the funding. Specifically, there is a "lack of repayment ability."
- DHHL could help beneficiaries to "qualify" for USDA home loans. Credit/Business counseling
- USDA has loans for home maintenance. Many houses on Molokai in bad shape and need help.
- USDA cannot finance anything on Ag lot over 3 acres because then the Ag lot seen as "income generating."
- USDA can finance condominium development
- USDA supports approximately 300 loans on the Island. This is a decrease from previous years.
- They can provide funding to Habitat for Humanity/Self-Help homes.
- USDA has a "community facilities program" as well as a "business enterprise program" which makes funds available to commercial ventures to make sites ready for commerce.

### *Molokai Ranch Planning Process*

- Molokai Ranch's use of the land affects all of Molokai
- Conservation Fund is working with the community to develop resolution over land use.
- Irene describes the process as being "tremendous" and "historic"
- Irene credits Peter Nicholas from the ranch with a lot. He has worked hard to build the trust.
- A product of the planning process is that Molokai Ranch is looking at creating a Public Land Trust that would 1) preserve access, 2) give the land up for community purposes, 3) respect Native Hawaiian gathering rights.

### *Water*

- Current water system needs repair. Need funding to fix it
- Can't truly determine current capacity
- Molokai ranch would like to put a 14" pipe through the easement which would change out the existing 6" pipe. People are suspicious.
- Ranch would have a schematic/drawing of the water system
- ~~Waialeale site the best for water? Not sure what I meant here?~~



INTERNATIONAL

Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street. Fifth Floor • Honolulu. Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

TO	File	FROM	Tanya Iden
DATE	August 12, 2004	PLACE	Molokai Chamber of Commerce
PROJECT	DHHL Moloka'i Island Plan		
PRESENT	Daniel Ornellas (DHHL)	George Atta (G70)	
	George Maioho (DHHL)	Kawika McKeague (G70)	
	Milton Pa (DHHL Commissioner)	Tanya Iden (G70)	
	Darrell Yagodich (DHHL)	Barbara Haliniak (Chamber)	
		Barbara Nakamura (Chamber)	
SUBJECT	SV-1 8 <sup>th</sup> Meeting		

The meeting served as an opportunity to introduce the Molokai Island Plan and the project team to the Molokai Chamber of Commerce. Former Commissioner Nani Brandt suggested to Darrell that we meet with the Chamber..

Daniel described DHHL's department wide planning system, the objective of the Molokai Island Plan, and the schedule and process for the Molokai Island Plan. Talk story commenced.

The following specific issue areas were discussed:

### *Chamber's Activities*

- Host events such as the 2<sup>nd</sup> Annual Food and Business Expo which featured Molokai products and was supported with funding from the Maui County Office of Economic Development and corporate sponsors.
- August 31, 2004 Senator Inouye will be in town working with the Chamber and Col. Taurus to market Molokai goods to the military. Sell Molokai goods at Hickam.
- Want to work to create opportunities for people to start businesses but there are many barriers. Such as:
  - People need technical assistance on how to apply for loans, walk them through the paperwork, explain the process, etc.
  - Commercial space is unavailable or too expensive.

### *Other ideas/recommendations:*

- There is more to farming than farming- need to have a Business Assistance Center.
- SCOR = retirees mentoring – good program
- Ryan Lau is a person to talk to about small business networking?
- Maui Tech Park – Women in technology w/ a focus on youth
- Prime commercial location would be next to Kulana'oiwi

- Culture and Arts Center should be built on Hawaiian Home Lands – multi-use facility for conventions and performing arts.
- Tourism- We'd like our fair share but mostly want to keep economy based on agriculture. Tourism must be friendly to the environment.
- DHHL should build on what they already have- Agricultural land- Help homesteaders to be successful.
- Farm Bureau of a long time ago used to give start up assistance to farmers – this was a good program.
- Storage Facility/ warehouse needed on the island

Barbara Nakamura provided written comments, as well. They are attached.



Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street, Fifth Floor • Honolulu, Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	August 13, 2004	PLACE	Kulana'oiwi
PROJECT	DHHL Moloka'i Island Plan		
PRESENT	Daniel Ornellas (DHHL)	George Atta (G70)	
	George Maioho (DHHL)	Kawika McKeague (G70)	
	Milton Pa (DHHL Commissioner)	Tanya Iden (G70)	
	Darrell Yagodich (DHHL)		
	Colette Machado (OHA)	Stacy Crivello (EC)	
	Davianna McGregor (UH)	Peter Nicholas (Molokai Ranch)	
SUBJECT	SV-1 (Day 2) 10 <sup>th</sup> Meeting		

---

The meeting served as an opportunity to introduce the Molokai Island Plan and the project team to the folks who have been active with Molokai Ranch's Planning Process. OHA Trustee Colette Machado helped pull together the meeting.

Daniel described DHHL's department wide planning system, the objective of the Molokai Island Plan, and the schedule and process for the Molokai Island Plan. Talk story commenced.

Colette briefly described the intensive planning effort taking place on the island with Molokai Ranch and the Conservation Fund. Colette expressed her dismay that DHHL has been absent from that planning process. She mentioned how Molokai is a small island and there have been rumors that those working with the ranch to plan the ranch's land have been "bought off." Lastly, Colette informed the group that she has 4 more years as an OHA trustee and would like to work with DHHL to get things done. After 22 years on the wait list she is a homesteader. She always has Native Hawaiian interests in mind.

Davianna expressed her opinion that DHHL has historically had a very narrow interpretation of the Hawaiian Homes Commission Act, which has simply been to "get people on the land." She wondered if the Dept. is willing to take a broader approach. Daniel discussed the DHHL General Plan as an effort to outline a broader approach.

Peter discussed how impressed he is by the Molokai community. They work so hard! He thinks that the DHHL planning process does not have enough community meetings- DHHL not coming to the Island enough. He shared that he has learned how critical it is to listen to the last moment. You can't listen enough. Surveys are good but you need to talk to everyone.

Stacy Crivello briefly outlined the EC. Enterprise community works as an economic engine by attempting to develop economic opportunities on the island. She also discussed specific issues that DHHL could help to address, such as irrigation water and housing.

The following specific issue areas were discussed:

*Subsistence:*

- August 26, 2004 will be the first community meeting hosted by Molokai Ranch to specifically address the issue of Subsistence Hunting, Gathering, and Fishing. The subsistence working group will present their findings to the community at large.
- Molokai Ranch may give 26,000 acres of land to the community in trust. This land would be adjacent to DHHL Hoolehua land. Subsistence hunting and gathering should be managed together.

*Water:*

- Stacy Crivello mentioned that the MIS has problems serving all homesteaders.
- DHHL needs to address disrepair of MIS
- Stacy suggested we talk to Micah Kane to release approx. \$2mill to fix the MIS reservoir
- Stacy expressed concern about the fact that no one is certain how much water Molokai has- she also mentioned something about how meters don't work

*Agriculture:*

- Stacy expressed concern that Ag land will disappear if farmers are not supported and irrigation system is not improved.
- Davianna suggested that DHHL work with homesteaders to help them farm.
- Master Ag Plan was mentioned, aka- Agricultural Task Force Report

*Cultural Resources:*

- Colette discussed how the working group she has been chairing for the Molokai Ranch Planning effort has been assessing/ cataloguing cultural features on Molokai. She mentioned that there are many sites in Naiwa (sp?) which have not be "GPS'd" or identified.

*Ualapue Lands:*

- Colette mentioned that this land is a real opportunity for the Department. It is essentially an intact ahupua'a. Property in Ualapue is getting very expensive. It is a high rainfall, desirable area
- Colette suggested that no more than 200-300 houses be put on the land.
- Colette mentioned a gentleman Raymond Nakee (sp?) who has an active group in Ualapue
- Any Ualapue development must take into account a variety of factors, such as:
  - lifestyle,
  - roads,
  - schools (speculated to be the biggest issue.0

*Housing:*

- Peter thought there may be an opportunity to partner w/ DHHL to provide affordable housing for Native Hawaiians.
- Stacy mentioned how Hawaiians are not prepared well for home ownership; she cited that there were 8 self help homesteads offered recently and only 4 people qualified.
- She suggested creating a community based development group in partnership that could provide home ownership/financial counseling education.
- Stacy suggested using homestead land to offer "our people" other options, rather than just housing. Need to develop some sort of plan to work towards helping Native Hawaiians

*Kalaupapa*

- Shannon Crivello is a good contact as well as Kuulei Bell
- Kalaupapa Ohana is a more vibrant/active group vice the Patients Council
- Gloria Marx is head of Patients Council
- Do not go through DOH to Kalaupapa.

*Other:*

- Meet with young people and Kupuna.
- Engage Homestead Presidents to lead
- Resource Protection crucial
- Random sample is better for Survey



Francis S. Oda, AIA, AICP  
 Norman G. Y. Hong, AIA  
 Sheryl B. Seaman, AIA, ASID  
 Hitoshi Hida, AIA  
 Roy H. Nihei, AIA, CSI  
 James I. Nishimoto, AIA  
 Ralph E. Portmore, AICP  
 Stephen H. Yuen, AIA  
 Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
 925 Bethel Street. Fifth Floor • Honolulu. Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

TO	File	FROM	Tanya Iden
DATE	August 12, 2004	PLACE	Kulana‘Oiwi
PROJECT	DHHL Moloka‘i Island Plan		
PRESENT	Daniel Ornellas (DHHL)	George Atta (G70)	
	George Maioho (DHHL)	Kawika McKeague (G70)	
	Milton Pa (DHHL Commissioner)	Tanya Iden (G70)	
	Darrell Yagodich (DHHL)		
	Kammy Purdy Molokai Ahupua‘a President	Leilani Wallace Kapaakea Hmstd Assoc.	
	Kanani Regrick Kalamaula Mauka Hmstd Assoc.	Lorraine Luuloa Kapaakea Hmstd Assoc.	
	Zachary Helm Kalamuala Hmstd Assoc.	Kyno Ravelo Kalamaula Mauka Hmstd Assoc.	
	Vivian "Vannie" Ainoa Kamiloloa-One Alii Hmstd Assn	Kaimikaua Puaoi-Dawson Student	
	Coreen Gaspar Kapaakea Hmstd Assoc.	Loraine Puaoi-Dawson Student	
	Dwayne Kala Kapaakea Hmstd Assoc.	Bill Kapuni Kalamaula Mauka Hmstd Assoc	
	Ochie Bush Hoolehua Homestead Assoc.	Duane Mikaele Dawson Hoolehua Homestead Assoc	
SUBJECT	SV-1 9 <sup>th</sup> Meeting		

The meeting served as an opportunity to introduce the Molokai Island Plan and the project team to the various Homestead Associations and to learn from them what are the concerns and issues they have as DHHL beneficiaries.

Daniel described DHHL’s department wide planning system, the objective of the Molokai Island Plan, and the schedule and process for the Molokai Island Plan. Talk story commenced. The following specific areas were discussed:

### Water

- Two different systems service the homesteaders. Homesteaders should be put under one domestic system or at least get charged the same low price. County charges more.
- Residential Homesteaders understand MIS is for agricultural use. They are concerned however, that private companies are getting a break on water.
- DHHL would like to raise water prices to have similar pricing to the County water system.
- Homesteaders want DHHL to negotiate with the County for cheaper water rates.
- It costs DHHL \$3.40/1000 gallons to deliver the water yet they only charge \$.50/1000 gallons to users. OTH (other than homesteaders) users also get a reduced rate, therefore DHHL loses money on the water they sell to non-homestead consumers too.

### *Subdividing Lots*

- Homesteaders thought if subdividing occurs the lots created should be no less than 5 acres, therefore MIS could still irrigate. 35 acre lot would become seven 5-acre lots
- 5 acres give enough space for- farming, horse, etc. The group conveyed that most homesteaders to a bit of farming to sustain/supplement the family food. Discussion of fruit trees being easiest to raise, farming is hard labor. Vannie suggested that DHHL doesn't need to "push" farming – eventually it will happen.
- There are already some issues between those who farm/raise animals in Hoolehua and those who have residential lots. Complaints of the pig stink.
- With the opening of the slaughter house people may obtain even more animals – so the conflict could increase.
- Ohana Zoning or Undivided interest could be another way to deal w/ subdividing. Either way would be workable.
- However, county rules may create issue for Ohana Zoning – they don't allow it.
- Question arose whether people could get their own mortgage w/ Ohana Zoning?
- Kapaakea residential folks want to build Ohana units on their ½acre lots too.
- New residential lots in Hoolehua are only about 10,000 sf therefore not good for Ohana/dividing.

### *Commercial/Industrial Space*

- Homesteaders want DHHL to develop commercial land
- Many mentioned a specific need for industrial park or warehouse space to store equipment, etc.
- Backyard Carnation grower who wants to sell flowers out of his garage and he was told by DHHL that he cannot. *Daniel clarified that DHHL beneficiaries are cannot partake in commercial activities that "constitute a nuisance" on their homestead property. There is room for interpretation.*
- The group listed some areas that would be good commercial locations:
  - OloOlo St.
  - Near post office in Hoolehua
  - Near new slaughter house

Each Homestead Association listed their specific concerns:

### *Kapaakea*

- There is a problem with Kapaakea Loop Rd- a new water line went in and only half of the road was repaved. Everyone is blaming everyone else...county fault, contractor fault, etc. It just needs to be fixed.
- Stream rehabilitation is important to Homesteaders in this area because the stream is flooding. Flooding is exacerbated when the water reaches the ocean and waves/tide push it back up the overflowing canal. There is some speculation that the flooding could be because of upstream landowners (Bird Sanctuary) who diverted/ worked on the drainage channel.
- Park/Playground for kids is desperately needed. Currently children play in the road and homesteaders feel it is very unsafe. The Kaunakakai school or the cemetery is the closest place for kids to play. Homesteaders want one of the vacant lots dedicated as a park. The neighborhood used to have a park but it was not maintained so DHHL took it away.
- Kapaakea also thinks community centers for each homestead community are a good idea.
- "Create communities not ghettos" was one person's comment.

### *Kalamaula Mauka & Makai*

- Flooding is an issue. 3 flood recently. 4 streams get backed up when they go under the road. County needs to maintain regularly.
- Old timers homes are deteriorating and they need funds to repair.
- Bus shelter for kids need on both sides of highway – could be a project for the association
- Association would like to adopt and maintain Kiowe Park
- Want to keep drugs away from our homes- set up a neighborhood watch to make certain there is no drug dealing in our community
- More funding for education both vocational and college- help our kids
- Learn from our homestead Kupuna
- Keep our water rates low. DHHL should make sure that beneficiaries don't have to pay more.
- Small business education needed for homesteaders
- We can work as a community- previously applied for a grant to remove junk cars and it was very successful.
- Want to see the OloOlo St. commercial site happen

### *Hoolehua*

- Heptachloroform left over from pineapple days is still a concern. Some say land is ruined for farming because of this chemical. Many of the 35 acre beneficiary lots are junk.
- Seniors need assistance with repairs to their homes. (NAHASDA grants may be available.)

### *All communities want:*

- Commercial/ Industrial
- Water rates low
- Park & Recreation areas

### *Kalaupapa*

- It is it's own county- Kammy Purdy suggested that all DHHL homestead communities on Molokai join Kalaupapa's county- run their own Hawaiian government
- Kalaupapa would be a good source of revenue for Hawaiian people. Cultural/Historical tourism
- Some thought it would be a good place for an elder care facility or a medical facility for Hawaiians

### *General Comments*

- What is happening w/ Ualapue?
- Naeva (sp?) are new houses going in up there?
- Homestead presidents want to review our survey and provide input
- Health care, hospice, long term care needed
- Obesity in kids is a problem
- Is an elderly home being opened up behind Kulana'oiwi?
- What is the latest plan with the airport?



Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street. Fifth Floor • Honolulu. Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	August 13, 2004	PLACE	Kanemitsu Bakery
PROJECT	DHHL Moloka'i Island Plan		
PRESENT	Daniel Ornellas (DHHL)	George Atta (G70)	Kawika McKeague (G70)
	Dr. Aluli	Tanya Iden (G70)	
SUBJECT	SV-1 (Day 3) 11 <sup>th</sup> Meeting		

---

The meeting served as an opportunity to introduce the Molokai Island Plan and the project team to Dr. Emmit Aluli, a long time activist for native Hawaiian issues and health care provider to native Hawaiians.

The following general ideas were discussed:

- The critical mass needed for Senior Care facility is 60 people.
- If Father Damien becomes canonized it will have a huge impact on Molokai and Kalaupapa because of all the Catholic tourists.
- Kalaupapa could become a model telemedicine project- but need grant.
- Senior care should be prioritized by long-term, assisted living, home health care
- DHHL should link with Sandwich Isle communication and Verizon
- Homesteads/homes should be linked to hospital w/ call button
- Create a training program for in-home health care
- Homesteaders were traditionally the keepers of cultural knowledge, practice, values
- Hospital received 7.5 million but needs 4.5 million more.
- Homesteaders today don't understand the history/motivation of homestead program. Native Hawaiians were dying in the cities- alcohol/drugs
- Charter School concept should be implemented on Molokai
- Build up fishponds
- Don't let go of the water- needed for ag/taro production

People/Groups mentioned:

- American Pacific Foundation (Kenny Brown, Mike Chun, Retired Generals) gave a grant to Walter Ritte.
- Momi Kazimero
- Kalani Brady & Martina Kaunaka are two doctors who go to Kalaupapa



Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street. Fifth Floor • Honolulu. Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

TO	File	FROM	Tanya Iden
DATE	August 13, 2004	PLACE	Various
PROJECT	DHHL Moloka'i Island Plan		
PRESENT	Daniel Ornellas (DHHL) Milton Pa (DHHL) George Maioho (DHHL) Darrell Yagodich (DHHL)	George Atta (G70) Kawika McKeague (G70) Tanya Iden (G70) Labrina (Eng. Solutions)	
SUBJECT	SV-1 Touring around notes		

## Water Systems

Is Molokai one aquifer? USGS thinks it may be. Is there data to support this? What data does Molokai Ranch use?

- *Potable Water:*
  - 1 million gallon tank Kalai Water Tank feeds Hoolehua (photos of this near pasture homestead)
  - 7 million gallon reservoir (behind high school)
  - 2 deep water pumps/wells
  - Well #17 feeds Kalamaula
  - Pipes to all of Hoolehua (on one side of road- ag on the other)
  - Need about 2.5 miles of AC (asbestos-cement) pipe upgrades along Farrington Hwy.
  - Hydrants and dry lines allow DHHL to meet fire code regulation (we have pictures)
  - County tank and DHHL tank are connected. DHHL can pump easily to County tank if they run out of water. Not so easy for County to pump to DHHL tank.
  - DHHL pumps 750,000gallons/day of potable water
  - \$250,000/year is budgeted for pumping cost
  - Monitoring well is just below Kalamaula Pastoral homestead
- *Agricultural Water:*
  - Also called the MIS system
  - DHHL contributed money to build this system
  - Rubber lining stays in place because of pressure from the water
  - Tunnel from Waikolu Valley on the Eastside of Island
  - Gravity carries water through the mountain to fill the reservoir (along w/ rainwater)
  - Reservoir is 300,000 million gallons (we have photos)
  - Pipes to Hoolehua Ag lots (on opposite side of the road from potable system.)
  - Reservoir is only ½full. Not designed well for Molokai climate. A lot of evaporation
  - MIS system generates more money than any of DHHL's other systems statewide. It subsidizes Waimanalo, etc.

### Other Various Items

- 40 acre lots have a 540 foot frontage
- Most pasture lands started up in the 1930's
- George Maioho contends that community pasture works better than individual pasture lots. Individual harder to finance. Strength in numbers
- Molokai Homestead Livestock Association is community pasture group
- Electrical lines in Kalamaulu mark the divide between DHHL and Molokai Ranch
- Roads can remain unpaved if you build only 1 house per 6 acres.
- 200 acres of Bishop Estate land bordering DHHL Kalamaulu parcels was offered to the Dept. to purchase but they declined.



# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street, Fifth Floor • Honolulu, Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	October 25, 2004	PLACE	Kulana‘Oiwi, Moloka‘i
PROJECT	DHHL Moloka‘i Island Plan		

---

PRESENT	See attached sign in sheet (16 people)
	Daniel Ornellas (DHHL)
	George Maioho (DHHL)
	Kawika McKeague (G70)
	Tanya Iden (G70)

---

SUBJECT SV-2  
1<sup>st</sup> Meeting – Ohana Subdivision

---

Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

At the last site visit in August it was requested that DHHL and the Consultants meet again with Winona Kaawa and the Ohana Subdivision group. This meeting was another opportunity to discuss the lifting of the moratorium on subdividing homesteads.

Kawika opened with a general discussion of the planning process and progress.

The Ohana Subdivision group presented the following points/issues:

- Simply put- they just want DHHL to lift the moratorium
- They want to give land to their children
- Subdivision is about getting Hawaiians back on the land
- No one knows what the word moratorium means- DHHL does not work with the homesteaders
- Homesteaders do not know what DHHL is up to because they do not inform community of their decisions
- Ohana Subdivision group does not expect DHHL to pay for their new lots to be hooked up to water, electric, etc. They will pay to bring infrastructure to their new lots

George Maioho explained the history of the moratorium.

- State wide ban on subdividing (not just Moloka‘i)
- Came from the recommendation of the Agriculture Task Force
- Stemmed from concern that all DHHL good agriculture land would be sectioned up and parceled out.
- Moratorium was more an effort to retain agriculture land and plan for how to preserve and protect agricultural land

Some brief comments about farming:

- The group questioned how DHHL can say they want to encourage farming when in actuality they have to ask Agricultural homesteaders to cut back on water use. Hard to farm when you do not have access to water. There was also a complaint that homesteaders have to cut back on water but DHHL gives agriculture water to commercial non-Hawaiian farmers
- It was mentioned that many years ago DHHL used to have a tractor and would use it to assist Homestead farmers. There was a general sense that DHHL used to do more to help out farmers
- Meeting attendees were curious what uses more water- farming a 40 acre lot or having subdivided housing on a 40 acre lot?
- The Ohana group seemed amenable to keeping large portions of their land in agriculture and just subdividing small portions near road access.



# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street, Fifth Floor • Honolulu, Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	October 25, 2004	PLACE	Kulana‘Oiwi, Moloka‘i
PROJECT	DHHL Moloka‘i Island Plan		

---

Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

---

PRESENT	Milton Pa (Commissioner DHHL)	See attached sign in sheet
	Daniel Ornellas (DHHL)	
	George Maioho (DHHL)	
	Kawika McKeague (G70)	
	Tanya Iden (G70)	
	George Atta (G70)	

---

---

SUBJECT SV-2  
Community Meeting: ‘Ualapu‘e, Kapa‘akea, Kamiloloa,  
Makakupa‘ia, and Kalama‘ula

---

Daniel Ornellas of DHHL introduced the project and G70 discussed the baseline information.

The following general topics were discussed.

## Kalama‘ula

Daniel Ornellas described the existing Development Plan from 1986. He mentioned that the plan called for economic development in the makai portions of the property.

### Economic Development

- Attendee requested that Economic Development be defined. *DO responded that there are two kinds of economic development. 1) Income generation for DHHL to eventually develop more homesteads 2) Mercantile licensing for more community economic development*
- Mercantile License tends to geared more towards community members; i.e. give to native Hawaiians for small, light use of parcel
- General leases are offered at competitive market prices to anyone
- Inquiry was made whether mercantile licenses allow for third party lease. *Answer uncertain.*
- Attendee expressed a need for commercial space which could be rented to Native Hawaiians at a subsidized rate.

### Water

- When the group was asked if there are concerns about further development in Kalama‘ula, Wayde Lee raised the question: Is there reserve water allocated for on-going development? *DO responded that there is a reservation of 2.9 mgd –however the real question remains: Is the aquifer able to sustain future demand? There has been no determination about how much water is left in the aquifer.*
- Water is a big concern
- CWRM still waiting on DHHL determination
- Need to look at entire ahupua‘a and the surface water allocation, how much surface water is running away.

- How do we recharge aquifer
- Reforestation was suggested as a way to encourage more water in the area.
  - Re-forestation encourages “water growth”
  - Re-forestation should be part of the plan
  - There are existing groups working for re-forestation. Watershed/Reforestation group is planting trees which yield lower temperature & more water
  - Wayde Lee suggests developing dry land forest to attract more water.
  - Wayde mentioned the water problem as “bigger than us” and more partners needed. Work with Molokai Ranch, Nature Conservancy, State, etc.

#### Mauka and Makai

- Attendee expressed concern that Kalama‘ula is one parcel. Why is there “uka” designation? To separate out is not pono.
- Bill Kapuni clarified that the Mauka association was created to address a specific region of Kalama‘ula, the newer residence lots, and they are doing a lot of activities with some grant money such as planting trees. It’s open to the community and there is no intent to segregate

#### Other Important issues in Kalama‘ula

- Flooding/drainage – need help cleaning out the swales
- Concerns with merchant residential lots
- Need for park / recreational spaces, schools – put something out there for our kids

#### **Kapa‘akea – Kamiloloa – Makakupa‘ia**

##### Water

- If further development is allowed - pump station / reservoirs would be needed for water provision
- Existing leases have to pay County water prices- people are not happy with this.
- DO presented that DHHL Commission has approved a water rate increase for homesteaders on the DHHL system

##### Flooding

- During last major rainfall flooding / drainage issues arose
- Option of giant siltation basins was presented as method to deal w/ drainage issues
- USACE diversion
- Attendees felt that DHHL needs to allocate funds for improvements to the culvert / channel. It is a boxed culvert which gets choked under the roadway. Bridge needs to be fixed.
- Army Corp of Engineers looking at roadways near community college and assessing their flooding/drainage problems
- Graveyard is impacted by the flooding- channel runs next to the graves

##### Wildlife Preserve/Hunting

- Strong community sentiment was expressed to use upland area to manage wildlife (deer hunting). Sustainable hunting is desired. Currently no access to the area -private lands closed, must get permission to allow for subsistence hunting
- Daniel inquired whether there is an existing hunting group / club? Responses included: Kawela Plantation opens up property for hunting. Another group is working with Nature Conservancy. Ex homestead hunters partnership was mentioned.
- Discussion occurred around whether there is a need for a Safe zone? Suggestion that there could be safety classes.
- Hunters working group should form to count deer, understand amount of resource, offer classes on hunting, determine safety zone.

##### Park/ Recreation Space

- Community space / recreational space needed

- Playgrounds needed, currently kids play in loop road
- Number of houses warrants recreational space within area

#### Other Important Issues in Kapa‘akea/Kam/Maka

- Graveyard/Cemetery needs to be tended to

#### ‘Ualapu‘e

DO offered a general description of the parcels

- 4 – 5 TMK parcels
- Upper land – not heavy concentration of rocks
- 13-acre rather rocky; 2 acres not rocky

DO mentioned that planning will need to take into account the following issues:

- Traffic conditions / slope & terrain
- Limitations of the water line
- Smaller agriculture / less dense residential
- Hard to maintain gravel-type road w/ steep elevation
- Would need to be paved road

Some ideas for the area could be:

- Off-grid possibility? Need to investigate
  - More than 60” of rainfall > can do catchment
  - Is there sufficient rainfall?
- Approx. 13 – 15 residential lots could fit on 2 acre parcel

The community had the following questions and suggestions:

- DHHL needs to talk story with adjacent neighbors in ‘Ualapu‘e
- Mānai Community Association – Kathy Davis, Debbie Maples, Leimana Aki are people to meet with
- Attendees wanted to know if there is area preference for existing island residents? *Daniel responded that DHHL bound by wait list and cannot give first preference to ‘Ualapu‘e residents. No area – specific list > award would go to island list*
- When asked how long it would take for lots to be built in ‘Ualapu‘e, Daniel responded: *Within a year of plan acceptance*
- Attendees were curious if the lot size is determined. *Daniel responded that lot size not determined > use will determine size*



Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street. Fifth Floor • Honolulu. Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	October 26, 2004	PLACE	Kulana‘Oiwi, Moloka‘i
PROJECT	DHHL Moloka‘i Island Plan		

---

## PRESENT

Daniel Ornellas (DHHL)	Stacey Crivell
George Maioho (DHHL)	Peter Nicholas (Molokai Ranch)
Kawika McKeague (G70)	
Tanya Iden (G70)	
George Atta (G70)	

---

SUBJECT SV-2  
Moloka‘i Ranch Planning Efforts

---

At the last site visit in August the DHHL/G70 team met with folks involved in Moloka‘i Ranch (MR) planning efforts. As a follow up to the first meeting, this meeting served as an opportunity for both planning efforts to apprise one another of their progress.

The following topics were addressed in the meeting:

- Davianna McGregor is the best person to contact regarding Subsistence on Moloka‘i. She is abreast of the current Moloka‘i Ranch subsistence planning committee’s work.
- Stacey Crivello updated that the MR Planning Group will soon be taking all their information and thoughts out to the individual communities.
- Water: The big issue. Will there be enough for future development?
  - General sense in the community- How can Molokai Ranch develop when Hawaiian Homes cannot?
  - Molokai Ranch well has capacity to pump 1 million more gallons, however they are not authorized to do so...they would like to pump the 1 million gallons and give it to DHHL.
  - Domestic water use is not as great as agricultural water use. Agriculture takes more water.
  - Peter Nicholas thought it odd that homesteaders pay the same rates for agriculture water as the commercial users
  - Molokai Ranch no longer uses DHHL water
  - Molokai Ranch does use the MIS system for transmitting their water, however they restock the main reservoir w/ water from their well. They treat the MIS transmitted water for drinking.
  - MIS system has problems tilapia fish. They muck up the pipes.
  - Meyer family buys water from DHHL. Need to talk w/ them about water issue. Their cattle contaminate surface water so they have to use ground water.

- Peter Nicholas asked if DHHL would support the extension of the subsistence fishing zone along the coastline North of Hoolehua. This would mean access across DHHL land. Subsistence fishing zone extends ¼mile offshore.
- Idea was posed that resource management could become a community college degree on Molokai.
- DHHL, EC, Molokai Ranch, Nature Conservancy, Soil Conservation folks are all working on a plan together regarding soil erosion.
- When subdividing of Homestead land was mentioned Stacy and Peter thought that it should be limited to ohana and the acreage allowable for subdividing should also be limited..
- Subdividing – what would happen with all the septic tanks so close together?
- Ualapue families DHHL should talk with are: Dudaaf, Place, and the Manai Group (sp?)



Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street. Fifth Floor • Honolulu. Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	October 26, 2004	PLACE	Lanikeha Ho'olehua Center
PROJECT	DHHL Moloka'i Island Plan		
PRESENT	Milton Pa (DHHL Commissioner) Darrell Yagodich (DHHL) Daniel Ornellas (DHHL) George Maioho (DHHL) Kawika McKeague (G70) Tanya Iden (G70) George Atta (G70)	See attached sign in sheet	
SUBJECT	Community Meeting: Ho'olehua-Pālā'au, Kalama'ula Mauka, Kalaupapa		

---

Daniel Ornellas (DO) of DHHL introduced the project and G70 discussed the baseline information.

The attendees had many thoughts, questions and concerns which were recorded on large tablets and posted on the wall. Following is a summary of the key points and issues presented by the attendees. The original notes have been transcribed and reorganized under subject groupings.

## General Questions/Comments about the MOLOKA'I ISLAND PLAN (MIP) and the Planning process:

- Attendee wanted to know what proposals have been developed for the MIP. *DO clarified that no proposals have been developed; the purpose of the meeting is to gather ideas from the community and then formulate proposals. The next set of meetings will be in January and that is the time when land development proposals will be presented.*
- People asked what's going to happen to "all these ideas written down." How will they be implemented? When will HHC come through? Otherwise this is a waste of time.
- Tell all Moloka'i homesteaders about meetings coming up. Communicate with us and be fair. We are persistent about these ideas and want results.
- One attendee suggested working through NAHSDA (Native American Housing & Self-determination Act.) She thinks the Plan will help homesteaders work w/ NAHSDA. The Moloka'i Island Plan will present our case to NAHSDA.
- Regarding planning, one homesteader felt that DHHL needs to be consistent-i.e.-Big Island has pilot project awarding raw land to homesteaders; other islands are allowed to just move onto the land. This should also be allowed on Moloka'i if allowed on other Islands.
- Sentiment was expressed that homesteaders need to organize; talk to others.
- Request was made to send meeting notes to all Association Presidents.
- An attendee mentioned that this is the third time there has been strategic planning; what happened with the previous plans?
- An attendee felt that this process is not OUR process. Colonialism to the MAX!
- One attendee told the crowd to, "Take it easy...you're firing big guns at these guys. It takes time...we are all frustrated"
- Request was made for DHHL to "spend money on our island-too much waste in the department."

- Moloka'i people need to make our own decisions. Home Rule.
- Go back to the first plan-The Original Act.
- Let us do what we want-we know, don't need rules.

#### General Questions/Comments about DHHL and its PROGRAMS:

- What will the department do when 99 year leases begin to expire? *DHHL responded that there will be an automatic renewal for 100 years.*
- Do we need to take out a loan to get 100-year extension? *DHHL has request in to extend your mortgages another 100 years*
- Can homesteaders begin extension process before 99-year lease is up? *DHHL will stagger extensions.*
- One attendee expressed frustration that homesteaders experience the same issues over and over; it takes DHHL too many years to figure things out. She has had enough! 34 years of meeting after meeting etc.
- Another attendee suggested that the Department deed the land after 99 years, NO MORE LEASE – this is our land.
- Attendee expressed that DHHL needs to clean house, everything takes too long
- Homesteaders don't like to have to go through the County of Maui, it requires too many permits. It was suggested that DHHL “stamp” homesteader permits with DHHL engineers
- DHHL should have full power over its land-why defer to other government agencies? *DHHL points out that they don't have the manpower to take over enforcement. There is no DHHL building code*
- Attendee asked the rhetorical question, “Who makes the decisions?” In order to express the point that HHC Act super cedes the State. HHC has heavy responsibility.
- Attendee pointed out that Hawaiian Homes can make any administrative rule they desire
- Regarding the Owner-builder home program one homesteader expressed that if they have questions for DHHL often DHHL cannot answer their questions because they do not have a building codebook.
- Attendees feel that someone from DHHL should walk them through the building permit process. “We need assistance, but be helpful; we are proud.”
- Not everyone wants a 150,000 home. DHHL needs programs that respond to various homestead income levels.
- How can we stop people from selling their lease? *DHHL is working on dealing with lease sales*
- Attendee quote: “I know this chairman stands behind us.”
- Leases to non-Hawaiian should be fair market value, even if lease is to another State agency. Make money for Hawaiians. Up General Lease/RP/License rents to fair market value. Don't constrain us.
- One homesteader told her story: Land given to me (via husband). I do a lot of my own work. Land is hilly. We wanted to exchange the land. We farm. Rain is all it needs. Still want to work the land. I'm by myself. Children have own farms. I do whatever I can do with my land.
- DHHL should get out of the State Government framework.
- DHHL does not use the same formula as Maui County for allocating funds-this is good because otherwise Moloka'i would get very little funding or new homestead development.
- DHHL needs more staff to do community projects with homesteaders and to support the Applicants trying to get on the land
- “HAWAIIANS ARE HURTING!”

#### The DHHL TRACTS:

##### >KALAMA'ULA

- Daniel briefly described the existing plan; he mentioned that it calls for additional ½ acre residential and some economic development specifically 10-acres mauka and 20-acre makai of which only about 5-acres are useable.
- The meeting attendees had the following ideas/thoughts about Kalama'ula:
  - Re-forestation (Mauka) and allow for hunting. Another attendee mentioned that with reforestation there is a water issue to consider.
  - Trade schools would be useful- specifically: Electric, Aviation, Construction
  - Park for recreation / community center

- Long-term care for elderly is needed. Presently people have to send their family members off island. Would like an assisted living facility –perhaps behind Kulana ‘Oiwī. Make certain this is included in plan
- Kalama‘ūla and Kapa‘akea are the next logical areas of expansion for Kaunakakai urbanization – please plan for this – keep new developments along road
- Flooding is a problem; water can’t get through to ocean. Take a sincere look at flooding on all DHHL lands, work with other agencies (SCS, USACE). Currently people suffer!
- Preserve the precious, mauka cultural resources
- Economic development needed
- The meeting attendees had the following questions about Kalama‘ūla:
  - Will future lots be serviced with water? *Presently water is not available to the sites for expansion but it will be made available.*

#### >KAPA‘AKEA, KAMILOLOA, MAKAKUPA‘IA

- What’s planned for the One ‘Ali‘i fishpond area? *No plans at present.*
- Community would like a cultural building/resource center at fishpond
- Community attendees suggested talking to Zachary Helm (and all of the Association presidents)
- Water constraints in this area; both transmission and storage

#### >KALAUPAPA & Pālā‘au MAUKA

- Take advantage of views / location over looking Kalaupapa
- Take Pālā‘au State Park back from State management, DHHL should have more of a benefit from the park. It is a possible economic engine.
- One attendee inquired how much DHHL charges for Pālā‘au rent? *Daniel responded \$979 per annum*
- Will DHHL give Kalaupapa to NPS? *DHHL does not intend to.*
- Hawaiian should be director of Kalaupapa Park.
- There was discussion of the Kalaupapa legacy. One gentleman suggested that DHHL keep wellness center alive after the patients are gone, develop cottages, offer treatment; rehabilitate
- Work with DOH to make Kalaupapa better
- Strong sentiment that lands should come back to DHHL not used as a State Park or National Park
- IT’S A GEM!
- Hawaiians should control Kalaupapa
- Tours should be led by Hawaiians and Molokai people
- One attendee was concerned that NPS has plans in the making; meetings are already happening. For instance there are air tours already. Attendee offered that Hawaiians need to be able to access Kalaupapa freely

#### >HO‘OLEHUA

- A homesteader mentioned that getting water to new homes is an issue. They wondered whether DHHL is capable to serve all new lots w/ H<sub>2</sub>O. *DHHL acknowledged that water is an issue that needs further analysis.*
- Attendees inquired whether there were plans to upgrade potable system. *DHHL responded that the HHC has approved upgrades to the rest of the domestic system.*
- One homesteader pointed out that many lots presently are not used so it seems it would be difficult to obtain an accurate measure of water pressure.
- Inquiry as to whether the asbestos pipes in the Ho‘olehua H<sub>2</sub>O System will be replaced? *Commissioner Pa indicated that money has been appropriated*
- One attendee was concerned with how pipes are being maintained? They thought that there was a broken pipe. *George Maioho responded that pipe breakage needs to be reported. DHHL cannot be everywhere and presently is unaware of any broken pipes.*
- Attendee mentioned that DHHL always refers to “complying with County codes.” This attendee was curious what standards should DHHL Beneficiaries follow? DHHL? County? County compliance is an issue

- Homesteaders expressed that Ho‘olehua could use a park, “put in the plan”
- Commercial in Ho‘olehua is needed, this would be economically good. Homesteader suggested that commercial area be located down by the airport, by the highway but don’t take away DHHL land, rather, use DLNR parcel by Hikiloa.
- Lots that were awarded in 1985 in Ho‘olehua are still not developed. DHHL should focus on making these awards a priority.
- Ho‘olehua needs the following in order to support its farmers:
  - Farming Business education center,
  - Facility w/ farming equipment to rent,
  - DHHL to pool resources to help us farm!
  - Education, equipment, financial services. Provide resources to farmers. Moloka‘i can be self-sufficient
  - DHHL used to own a tractor and assisted farmers. DHHL should re-invest in farm equipment to help farmers. (*Homesteaders had to pay fees; but didn’t and it closed*)
  - Today, need to provide resources for farmers to succeed. Help them. Our people know how to operate equipment

Major theme areas of discussion:

>SUBDIVISION and FARMING (linked)

- Daniel briefly summarized the issues in Ho‘olehua and one of the main concerns is whether to subdivide, where to subdivide, how much of the land should be subdivided, when the moratorium should be lifted.
- Moratorium not appropriate for today. Kids want to come back-but no place for them to stay-they are capable. Want land for our children and for the parents
- Will DHHL be sending people to check out homestead lots to determine whether land could be subdivided or to tell homesteader if land is good for agriculture? *No, DHHL does not intend to go house by house, they do not have the staff for this. The Plan will recommend policy statement; Yes/No moratorium lifted; will not work on individual basis*
- The moratorium was an effort to preserve large lot agriculture, BUT when will it end?
- What is a moratorium? Was not taken to the people who were amazed and shocked to learn about it. We never get our due process we want to our children on the land
- Real estate on Moloka‘i is becoming astoundingly expensive-which makes it even more important to lift moratorium and get the families onto the land. Hope tonight’s meeting can be a beginning of something POSITIVE
- It is important that the lifting of the moratorium is done on case-by-case basis, not all farm lots are good and therefore could be subdivided. Folks want to be able to pass down to 25% kids. Just want OHANA subdivision-we help the list by giving to our kids, your projections unrealistic. No one should be allowed to subdivide and sell the land-this is not the intent of subdividing.
- Darrell Yagodich of DHHL asked a question to the audience: “Should DHHL allow subdivision into smaller lots near the High School and allow bigger lots farther away from HS? *Audience responded with a resounding NO*
- A lot of concern was expressed about issue of subleasing.
- Sad no Hawaiians are farming, DHHL needs to be there for the farmers. We want to connect with the land and be close to our ancestors.
- Homesteaders/Native Hawaiians a “dying breed”-becoming the minority on Moloka‘i-Please support us by lifting the moratorium!
- Agricultural Task Force recommendation for the moratorium was that we need to be careful how we cut up the land. Also-waiting list, is subdividing an effort to circumvent to the list. There is a danger of urbanizing the farmlands. Neighbors already gripe about the farming activities.
- Show hands for lifting moratorium. *More than 2/3<sup>rd</sup> of the room.*
- Point of clarification: We all signed an agreement to farm 2/3 of our land. How many people are doing this?
- Heptachlor/DDT makes land unusable or unacceptable. Can not eat/sell product. 3rd party sell out to BIG agriculture companies was bad for Ho‘olehua farm land.

- Wondering about GMO's-genetically modified crops. Is it allowed-does DHHL address it in their requests? *Not presently but it is an issue to watch and be mindful of.*

#### >ECONOMIC DEVELOPMENT

- Not enough JOBS. Moloka'i people need the land but it seems in order to get land, the native Hawaiian has to qualify for Home loan. People getting denied the land! - DENIAL HURTS
- Who makes \$100,000 on Moloka'i? Getting home loans are hard! TRAGIC that Hawaiians are turned away-NOT allowed property.
- Suggestion: Habitat for humanity can help. Self help or turn key. Not the best for everyone.
- Awards given out in 1985 – people still not on the land. This should be a priority! Get these lots ready!
- Only Hawaiians with money are getting on the lots – find loans to help people who don't have enough cash.
- Suggestion: Work with NAHSDA – loans for people below 80% median poverty level
- Community based! Work with us on economic projects. Moloka'i is capable!
- Jobs are necessary for us to be able to farm, build homes, be stable, etc Farmers need support
- Moloka'i may be able to access money for rural development through NAHSDA because the land has too many restraints-water, money, etc.

#### >WATER

- In the Original Act water is discussed because Prince Kuhio knew DHHL was dry land
- All water should go to DHHL
- 2/3 rights for MIS-on Moloka'i not being enforced. DHHL needs to control the MIS. Gain control of MIS system, get the 2/3 water rights. Can't even water our own lawns, we always have to cut back during drought and we always comply.
- All drinking water comes from ONE place, we need to monitor this all the time. Be vigilant and alert. If no water, no life.
- DHHL should develop a new well close to Kaunakakai so all Kualapu'u water goes to Ho'olehua
- People with money get to use water and we're told to stop. Always money.
- DHHL Cannot raise water rates
- Daniel mentioned to the group that Moloka'i ranch said (in a meeting w/ DHHL) that they do not need any additional water beyond what they already use
- Daniel informed the group that the Moloka'i Island Plan will project what we need for water through the next 20 years
- Attendee asked whether Moloka'i Ranch has requested any access through DHHL lands. *DHHL responded that there have been no closed easement request*
- Water for subdivided ohana lots will need to be understood if subdivision is allowed.
- Need DHHL representative on the water commission; 2/3rds of commission should be 'Oiwi
- DHHL was poor representative at the contested case for water
- The MIS system has problems with sludge and tilapia.
- One attendee theorized that DHHL wells have dropped 4-5 feet in the past 10 years.

#### >SUBSISTENCE

- Moloka'i is different – subsistence is practiced
- Moloka'i is connected to the land and our ancestors
- We need to manage!
- Hunting only for Hawaiians on DHHL land
- Native Hawaiian subsistence lifestyle is about improvising, substituting, supplementing. Need housing and building options that support Moloka'i style subsistence living



Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street, Fifth Floor • Honolulu, Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	November 4, 2004	PLACE	Kilohana Community Center
PROJECT	DHHL Moloka'i Island Plan		

---

PRESENT	Milton Pa (DHHL Commissioner)	See attached sign in sheet
	Daniel Ornellas (DHHL)	(16 people)
	George Maioho (DHHL)	
	Tanya Iden (G70)	

---

SUBJECT SV-3  
'Ualapu'e Meeting

---

At the site visit in October it was suggested that the DHHL/G70 team talk directly with folks living in 'Ualapu'e regarding what should happen with DHHL's East end land. The meeting at the Kilohana Community Center was organized based on the suggestion.

The meeting opened with a group of local residents partaking in a protocol Hawaiian welcome and greeting which consisted of conch shell, beautiful singing, and pule. Leis were given to DHHL/G70 folks.

Daniel opened up by introducing the Moloka'i Island Plan and the planning process. G70 continued, presenting the baseline data, survey results, and issues to address. Daniel led the group discussion.

The following talk story points ensued:

- Questions arose about when DHHL acquired the 'Ualapu'e parcel. *Daniel Ornellas clarified that statewide a 16,500 acre transfer took place in 1994 as part of a settlement with DHHL. The 'Ualapu'e land was not actually deeded over to the department until 1999. It took 5 years to process.*
- 'Ualapu'e residents are in favor of getting more people on the land. *Daniel mentioned that when the department looks at Moloka'i on an island-wide level it is more likely that development would concentrate in the Kalamaula area.*
- 'Ualapu'e land is thought of by residents as too steep.
- The woman who opened the meeting w/ the Hawaiian protocol (her name is?) made the following points:
  - The Mānai-'Ualapu'e Homesteaders Association was formed many years ago to speak on behalf of the people living on the East side.
  - It has been 10 years since the land exchange – do we have to wait another 10 years for a solution?
  - People should join the Mānai-'Ualapu'e Association so the Association can work for you.

- In 1996 Winona Kaawa wrote a proposal which became “Act 17” – she wanted her 25% Hawaiian daughter to have part of her property. She took her proposal before the Ho‘olehua Association and they voted in favor of it- she took it to the Island Council, the State Council, and then Dennis Arakaki had it added to the 1920 Homestead Act. The irony is that Winona Kaawa, despite having done everything she was “supposed” to do, is still asking for the same thing. This was the right proposal and we did it the right way.
- DHHL needs to back-up, lift the moratorium, and then do planning
- She encouraged the group to talk to political representatives and let them know what you think.
- The Heiau on the ‘Ualapu‘e land is sacred. Important to follow protocols. Aunti Lani Kapuni has been consulted about the Heiau. She says we need to “tread lightly.” She went to the Heiau in 1994 and gave it her blessing. The mana‘o came and told us that Kapi‘oho the famous chief lived there and used it as a puuhonua. It needs to be left in tact because descendents will call all the people to come to the land. All the heiau on the ‘Ualapu‘e property need to be taken care of.
- Questions arose about the small parcel that is surrounded by DHHL land close to the access road. It was identified as the Schnackenberg property.
- One attendee asked if there was a database of East Moloka‘i applicants or could the information be extrapolated because it was strongly felt by the group that East Moloka‘i applicants should have first choice to the East end land. *Daniel Ornellas responded that it is highly unlikely that the Commission would give preference to ‘Ualapu‘e residents however there is the option of an “undivided interest lease.” If the department offers undivided interests leases for all parcels at the same time it is likely that ‘Ualapu‘e people would chose ‘Ualapu‘e and West end people would chose the west end. Daniel also mentioned that self help lots would give ‘Ualapu‘e people the advantage.*
- The group generally agreed on the following points:
  - Work incrementally to get people on the land. Develop what you can now (10-14 lots.)
  - Smaller lots are o.k. as long as our people are getting onto the land.
  - Develop western side of ‘Ualapu‘e parcel first; the areas near the Cemetery, which is behind Kilohana School, are more flat, better. Use west side access.
  - Cemetery marked on G70 map as Kilohana Cemetery is really the Chinese Cemetery. Need to relocate map icon.
  - Upper slopes should be subsistence agriculture and pasture lots
- People were wondering how long it would take to have a subdivision formed. *Daniel suggested that the group work together to get grants for community development. DHHL gives implementation grants and grants for leadership training.*
- An inquiry was made how many lots DHHL builds each year. *Daniel answered on average 200 statewide.*
- One attendee mentioned that DHHL requirements to pre-qualify are too stringent. They should revisit/reconsider their guidelines.
- There was a lot of anguish and opinion about people selling their leases to non-Hawaiians. People felt this was wrong. If possible to regulate, DHHL should allow only a transfer to family members.
- One attendee mentioned that the cemetery needs fixing
- The Pedro family pointed out that 20 acre pasture lots are not big enough. More is needed for effective grazing. They rent approximately 1,500 acres for their cattle.
- RECAP
  - DHHL should move as fast as possible
  - East ends want first choice at ‘Ualapu‘e development
  - Access to neighborhood should be behind Kilohana School
  - Uplands should be for subsistence agriculture lots



# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street, Fifth Floor • Honolulu, Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	February 1, 2005	PLACE	Kulana‘Oiwi, Moloka‘i
PROJECT	DHHL Moloka‘i Island Plan		

---

PRESENT Milton Pa (Commissioner DHHL) See attached sign in sheet  
Daniel Ornellas (DHHL)  
George Maioho (DHHL)  
Darrell Yagodich (DHHL)  
Tanya Iden (G70)  
George Atta (G70)

---

SUBJECT SV-5  
Community Meeting: ‘Ualapu‘e, Kapa‘akea, Kamiloloa,  
Makakupa‘ia, and Kalama‘ula

---

Commissioner Pa – Pule

George presented background information, planning context and moved on to describe each land use scenario.

## KALAMAULA

Collette Machado brought up the following points about the proposed commercial area near Ooloo St.:

- Linkies(sp?) – The existing residents near the proposed commercial area would not be happy w/ this plan.
- DHHL should be up-front how it handles commercial leases? Make it clear to people that commercial leases are not only limited to native Hawaiians.
- Whenever you say ‘commercial’ hair will stand on our back

Other comments and questions:

- Concern was expressed that in Kalamaula new lots are being sold to outsiders – but these lots were given to Hawaiian people

## KAPAAKEA

Mrs. Mowat – whose family has a large pastoral and residential lease on which the department would like to build/re-designate - had the following comments:

- Didn’t get the notices for the survey – don’t get any updates. DHHL needs to send notice to me about things.
- Drainage: it has been a major concern for our family. Will specialists come in and deal with the drainage issue since a Special District drainage gulch is indicated on the plan?

Other comments and questions regarding Kapaakea:

- Will drainage be paid for since it's in the plan? *George Atta responded that the Plan acknowledges the problem, however it is up to the DHHL Commission to determine funding for projects.*
- Concern was expressed about the Kapaakea Cemetery. Are there plans for expansion? The cemetery will be running out of room very soon – talk to county, maybe DHHL wants to trade land /give to County for cemetery expansion?

### UALAPUE

General concern was expressed that the East End is desirable land and homesteaders awarded land in Ualapue may sell their leases. Strong feeling that land should go to East End people who believe in the area/want to live in the area. The following specific comments were made:

- Will the plan address the fact that you are able to sell the lease you are awarded? *George Atta explained that the Plan is not a policy setting document. The Department is working to deal with the sale of leases legislatively; specifically, there is a resolution going through the legislature to only give/sell leases to family*
- This could become a high-end development area...East end lucky!
- Need a pioneering community; People need to believe in area – aloha the area.
- This would be the first brand new homesteading community on Molokai – DHHL needs to ensure it is made up of people committed to make it work.
- It is a dilemma because people do want to create new homesteads.
- Ualapue – needs cemetery area within the 400 acres. Cemetery = community use

### KALAUPAPA

The group felt strongly that DHHL needs to make sure the wishes of the Patient's are respected. Something should be left for their families. The following comments and suggestions were offered:

- "Floating residential" for Native Hawaiians living in Kalaupapa to ensure they have something to call their own and pass down to their children. There are approximately 12– 15 Native Hawaiian patients
- Hansen's Disease patient – they just want to have a home in their twilight years - Department should help secure a home for them. Don't evict them again! The idea of a Life estate was offered.
- Priority first Native Hawaiian Patients / Non-Hawaiian patients
- DHHL should be an advocate / pro-active. Work to represent the Patient's rights to the NPS and DOH.

The meeting wrapped up with the following people speaking:

- **Kaipo Kincaid** invited people to join Hui Kakoo on their tour of DHHL lands over the weekend (Feb. 5<sup>th</sup>). Work in focus groups to talk about the plan - provide insight and comments to the planners..
- **Commissioner Pa** made the following points:
  1. We (the HHC) don't necessarily pass all things that come before us.
  2. Plans not set in stone
  3. Hands tied re: sale of homesteaders. HHC doesn't have authority – legislative process.
  4. Comments like: "I never got the survey," upsets me. We try hard to get it out
  5. Kalaupapa – Collette / Stacy very ACTIVE

- **Daniel Ornellas** discussed the resolution to stop the sale of leases to non-Hawaiians which would:
  - Allow the department to deal with the issue using administrative rules
  - Transfer only to family
  - Put language in to prohibit money transfer
  - If a person has no house on the land then they could only transfer w/out cash exchange.
  - If the land has a house & equity they would be allowed to exchange money if they transfer lease to recover equity



# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street. Fifth Floor • Honolulu. Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	February 2, 2005	PLACE	Kulana‘Oiwi, Moloka‘i
PROJECT	DHHL Moloka‘i Island Plan		

---

PRESENT	Milton Pa (Commissioner DHHL)	NAME of STAFF Persons
	Daniel Ornellas (DHHL)	
	George Maioho (DHHL)	
	Darrell Yagodich (DHHL)	
	Tanya Iden (G70)	
	George Atta (G70)	

---

SUBJECT SV-5  
Meeting w/ DHHL on Island Staff

---

Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

Daniel Ornellas opened up the meeting by introducing the Molokai Island Plan and discussing the goal of developing 400 houses within the next 20 years on Molokai.

The following general comments were offered by DHHL Molokai Island staff.

## UALAPUE

- Ualapue was acquired by the department in 1997
- Drainage issues could arise in the area because the water drains off the mountain and impacts the lower-lying area.
- DHHL Staff person mentioned that the existing 4WD roads are very bad because of rain. They suggested we try to take a trip up mauka in Ualapue. The mentioned that whatever we think, it will be worse.
- There are a lot of archaeological sites in Ualapue
- The feeling of the group was that this area is of highest desirability.

## KAPA‘AKEA

- Park in neighborhood – put it on!
- It was mentioned that a “Quad track” might be a good recreational/community use activity. At present people ride at One Ali‘i- which isn’t a good place for this activity. Special attention would need to be paid to – Insurance and Liability
- The staff members mentioned that when there are drainage problems in Kapaakea they clean out the drainage channel. They think the issues stems from the area in the back of the graveyard
- One gentleman suggested that DHHL focus on existing problems before building new – get the job done

## **HOOLEHUA**

- There is a lot of complaining about the dirt
- Water – reduce our MIS water rate
- There was discussion about the fact that homesteaders need to get better connected. For instance there is a lot of agriculture related activities going on but there needs to be more awareness about what AG stuff is working. It was mentioned that Kammy Purdy and a more business savvy person (Annette Pauole) are working to help people market produce, use the commercial kitchen, etc.

## **KALAUPAPA**

- Patients call themselves “residents”

## **GENERAL**

- For 3<sup>rd</sup> party leases – Hawaiian Blood o.k.
- Plan needs to identify recreational areas.
- Milton Pa summarized the priority areas for homesteads 1)Ualapue, 2)Pala’au



Francis S. Oda, AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

# CONFERENCE REPORT

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street. Fifth Floor • Honolulu. Hawaii 96813-4307 • PH: (808) 523-5866 • FAX: (808) 523-5874

---

TO	File	FROM	Tanya Iden
DATE	October 26, 2004	PLACE	Lanikeha Ho'olehua Cente
PROJECT	DHHL Moloka'i Island Plan		
PRESENT	Milton Pa (DHHL Commissioner) See attached sign in sheet Darrell Yagodich (DHHL) Daniel Ornellas (DHHL) George Maioho (DHHL) Tanya Iden (G70) George Atta (G70)		
SUBJECT	Community Meeting: Ho'olehua-Pālā'au, Kalama'ula Mauka, Kalaupapa		

---

Commisioner Pa began the meeting w/ a Pule; then George presented the background information, planning context, and moved into describing the scenarios.

The community provided the following questions, comments, and feedback:

## HOOLEHUA

- Along Puukapele St there are many Heiau! All along the cliffs, stones big deal – different type stones, therefore the receiver site should be preserved, too much historical stuff. A neighborhood should not be developed out there. We have to save all this stuff!
- Regarding subdivision, one community member thought that along Farrington Ave. there would not be enough fire hydrants
- A suggestion was made to think about paving the roads in the already subdivided area close to the High School. Presently vehicles bring all mud from bad side roads onto good paved roads
- Pave the roads – everybody would agree that the roads NEED to be paved, put road issue into the island plan. Dirt from unpaved roads gets into houses – bad roads have a number of impacts
- Winona Kaawa asked the planners decided subsistence vs. supplemental agriculture. *George responded that DHHL definition are mostly based on size of the agriculture lot.*
- One gentleman was very concerned about asbestos in the water pipes. Need to deal with the pipes!
- Another meeting attendee suggested that in Hoolehua > show community use
- Rather than use DHHL land for commercial use, take back portion of the airport for commercial
- Middle School is needed in Hoolehua

- Harry Purdy – 3<sup>rd</sup> generation Ho’olehua, VP Agriculture Assoc. read from a formal statement on behalf of the Agricultural Association the following recommendations:
  - Subdivide down to no less than 2-acre lots
  - Guarantee that Hawaiian Homesteaders get 2/3 usage of MIS system for Ho’olehua
  - He pointed out that his concern stemmed from the fact that if lots are under 2-acre, MIS H2O cannot be used which opens the door for other (non-hawaiians/non-homesteaders- for instance the State AG. Park) to take over the agriculture water because DHHL has been wasting its time building only 1-acre lots
  - He pointed out that for Molokai a lot of the issues are simply economics. But mentioned that the new slaughter house will be a good thing.
  - In summary, More lots ok – but keep them Ag.!

### KALAUPAPA

- Walter Ritte expressed his opinion that DHHL should take back certain lands from NPS, actually take back ALL land.
- Many people had questions about how long the land is leased to the NPS. *DHHL responded that they have a lease for approximately another 40 years.*
- The General opinion was expressed that 40 years is way too long for NPS to have an interest at Kalaupapa. The community wondered how did it get to be 40 years? DHHL mentioned that the lease “opens” up every 5 years and there is the possibility to renegotiate.
- The community acknowledged that originally it was thought that it would be good for the NPS to be at Kalaupapa, now many suggest that DHHL terminate OR withdraw land from the lease.
- A community member pointed out that before leprosy there were Native Hawaiians living in Kalaupapa. The native Hawaiians were displaced
- Strong opinions expressed that the patient should speak for themselves.

### UALAPUE

- Don’t allow cattle grazing there there are too many heiau / cultural sights – DO NOT DEVELOP. *DHHL mentioned that on other islands homesteads have been developed where there are cultural sites and the homesteaders have taken care of the sites. Sites have been allowed to stay within homestead – homesteaders have maintained the sites / training sessions on how to maintain / historical easement – no right to destroy*
- Keep the mauka area untouched - for our future - for education - for our kids
- One person suggested that DHHL trade some Ualapue land for nearby Bishop Estate land which is much more easily developed. Ualapue land should be preserved.
- One gentleman who lives in Manai on the east end would like to have a place there (Ualapue). Why can’t I go there? Ualapue very important – this year I hope to be up there planting taro
- It was suggested that the Kilohana side of the parcel is better for development.

### GENERAL

- One gentleman made an announcement that slaughter house will soon be open. Start organizing with the slaughter house to have your animals killed & butchered
- Walter Ritte: I would like to make a policy statement! PROHIBIT GMO’s ON HAWAIIAN HOMELANDS

- Kammy Purdy announced that she would organize a group of Hoolehua folks to discuss Ohana zoning and the moratorium.
- Designate in the text of the Plan – Kupuna housing, long-term care are needed
- Hunting parcels needed
- Community pasture needed
- Transitional housing needed to deal w/ homelessness



## C. Sign -in Sheets



16  
total

1st worksheet

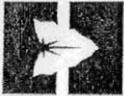

 DEPARTMENT OF HAWAIIAN HOME LANDS  
 MOLOKA'I ISLAND PLAN

 GROUP 70  
 INTERNATIONAL

 Meeting Location: Kulana'oiwi → (SUBDIVISION)  
 Meeting Date: October 29, 2004 10 a.m.

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
RUFINO AGLIAM	OHANA SUBDIVISION	P.O. Box 477 Hoolehua 96729		336-0013
Jeanne Holman		P.O. Box 27 Kualapuu, HI		567-6133
Winona Kaawa		P.O. Box 227 Hoolehua 96729		5676442
Faith Horner		P.O. Box 371 Hoolehua 96729	vcom@aloha.net	567-6400
William & Wallace		P.O. Box 216 Hahaione 96729		567-6727
Kitty Cepo		P.O. Box 187 Hoolehua		567-6060
Reynolds L. Ayan		P.O. Box 183 "	rlayan@aloha.net	5676208
Cissy Ellertsen		P.O. Box 12 Hahaione 96729		567-6568
Pearl M. Punahale		P.O. Box 88 Hoolehua 96729		567-9258
Josephine K. Crowell		P.O. Box 88 Hoolehua 96729		567-9258
Sarah M. Steensen		P.O. Box 1854 Kaimanakahai, 96748		567-6856
Ray Wallace		P.O. Box 216 Hoolehua, HI 96729		567-6727
Hauoli Nawahine		Box 227 Hahaione, HI 96729	olinawahine@msn.com	567-6818



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: Kulana'oiwi - subdivision folks

Meeting Date: October 24, 2004 10 a.m.

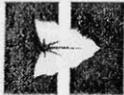
PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
Juanita Leilani Namahou	Self	P.O. Box 467-# 96729 37 Malu Kukui Place		808-567-6530
Harry Hanakahi	Okunui	190 Keonelele		808-560-6203
Vanda Hanakahi	" Subdivision	P.O. Box 231 Hanalei 96721		507-442
		P.O. Box 511 Hanalei 96729	vcama@aloha.net	567-5400
		P.O. Box 216 Hanalei 96729		567-2727
		P.O. Box 117 Hanalei		567-6000
		P.O. Box 185	klac@aloha.net	567-4400
		P.O. Box 3 Hanalei 96729		567-5435
		P.O. Box 108 Hanalei 96729		567-5435
		P.O. Box 110 Hanalei 96729		567-5435
		P.O. Box 151 Hanalei 96729		567-5435
		P.O. Box 216 Hanalei 96729		567-5435

40 total

2nd worksheet

13


 DEPARTMENT OF HAWAIIAN HOME LANDS  
 MOLOKA'I ISLAND PLAN

 GROUP 70  
 INTERNATIONAL

Meeting Location:

Kulana O'iwi Comm. Mtg.

Meeting Date:

10/25/04

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
Milton Pa	HHC	P.O. Box 105 Hahaione 96741	mkkpapa@aloha.net	567-6428
Vivian Awoa	Kamaloa/maui	Box 1249 Pt. Auahi 96748	Vam@aloha.net	553-5186
Buster Hubbard	Kapa'ala	P.O. Box 157 K'Kai 96748		553-4217
Glynnis Hubbard		" " " "		" "
Richard Negretto	Kalamaua	P.O. Box 172 K'Kai Hi 96748 Lot 75 KALAMAULA		553-5232
Elizabeth Negretto	Kalamaua	P.O. Box 172 K'Kai Hi 96748 Lot 75 Kalamaua		553-5232
Ocui Bush	Hoohehua	P.O. Box 134, Hoohehua HI 96748		542-4047
Carolyn Bustt	Hoohehua	Box 487 Hoohehua		336-1343
Tisre Ritte	Kalamaua	Box 2036 K'Kai		560-8234
Edwui Kaawa	Hoohehua	207 Hahaione		567-6442
Urana Kaawa	Hoohehua	"		"
Paula Alcaer	Hoohehua	P.O. Box 333 K'Kai 96748	hiwailani@yahoo.com	336-1030
Zione Dineo	New Applicant	HC 01 Box 810 K'Kai 96748		558-8445



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: Kulana O'oni Comm. Mtg.  
Meeting Date: 10/29/04

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
Vanessa Gonzales		P.O. Box 1841, Kaunakakai		5588552
Cookie Robins-	Kamiloa Oke Nihi H. Ass.	PO Box 954 K'Kai	keemcab@yahoo.com	553-3335
James Kaopuki	" "	" " "		"
Carol M. Bush	Honolulu Homeless Assn	PO Box 121 Honolulu HI 96729	kinamakanna@hotmail.com	507-6678
Bill Kepuni	Kalamalama	P.O. 1962 K'Kai 96748	billkepuni@hotmail.com	553-9867
Tepo Pavele	Kalamalama	" "	" "	" "
Andrea N Kamaka		P.O. Box 322 Miloa 96720		658 0474
DeGray Vandorbitt	Molokai Water Working Group Molokai Planning Commission	Box 1348 K'Kai HI 96748	panhana.molokai@yahoo.com	283-8171
Kaellia Reep	Kalamalama	P.O. Box 193 96748		553-5139
Ann Snow		HCO1 BOX 601 K'Kai		558 8224
HARVEY K. Pika		P.O. Box 1224 K'Kai		558-1450
Brent Davis	H'ihua Homestead	P.O. Box 442 H'ihua		553-9819



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: Kulana-Oiwi

Meeting Date: 10/25/04

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
Pearl M Punahoa		P.O. Box 88 Hoohehua 96729		567-9258
Josephine K Crowell		P.O. Box 88 Hoohehua 96729		567-9258
Stacy Crivello		P.O. Box 1097, Kaunakakai HI		5588215
Louise Palaka		P.O. Box 86 Hoohehua, 96729		658-0217
Kaipo Kunicaid		967 Kailua Rd #212, Kailua 96734		262-5299
David K Kamakajr		P.O. Box 31 M'ua 96770		443-1952
Alex Biskree		P.O. Box 200 Hoohehua 96729		567-6484
Anna Biskree		"		"
Dwayne Katz		P.O. Box 61 Kula, HI 96780		5535321
Wayde Lee		P.O. Box 1032 Kula		" "
Rebecca Lee		" " " "		" " " "



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: Kulana O'iwi

Meeting Date: 10/25/04

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
Penny Martin	Kalamaula	P.O. Box 341 96748	N/A	5535130
Mildred Allen	Kalamaula	PO Box 1290 96748	balen@aloha.net	553-3443
Kaui Kapuni	Ualapue	PO 1718 K'kai "	kkapuni@alulike.org	553-5323
<sup>Royal</sup> Summer Santiago	Kalamaula	P.O. Box 701 K'kai 96748	leituumai@hotmail.com	553-5264

*Molokai*

# 3RD WORKSHEET



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: LANIKEHA HO'OLEHUA  
Meeting Date: 10/26/04 COMMUNITY MTG.

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
1 HANA YASSO	HOOLEHUA AG	P.O. BOX 115 HOOLEHUA		
2 Sweetheart & Ku	Hoolehua Homestead	P.O. Box 367 Hoolehua		
3 Colette Puaoi	Hoolehua Ag Assn	P.O. Box 50 Hoolehua		
4 Ernest Puaoi	Hoolehua Ag Assn	P.O. Box 50 Hoolehua		
5 Theopiste Purdy	Hoolehua	P.O. Box 94 Kualapuu		
6 Anner L. Arakaki	"	" 116 H'Kea		
7 Glenn Teves	Homesteader	P.O. Box 261 Kualapuu HI 96757		
8 Faith Horner	Homesteader	P.O. Box 371 Hoolehua HI 96757		
9 Noaman Horner	Homesteader	Box 1954 Kika HI 96748		
10 Donna Howard	Homesteader	P.O. Box 273, Waiananalo, HI 96795		
11 Moana Wampler	Homesteader	P.O. Box 1821, K'Kai HI 96748		
12 Wade Lee	"	Box 103 K'Kai		
13 Adler Lee	"	" "		



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: LANIKEHA HO'OLEHUA  
Meeting Date: 10/26/04 Com. Mtg.

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
Shirley P. Salathia	Kalamauka	P.O. Box 863 K'Kai 96748		553-5882
Luana Hamakua				
Pearl M. Punahene		P.O. Box 88 H'Hua 96729		567-9258
Kekana Keli	Kalamauka	P.O. Box 698 96748 K'Kai	kelma@hha.net	567-6580
John Kadawala		P.O. Box 1410 K'Kai 96748	iwalani@aloha.net	553-5438
Iwalani Kadawala		"	"	"
Loretta Ritte		P.O. Box 486 K'Kai		567-9415
Irene Kadawala		P.O. Box 275, K'Puu	IreneK@oha.org	560-3963
Valma Makua		Hoolua		567-6010
Sherry Sasada		Ho'olehua Box 185 K'Kai	srise@aloha.net	560-3653
Ngie K. Kipuka		Hoolua Box 451		567-6273
Ronald Fuaa		P.O. Box 116 Hoolua		567-9009
J. Kahaloa		P.O. Box 543, Kalanakakai HI		553-5825



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: LANIKEHA HO'OLEHUA

Meeting Date: 10/26/04 COMMUNITY MTG.

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
Rolda Mauke	Homesteader	Bx 183 Hoolehua, HI 96729	(DENIED APP AWARD UNABLE TO QUALIFY)	
Josephine Starkey	Homesteader	Box 483 Hoolehua HI 96729		
Kitty Apo	Hoolehua	Box 187 Hoolehua		
Barbara Kalipi	Homesteader	Box 368 Hoolehua		
Annette Paule-Ahakuolo	Homesteader	P.O. Box 1972 K'Kai 96748	anapaule@yahoo.com	
Bev. Paule-Mouse	"	Box 88 " "	mrie@aloha.net	
Patricia Mims	Homesteader	P.O. Box 96 K'Kai	pmims@hawaii.edu	
LAURENCE JOHNSON KALILIKANE	"	P.O. Box 335 Hoolehua Mo. 96729		567-6828 478-5393
John Borden Sr	Homesteader	P.O. Box 369 Hoolehua HI 96729		567-9291
PILANI HORNER	HOMESTEADER	PO BOX 1614 KKA1 96748		
KAWEHU HORNER	"	PO BOX 830 KKA1 96748		
NATHAN HORNER	"	PO BOX 204 HUNA 96729		
WALTER MENDES	"	PO Box 144 Hoolehua		567-6483



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN

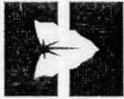


Meeting Location: Lanikena Ho'olehua

Meeting Date: 10/26/04 community mtg

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
Lucy WHITING		P.O. Box 104 KALAUPAPA HI 96742	Lucy-Whiting@NPS.Gov	5676397
Shirley ALAPA		P.O. Box 177, Kipuni HI 96757	salapealaha.net	5676383
Bill Buchanan		P.O. Box 2008 Kikui, HI 96748		553-8258
Viola Mendenhall		PO BOX 219 Hoolehuan HI 96729	TIPAY@AOL.HI.WET	560-6215
Keoni Linds		Box 521 Hahaione		
Loirella Albano		P.O. Box 16	opuulani_@notes.ki2.us	5676193
Cissy Ellersben		PO Box 18	Hahaione	567-6128
Lynn De Corte		Box 125	ldrd@aloha.net	567-9239
Wakaipua		Box 287	Hahaione	
Lane Hanasaka		P.O. Box 1574 KOKAI HI 96748		5533807
Makana Tamara Jearco		POB 278 Kipuni HI 96757	ekamakana@yahoo.com	
Walter Butte		Box 484 Kikui HI 96748		
Darlene D. Matadani		Box 354 Hoolehuan, HI 96729		6560891



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: Lanikeha Ho'olehua

Meeting Date: 10/26/04 community mtg.

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
Louise H. Paleka		P.O. Box 86 Hoolehua, Molokai		658-0817
Anna Bushaw		P.O. Box 200, H'heua, HI		562-6484
Oelue Bush		P.O. Box 134, Hoolehua, Hi 96729		567-6027
Sherilyne Pali		P.O. Box 154 Kipuu 96757		567-6769
Kainoa Pali		PBX 154 Kipuu 96757		567-6788
Henry Pali		POB 154 Kipuu 96757		567-6769
David Hafemann		PO Box 1922 Kaunakakai 96748		53-3573
James Dowell		P.O. Box 45 H'heua		561-1034
DeGray Vanderbilt	Molokai Water Workers Group Molokai County Commission	Box 1348 Kaunakakai 96748		283-8171
JENNIFER KAHANA		P.O. Box 8 Kipuu 96757		567-9686
Moley Jagan		Bx 16 Kipuu 96757		567-6356
ED. KAUNA		Box 227 H'heua		567-6442
Joyce Kainoa		P.O. Box 664 K'Kai, HI 96748		1-888-222-9420



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: Lanikena Ho'olehua

Meeting Date: 10/26/04 community mtg

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
Kunio L Perry		P.O. Box 37 H'ua		658-0754
Mahiki Lenzford		P.O. Box 21 H'ua		552-0211
William Wallace		P.O. Box 216 H'ua		567-6727
Ray Wallace		P.O. Box 216 H'ua, HI 96729		567-6727
M/M Sembler		Kaluaaka Moloka		5588157
J Kehaha		PO 235 Hoolehua		567-6731
Nona Schmidt		P.O. Box 514		567-6604
JOHN KAPU		P.O. Box 517 96729		567-0252
Li Colon		P.O. Box 189 H'ua		567-6394
Kickay Paush		" " 112 "		567-9052
Weldon Wichman		PO Box 219 Niohuan 96729		560-6215
Eladine Adolpho		P.O. Box 43 "		560-5484
Laelani Namahoa		" " 462 "		567-6530



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: Lanikeha Hoolehua

Meeting Date: 10/26/04 community mtg.

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
M/M Solomon Kupan		P.O. Box 528 Hoolehua		567-9070
Ellen Pateka		P.O. Box 86 Hoolehua		458-0625
Harry Hanakahi		PO Box 507 Hoolehua		560-6203
Vanda Hanakahi		" " " "		560-6203
Milton K Pa		" " 105 "		567-6428
Cheryl Keach		PO Box 51 Hoolehua		567-6292
Alexander Best		P.O. Box 200 Hoolehua		467-6464
Don D Pa		P.O. Box 367 Hoolehua		
Eric & Melody Kahim		POB 361 K'kai		553-5161
Kiddie Ford		MOLOKA'I P.O. Box 84		567-6601
Jaron Vick		Panalo Hale Manneloe		552-2877
Coralyn Bush		Box 487 Hoolehua		560-6264
Louise M. Pugh		Box 121 Hoolehua		567-6675





DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: Kilohana Comm. Ctr.

Meeting Date: NOV. 4, 2004

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
1 Judy L. Caparide		P.O. Box 222 Kikoi, HI. 96748		5588-558
2 Joanna Pualii		P.O. Box 1864 Keena, HI 96749		968-8789
3 Cora Schnackenberg		7158 Carpinteria Ave. <sup>Ventura</sup> CA 93001		805-652-1359
4 Leimann Nalo Hui Kikoi		Leimann Nalo P.O. Box 713		558-8194
5 Douglas Duda		P.O. Box 84 Kipuu HI, 96757		558 8971
6 Shona Pineda (Shona Pineda)		HC 01, BOX 870 Kikoi 96748		558-8445
7+8 Janet Dami Pedro		HC 01 633 Kiki 96748		558 8157
9 Deldrine Kapuni		PO 1718 Kaunakakai 96748		<del>558-832</del> 553-4296
10 Jeanette Akiona		P.O. Box 403 K'kai 96748		5588220
11 Philip Akiona Jr		POB 403 K'kai, HI 96748		558-8220
12 Kui Lester		HC 01 Box 731 K'KA 96748		558-8220
13 -uana Hamarua				



ALOHA Please sign in ☺



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN

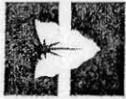


Meeting Location: Kulana'oiwi  
Meeting Date: February 18, 2005

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
1) Hazel Kawakumaha		P.O. Box 1004-3 Kikai HI		553-9024
2) Milton Pa	DHHC	P.O. Box 105 Hahaione 96729	mikepa@aloha.net	567-6428
3) NGECANI NGALU		P.O. Box 845 KIKAI 96748		
4)				
5)				
6)				
7)				
8)				
9)				
10)				
11)				
12)				
13)				

# ALOHA - Please sign in



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: Kulano 'Oiwai

Meeting Date: February 1st, 2005

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
1) Tracy Hao-Frantz	Homesteader	P.O. Box 561 Hookehuu, HI	96729	553-5822
2) Harriet K.P. Fukuda		P.O. Box 181 K'kae, HA.	96748	336-1166
3) Collette Machado	OHA	_____	_____	_____
4) Irene Koshanui	OHA	P.O. Box 1717 K'kai	96748	560-3963
5) Zachary Helm	Kalamaula Hawaii Homestead Assoc.	Box 123 96748	Zachhelm@yahoo.com	553-3512
6) Kapo Kincaid	Hui Kalkoo	767 Kaula Rd #212, Kailua	96734	
7) Ron Davis Sr	Kapaehu	P.O. Box 409 K'kai HI	96748	_____
8)				
9)				
10)				
11)				
12)				
13)				

# ALOHA! please sign in



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



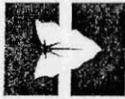
Meeting Location: Kulana O'iwi

Meeting Date: February 1st, 2005

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
1) Wilson Dea		P.O. Box 1065		808-5588192
2) Joe & Pearl Souza		Lot 21 Kalamula		
3) Melody Kahim		Lot 19 Kalamula		
4) Lorena Kahalekua	KHHA	P.O. 1375 K'Kai Hi 96748		553-3689
5) D. Gosper	Kapaekoa	P.O. Box 1065	Sunnyhi at Earthlink	
6) Pamela Jones	MPC	P.O. Box 259 Manalo		
7) Jessea K. Oswald		P.O. Box 1296 K'Kai Hi 96748		808 336-0558
8) Lynn Dilosh		Box 128 H'ua Hi 96729		
9) Debbie Kelly	MLSWCD	Box 396 H'ua		567-6868 x102
10) Ann Peters		Hc 01-633 Kaka 96748		808-5588157
11) Dora Nojima	Homesteader	P.O. Box 57, H'ua	Pelekunu@hotmail.com	(808) 567-6780
12) Jeanette Kahalekua	Kalamula Hmsta Assoc	P.O. Box 543, Kaunakakai 96748		553-5825
13) Carolyn Teresetti	Waiting list	P.O. 148 Kam II Hucy K'Kai 96748		553-5441

# ALOHA - Please sign in!



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: Kulana'Oiwi  
Meeting Date: February 18<sup>th</sup>, 2005

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
1) M. Kamelamela		P.O. Box 2086		553-3779
2) Patricia Silver		P.O. Box 556		553-3290
3) Kellyn		Hc-01 Box 551 96744		558-8159
4) Stacy Crivello		Box 1097, Kai 96748	stacy@aloha.net	558-8275
5) Lorraine Luyke		P.O. Box 252, K'Ke'ki 96748		553-3454 (cell)
6) Lori-Lee Rawlins-Crivello		PO Box 346 Kaimakakai		553-3939
7) Kaani Neqsillo		P.O. Box 192 K'kai		553-5237
8) Bill Kapuni	Kalama Ula <sup>Assoc</sup> Maula	P.O. Box 1962 "	billkapuni@hotmail.com	553-9867
9) Kyno Savelle	" " "	" " " "	"	"
10) Alike Kalanihaua Jr.		P.O. 210 Kualapua HI 96757	noamkk@wave.hicv.net	
11)				
12)				
13)				

# ALOHA...



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location:

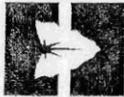
Kukuna'Oiwi

Meeting Date:

February 1st, 2005

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
1) P. Kuamoo		P.O. Box 2586 Kikai, HI 96748		553-9024
2) Pearl Pinalote		P.O. Box 88 Hahaione 96729		567-9258
3) Brennan Puntzer	Molokai Island Times	Po Box 1887, Molokai Shores #320		553-4443
4) Hokunani DeCosta		HCO1 BOX 733 96748		558-8538
5) Norman DeCosta		HCO1 BOX 733 96748		558-8538
6) KANAKUA Jodi	KAPAHEKA HOMESTEAD	LOT #16 KAPAHEKA LP 96748		553-3784
7) Leilani Wallace	KAPAHEKA, HST	lot #25 KAPAHEKA LP 96748		553-8111
8) Gayle Monai	Kapaheka	Lot #81 P.O. Box 426		553-3960
9) Rotche Kapuleff	Hui Kaka'o	P O BOX 1864 Keaau 96749		968-8778
10) Dwayne Kala	Kapaheka	PO Box 61 Kikai, HI 96748		553 5391
11) C.M. Ainahe Tino		P.O. Box 1095 Kikai, HI 96748		553-3574
12) Tommy Kusdy		Box 84 Hahaione		567-6601
13) B.K. Abjima	Hahaione	P.O. Box 57 #1 96729		



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: Lanikena  
Meeting Date: Feb 2nd, 2005

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
1) Robin Dudoit		HC-01-Box 721		558-8351 553-3506
2) Donnie Annan Bowen		P.O. Box 191 Hoolua, HI		244-6047
3) Charity Kekauoha		P.O. Box 1562 K'Kai		658-1029.
4) Richard Markham		41-9690/40th St Waimanalo		(813)3238920
5) Pearl M Punahoa		P.O. Box 88 Hoolua 96729		567-9258
6) John Sumner		P.O. Box 353 Hoolua 96729		567-9090
7) D. Cooper		P.O. Box 1065 -		
8) Irene Kaahanaui	OTHA	P.O. Box 1717, K'Kai	96748 Irene K @oha.org	560-3963
9) Judy L. Caparide		P.O. Box 222 K'Kai	96748	5588-558
10) Juanna Piliakii		P.O. Box 1571 Hoolua	96748	
11) Louise M. Oke		Box 128 Hoolua	96748 / Kinamakaui @hotmail.com	567-6678
12) Arinello				
13) FRANK KEHO		Box 522 Hoolua, HI		567-6141



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: Lanikēha

Meeting Date: Feb 2, 2005

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
1) Upla Forbes		PO Box 225, Hoolehua		567-6704
2) William K. Kahaione Jr.		P.O. Box 1562 K. KAI		658-1029
3) Mewa Kaawa				
4) Edwin Kaawa				
5) Milton R		POB 105 Hoolehua		567-6428
6) Martha K. Nakagawa		POB 415 Hoolehua		567-6195
7) Fred Gilman		P.O. Box 1291 Kala		
8) Leiff RBUSH				
9) Cecilia Erlen		PO Box 12 H'ua 96709		567-6568
10) Colette Puaoi	HHAA	P.O. Box 50 H'ua 96729		
11) Ernest Puaoi	HHAA	" " " " "		
12) Lynn DeLoe		Box 125 H'ua		567-9234
13) Nina Schmidt		514 Hoolehua 96709		5676604



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: Lanikena

Meeting Date: Feb 2nd, 2005

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
1) Genei Bush	H. hua Homestead	DS - Healea		567-6017
2) Ann/K. Perry	HOOLEHUA	Her Assn P.O. Box 84		567-6601
3) B. K. Noyima	Hoolehua	P.O. Box 57-96729		
4) Alike Katarina		P.O. Box 210 Kualapua 96757	noamkk@wave.hicv.net	
5) Debbie Davis	Hua	Po Box 17		
6) Mac Popoo	Hua	P.O. Box 173 <sup>Kualapua</sup> 96757		
<del>7) Bob</del> Adolph	H. Hua	Box 475 96729		
8) Leimara Nak	Mana'e	Box 173 96748		558-8194
9) Wayne Pears	H. Hua	1093 K-kai 96748		567-9165
10) Dukie Saffery	Hua Kaka'o	PO Box 1864 Keane 96749		968-8189
11) Wattu Pito		Box 486 (K) (a)		
12) William Stahura	Hoolehua Home Stander	Box 194 Hoolehua		567-6121
13) Mike Kumf.		96757-0267		

Molokai Homestead Assoc.



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: Lanikena

Meeting Date: Feb 2nd, 2005

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
1) MARTIN KAHAF	Hei laulima/MLC Homesteader			658-1537
2) Weldon Withman	Homestead			560-6215
3) David Bush				560-6264
4) William Puaoi	Holehua Ag. Ass			
5) Cecilia Machado	OHA			
6) HARLOMA Kappik	Homesteader	P.O. Box 339 K'kai, 96729	OHA	336-0653
7) Steve Teves	Homesteader	P.O. Box 261 Kona 96757		567-6688
8) Jane Teves	Homesteader	P.O. Box 261 Kona 96757		
9) Loke Han		P.O. Box 34 H'UUA		567 6390
10) Lonetta Riffe	Homesteader	D.O. Box 484 K'Kai		567-9415
11) John Kooloa Jr	Applicant/Waiting list	P.O. Box 514 H'UUA 96729		561-6686
12)				
13)				



DEPARTMENT OF HAWAIIAN HOME LANDS  
MOLOKA'I ISLAND PLAN



Meeting Location: Lanikulu  
Meeting Date: Feb 2, 2005

PLEASE SIGN IN:

NAME	ORGANIZATION	ADDRESS	E-MAIL	PHONE
1) Tracy Ho-Franky	H'hua Homestead	Box 501 H'hua Hi 96729		553-5822
2) Edward H. Ayan	" "	Box 305 Hoolehua 96729	halealoha@wave.hicv.net	553-5738
3) Faith Tuipulotu	" "	Box 541 " "	faitht@allha.net	560-6227
4) D.J. Pelekai	H'hua "	Box 57 " "	Pelekunua@hotmail.com	
5) Noah Kuoha	H'hua	Box 491 " "		567-9020
6) Julian Naha	One alii	Box 773 K'kai	Elano 808.@yahoo.com	553-5337
7) Samuel Nahi	One Alii	Box 773 K'kai	—	553-5339
8) John Kapu	Hoolehua	Box 517 H'hua 96729		560-8065
9) Raijo Keneid	Hui Kaka	767 Kailua Pl. #212, Kailua		567-9052
10) Mickey Pele	Hoolehua	P.O. Box 112, Hoolehua		
11) John Keohulua	Homesteader	P.O. Box 1053 K'kai Hi 96748	PineApple@Mobattah.net	567-4220
12) Moana Keohulua	Homesteader	" " "	" "	" "
13)				

## D. Leasee & Applicant Survey Report





***Beyond Information. Intelligence.***

*Consulting*

*Database Marketing*

*Economic & Social Impact  
Studies*

*Research*

*Training*

**SMS**

1042 Fort Street Mall  
Suite 200  
Honolulu, HI 96813  
Ph: (808) 537-3356  
Toll Free (877) 535-5767  
Fax: (808) 537-2686  
E-mail: [info@smshawaii.com](mailto:info@smshawaii.com)  
Website: [www.smshawaii.com](http://www.smshawaii.com)

## **MOLOKAI ISLAND PLAN**

---

### **Final Report**

***SMS Affiliations and Associations:***

---

Alan Barker Associates  
Experian  
Hospitality Advisors, LLC  
International Survey Research  
Latham Synchronized Relationship Marketing  
Mediamark Research Inc.  
NCQA Certified  
Stephanie Kaneshiro – Big Island Affiliate  
Warren Dastrup – Kauai Affiliate  
3i Marketing & Communications



**Prepared by:**  
Research & Marketing Services, Inc  
December 17, 2004

# CONTENTS

<b>INTRODUCTION.....</b>	<b>1</b>
BACKGROUND AND OBJECTIVES .....	1
STUDY METHOD AND SAMPLE .....	1
<b>FINDINGS .....</b>	<b>2</b>
APPLICANT PREFERENCES .....	2
<i>Housing Preferences</i> .....	3
<i>Agricultural and Pastoral Award Preferences</i> .....	4
AREA PREFERENCES .....	5
LOT SIZES .....	8
QUALIFICATIONS FOR AWARD ACCEPTANCE .....	10
<i>Financial Qualification</i> .....	10
FACILITIES AND AMENITIES .....	12
SATISFACTION WITH MOLOKAI HOMESTEADS .....	13
<i>What Lessees Like About Their Communities</i> .....	13
<i>Lessee Suggestions for Improvement</i> .....	13
KEEPING BENEFICIARIES INFORMED .....	14
SUBSISTENCE ACTIVITIES .....	15
<b>APPENDIX A: STUDY METHODS.....</b>	<b>17</b>
<b>APPENDIX B: SURVEY INSTRUMENTS .....</b>	<b>4</b>
APPLICANT SURVEY .....	1
LESSEE SURVEY .....	6
<b>APPENDIX C: SUMMARY DATA - APPLICANTS .....</b>	<b>12</b>
<b>APPENDIX D: SUMMARY DATA - LESSEES .....</b>	<b>26</b>
<b>APPENDIX E: OPEN-ENDED RESPONSES - LESSEES.....</b>	<b>1</b>
POSITIVE ASPECTS OF HOMESTEAD LIFE .....	1
SUGGESTIONS FOR IMPROVEMENT.....	8

## LIST OF TABLES

TABLE 1. INTEREST IN AWARD TYPES, MOLOKAI, 2004.....	2
TABLE 2. DHHL LAND AWARD TYPE PREFERENCES, MOLOKAI, 2004.....	3
TABLE 3. HOUSING TYPE PREFERENCES, MOLOKAI, 2004.....	4
TABLE 4. AGRICULTURAL AND PASTORAL AWARD PREFERENCES, MOLOKAI, 2004.....	4
TABLE 5. FIRST CHOICE FOR TYPE OF HOMESTEAD AWARD .....	7
TABLE 6. PREFERRED LOT SIZES FOR AGRICULTURAL AND PASTORAL APPLICANTS.....	9
TABLE 7. FINANCIAL QUALIFICATIONS OF APPLICANTS WHO WILL LIVE ON THE LAND.....	11
TABLE 8. SUGGESTED FACILITIES AND AMENITIES BY AREA .....	12
TABLE 9. PREFERRED METHOD OF COMMUNICATION.....	14
TABLE 10. CURRENT SUBSISTENCE ACTIVITIES .....	15
TABLE A1. LIST STATISTICS, DHHL BENEFICIARY SURVEYS, MOLOKAI, 2004 .....	2
TABLE C1. CHOICES.....	1
TABLE C2. LAND AWARD PREFERENCES .....	2
TABLE C3. LAND AWARD PREFERENCES .....	3
TABLE C4. ALTERNATIVE HOUSING ARRANGEMENTS FOR DHHL AWARDS.....	5
TABLE C5. AGRICULTURAL APPLICANT PREFERENCES .....	6
TABLE C6. PASTORAL APPLICANT PREFERENCES .....	7
TABLE C7. LOCATIONS BY TYPE OF AWARD.....	8
TABLE C8. FIRST CHOICE FOR LOCATION BY TYPE OF AWARD.....	9
TABLE C9. ALL LOCATION CHOICES: RESIDENTIAL .....	10
TABLE C10. ALL LOCATION CHOICES: AGRICULTURAL .....	11
TABLE C11. ALL LOCATION CHOICES: PASTORAL.....	12
TABLE C12. LOT SIZE PREFERENCES.....	13
TABLE C13. QUALIFICATIONS .....	14
TABLE C14. CHARACTERISTICS OF CURRENT HOUSING UNIT .....	15
TABLE C15. COMMUNITY ISSUES SUMMARY .....	16
TABLE C16. COMMUNITY AMENITIES & ISSUES .....	17
TABLE C17. CURRENT SUBSISTENCE ACTIVITIES .....	22
TABLE C18. PROBLEMS WITH SUBSISTENCE ACTIVITIES .....	23
TABLE C19. CONTACT PREFERENCES.....	24
TABLE C20. DEMOGRAPHIC CHARACTERISTICS OF APPLICANTS.....	25

## LIST OF FIGURES

FIGURE 1. MAP OF DHHL LAND AREAS ON THE ISLAND OF MOLOKAI.....	6
--	---

# INTRODUCTION

## BACKGROUND AND OBJECTIVES

The Department of Hawaiian Home Lands (DHHL) has a mandate to provide access to Hawaiian Home Lands for qualified Native Hawaiian applicants. Many home lands are currently unimproved, and development will be required before applicants can make use of them. In 2004, DHHL initiated long-range planning for home lands on the Island of Molokai. The planning process was to include DHHL's renewed emphasis on securing beneficiaries' input for decision-making.

Group 70 International was selected to prepare a land use plan for all of the Hawaiian home lands on the Island of Molokai. One of the first tasks in that project was to survey applicants and lessees of Molokai to determine their needs and preferences. That information would be used to support effective development planning. A comprehensive study was designed to estimate demand, identify applicant needs and preferences, and measure concerns of applicants and lessees.

The goal of the project was to supply planners with information needed to formulate plans that fit the needs of applicants. It was also intended to provide broad coverage of the beneficiary population so that planning could proceed with optimum and timely data on how beneficiaries would like to have things done. The specific objectives of the study were:

1. To determine land area preferences among applicants for awards on Molokai;
2. To identify applicant needs and preferences related to land use and lot size;
3. To quantify opinions on issues related to land use and distribution.

## STUDY METHOD AND SAMPLE

Two separate surveys of Department of Hawaiian Home Lands beneficiaries were completed for the study. The first gathered need, preference, and opinion data from current applicants for awards on Molokai. The second gathered land use data and opinions of lessees occupying DHHL homestead leases on the Island of Molokai.

Mailed, self-administered surveys were used for both surveys. The survey of applicants was mailed to 1,021 applicants for awards on the Island of Molokai. After a single mailing, 202 (20.0%) complete and useable forms were received. The resulting sample had a sample error of plus-or-minus 6.2 percentage points at the 95 percent confidence level. The self-administered lessee survey was mailed to 690 current Molokai leaseholders. In all, 114 surveys (16.7%) were returned by those respondents. The sample error for that survey was plus-or-minus 8.4 percentage points at the 95 percent confidence level. A more detailed description of the study method can be found in Appendix A: Study Method, and copies of the two survey instruments are included in Appendix B: Survey Instruments.

## FINDINGS

All findings reported here are based on the results of the two surveys conducted for the project. However, the report primarily focuses on the data from DHHL applicants.

Because the sample design eliminated duplicate applicant entries<sup>1</sup>, the applicant data were weighted to the total number of applicants on the DHHL lists as of July 2004. Specifically, the 202 applicant survey respondents accounted for a total of 272 pending applications: 118 residential, 116 agricultural, and 38 pastoral. Surveys from these respondents were weighted to represent 1,021 applicants who made 1,351 applications: 535 residential, 684 agricultural, and 132 pastoral.

### APPLICANT PREFERENCES

Among applicants for DHHL land awards on the Island of Molokai, a total of 354 (34.7%) were applicants for more than one type of award. For planning purposes it is useful to identify the first choices of these applicants. Table 1 shows the survey results measuring first choices for types of awards.

**Table 1. Interest in Award Types, Molokai, 2004**

DHHL List Membership	First Choice for Type of Award							
	Residential		Agricultural		Pastoral		No Preference*	
	num	pct	num	pct	num	pct	num	pct
Residential only	187	26.8	35	16.3	15	15.8	5	50.0
Agricultural only	222	31.9	71	32.6	20	21.1		
Pastoral only	45	6.5	30	14.0	30	31.6	5	50.0
Res & Ag	187	26.8	76	34.9	10	10.5		
Res & Pastoral	56	8.0	5	2.3	20	21.1		
Total applicants	698	100.0	217	100.0	96	100.0	10	100.0

\* Respondent did not provide any choices.

Applications for land on Molokai are unique among Hawaii's four counties. The majority of applications (684) was for agricultural rather than residential awards. When queried for their first choice, however, 698 applicants (68%) expressed their preference for residential awards. Past beneficiary studies have all shown that residential awards are the primary interest of DHHL applicants, and that first choices have very different patterns than list membership. Among applicants for homestead awards on Molokai, about 21 percent of all applicants specified agricultural awards as their first choice. About nine percent preferred pastoral awards first, and less than one percent had no preference.

<sup>1</sup> Some lessees are applicants for other types of land awards.

In the remainder of this report we will present data for applicants for homestead awards on Molokai according to their first choices for type of award as shown in Table 1.

## Housing Preferences

As Table 2 shows, different groups of applicants were interested in different types of land awards. Those primarily seeking a residential award were mainly interested in receiving improved land with a house already in place (58%). Very few of them wanted an award of unimproved raw land (5%). In contrast, agricultural and pastoral applicants were much less interested in receiving an already-built house (21%). Instead, they primarily wanted an award consisting of improved land with no house on it.

**Table 2. DHHL Land Award Type Preferences, Molokai, 2004**

Land Award Type	First Choice for Type of Award							
	Residential		Agricultural		Pastoral		No Choice*	
	num	pct	num	pct	num	pct	num	pct
Unimproved raw land	35	5.1	30	14.0	30	31.6		
Improved land, no house	233	33.3	126	58.1	45	47.4		
Improved land with house	404	58.0	45	20.9	20	21.1	5	50.0
No Response	25	3.6	15	7.0			5	50.0
Total applicants	698	100.0	217	100.0	96	100.0	10	100.0

\* Respondent did not provide any choices.

Once the award is made, applicants for land on Molokai had different ideas about how the housing unit might be provided. In all, about 48 percent wanted to build their own unit and 33 percent would rather have DHHL provide the housing unit.

Among those who want DHHL to build the unit, most preferred the turnkey single-family unit option that has been standard in the past (19% of all applicants). About 8 percent of all applicants opted for the rent-to-own program in this survey, and about four percent said they would prefer a single-family rental unit. Two percent of applicants would prefer a multi-family unit provided by DHHL.

Other than the fact that agricultural and pastoral applicants are more likely to have indicated no housing type preference, the preference patterns are fairly similar across the three applicant groups.

**Table 3. Housing Type Preferences, Molokai, 2004**

Housing Type Preference	First Choice for Type of Award							
	Residential		Agricultural		Pastoral		No Choice*	
	num	pct	Num	pct	num	pct	num	Pct
House built by DHHL	157	22.5	25	11.6	5	5.3	5	50.0
House built by my contractor	323	46.4	116	53.5	51	52.6		
Multi-family (duplex)	20	2.9						
Single family rental	30	4.3	5	2.3				
Rent-to-own	61	8.7	15	7.0	5	5.3		
Kupuna housing	10	1.4						
No first choice	96	13.8	56	25.6	35	36.8	5	50.0
Total applicants	698	100.0	217	100.0	96	100.0	10	100.0

\* Respondent did not provide any choices.

### Agricultural and Pastoral Award Preferences

A fairly high number of applicants for agricultural or pastoral awards on Molokai are already engaged in farming or ranching right now.

**Table 4. Agricultural and Pastoral Award Preferences, Molokai, 2004**

	First Choice for Type of Award			
	Agricultural		Pastoral	
	Number	Percent	Number	Percent
Number currently farming or ranching.	91	41.9	35	36.8
Current level of farming or ranching				
Subsistence	56	25.6	20	21.1
Supplemental	30	14.0	15	15.8
Commercial	0	0.0	0	0.0
No response	5	2.3	0	0.0
Number who will farm or ranch:	217	100.0	96	100.0
Intended use				
Will build a house	25	11.6	10	10.5
Will build a house and farm/ranch	142	65.1	66	68.4
Will farm or ranch only	0	0.0	0	0.0
Not sure, haven't decided yet.	50	23.3	20	21.1
Type of Operation Anticipated*				
Subsistence farming or ranching	71	32.6	30	31.6
Supplemental farming or ranching	96	44.2	51	52.6
Commercial farming or ranching	35	16.3	10	10.5
No indication	15	7.0	5	5.3

Note: \*Applies to applicants who will ranch or farm. Additional details in the appendix.

At the time of the survey, about 42 percent of applicants for agricultural awards were currently farming, and 37 percent of pastoral applicants were currently raising animals. All of these farming and ranching activities are currently being conducted on the subsistence or supplemental level.

As in past studies, applicants seem to think of agricultural and pastoral awards at least partly as housing solutions. Among the agricultural or pastoral applicants, none said that they would use the land solely for farming or ranching, without residing there.<sup>2</sup>

Preferences for type of farming or ranching operations were based on DHHL definitions of subsistence<sup>3</sup>, supplemental<sup>4</sup>, or commercial<sup>5</sup> farming and ranching. Survey results clearly indicated that relatively few applicants (16% and 11%) were interested in commercial farming or ranching. More were interested in subsistence (33% and 32%) or supplemental (44% and 53%) operations. Those preferences will have an impact on lot size and on the amount of training or experience required to produce successful farming or ranching operations on homestead land. If business plans are required for commercial or supplementary awards, or if periodic performance reports are needed, additional assistance may be required for applicants without experience or training.

Molokai lessees on agricultural land seem to have the same issues as applicants. One-third of them are subsistence farmers, 12 percent said they are currently farming at the supplemental level, and six percent are commercial farmers. About 41 percent would say they only have a few plants but are not really farming the land, and nine percent are not growing any crops at all. Those who were farming at the time of the survey were mostly growing garden fruits and vegetables, taro, nuts, or native or tropical plants. When the non-farming agricultural lessees were asked why they were not farming, the main reasons given were a lack of equipment, a need for more training, a lack of sufficient water infrastructure, and an inability to afford farming costs.

## AREA PREFERENCES

One of the major questions in land planning is which area to develop first. Although there are many other elements that must be considered in the development schedule (infrastructure cost, feasibility, access, water, etc.), identifying applicant preferences was the primary focus of the present study. All other things considered, more applicant needs can be satisfied sooner if development proceeds according to applicants' area choices.

---

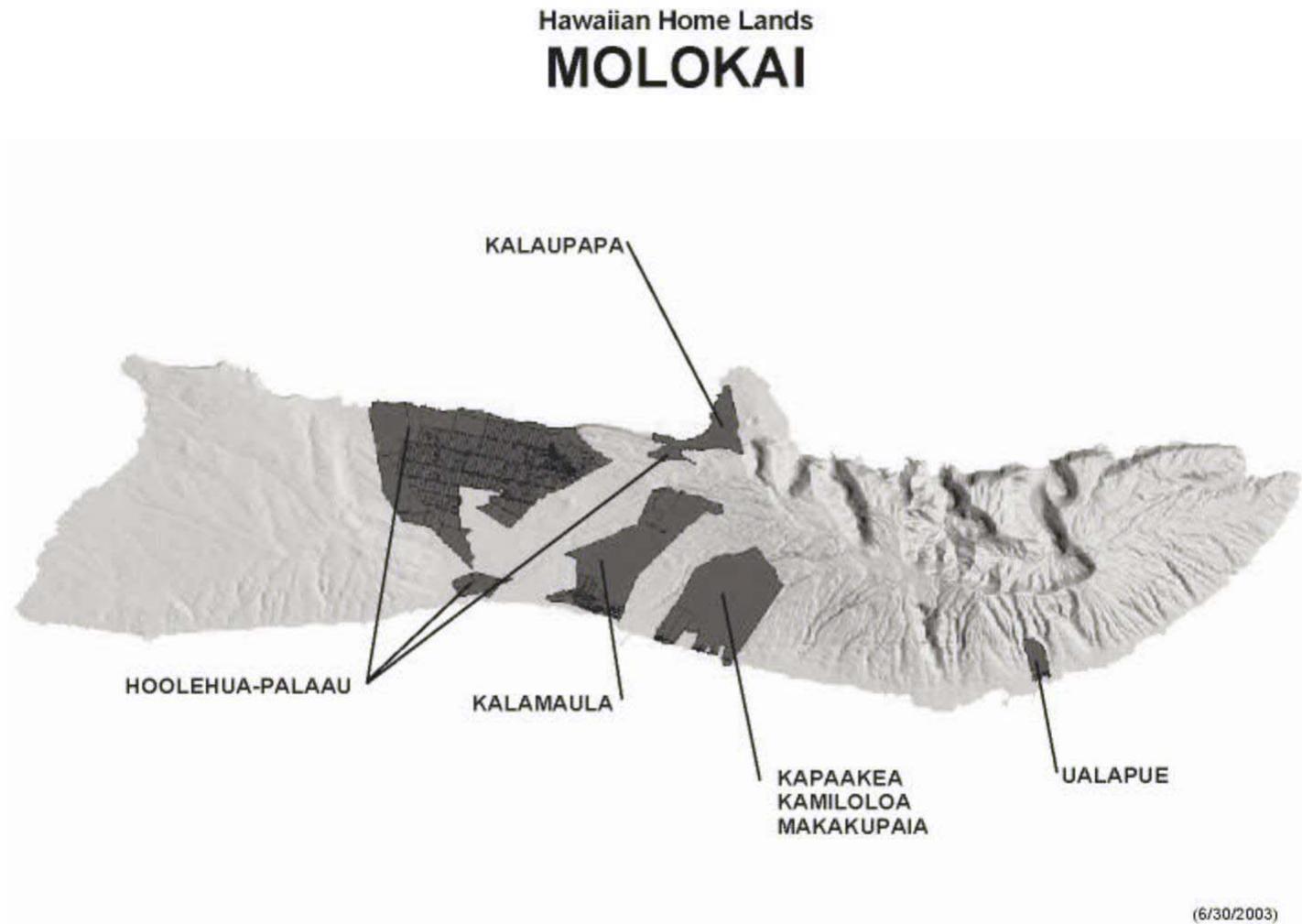
<sup>2</sup> Table 4 includes only applicants whose first choice was for an agricultural or pastoral award. Data on other choices, land use intentions, and levels of farming or ranching can be found in the appendix.

<sup>3</sup> **Subsistence Farming/Ranching** = grow crops/raise animals to supply minimal needs of the immediate family, living in the household.

<sup>4</sup> **Supplemental Farming/Ranching** = crops grown/ excess of animal products will supply some, but not all of the income/goods/services needed by the family.

<sup>5</sup> **Commercial Farming/Ranching** = crops grown/ excess of animal products will provide all of the income/goods/services needed by the family without other employment.

Figure 1. Map of DHHL Land Areas on the Island of Molokai



**Table 5. First Choice for Type of Homestead Award**

Preferred Location	First Choice or Type of Homestead Award								Group Total	
	Residential		Agricultural		Pastoral		No Preference		Count	Col %
	Count	Col %	Count	Col %	Count	Col %	Count	Col %		
Hoolehua-Palaau	243	42.1	91	52.9	45	64.3	5	100.0	384	46.6
Kalamaula	136	23.7	25	14.7	5	7.1	0	0.0	167	20.2
Ualapue	66	11.4	51	29.4	10	14.3	0	0.0	126	15.3
Kapaakea Kamiloloa Makakupala	91	15.8	5	2.9	5	7.1	0	0.0	101	12.3
Kalaupapa	40	7.0	0	0.0	5	7.1	0	0.0	45	5.5
Makes no difference	30		5		5				40	
No response	91		40		20		5		157	
Total Applicants	698	100.0	217	100.0	96	100.0	10	100.0	1,021	100.0

All surveyed applicants were asked to rate each of five land areas on the Island of Molokai for each of their applications. The land areas described in the survey were Hoolehua-Palaau, Kalaupapa, Kalamaula, Kapaakea Kamiloloa Makakupala, and Ualapue<sup>6</sup>. Respondents were also permitted to record no area choice with the clear understanding that location made no difference to them.

The number of applicants who chose each area is shown in Table 5, arranged in order of applicant preference. About four percent of applicants said they had no preference for any specific area, and 15 percent did not respond to the question. Table 5 shows all of these non-respondents and presents percentages based only on respondents who made a first choice. We should note that many applicants rated fewer than five areas, indicating that they were not interested in some areas. Some applicants chose only one area and indicated that they were not interested in awards in other areas of the island.

The most popular location, by far, was DHHL homestead land in Hoolehua-Palaau. That area was selected as first choice by 47 percent of all Molokai applicants, garnering 42 percent of first choice selections among the residential group, 53 percent among the agricultural group, and 64 percent among the pastoral group. The Kalamaula homestead was the second most popular area among residential applicants (24%). However, among agricultural and pastoral applicants, Ualapue was the second place finisher (29% and 14%).

## LOT SIZES

For agricultural and pastoral lots, size may be directly related to the type of crops or livestock to be raised, and to the scope of operations intended (supplemental or commercial). Table 6 presents data on lot sizes preferred by agricultural and pastoral applicants in the year 2004. Further details, including lot sizes preferred by applicants for residential awards, can be found in Table C12 in the Appendix to this report.

Of the applicants for agricultural awards who plan to conduct subsistence farming, the majority (66%) reported that they would need between three and five acres of land. Among those who plan on supplemental agriculture, nearly half (48%) also anticipated needing three to five acres. For those who intended to go into commercial agriculture, about 43 percent hope to receive six to ten acres of farmland, while another 43 percent believe that three to five acres is sufficient for their commercial ventures. Only 14 percent of the commercial group is seeking more than ten acres of land.

Raising livestock typically requires more space than raising crops, and accordingly, preferred lot sizes were much larger for pastoral awards than for agricultural awards. The average lot size requested by a pastoral applicant was 344 acres, compared to an average request of 9 acres by an agricultural applicant. In fact, the average lot size among those applicants intending to pursue pastoral activities on a commercial basis was 876 acres.

---

<sup>6</sup> See Figure 1, Molokai Map.

**Table 6. Preferred lot Sizes for Agricultural and Pastoral Applicants**

Prefer Agricultural Award			Prefer Pastoral Award		
Lot Size	Number	Percent	Lot Size	Number	Percent
Total Applicants	217	100%	Total Applicants	96	100%
Total Applicants will farm	196	90%	Total Applicants will ranch	75	78%
<b>Total Applicants</b>	196		<b>Total Applicants</b>	75	
2 acres or less	15	8%	less than 20 acres	15	20%
3 to 5 acres	106	54%	21 to 50 acres	15	20%
6 to 10 acres	35	18%	51 to 250 acres	10	13%
11 to 40 acres	40	20%	251-750 acres	15	20%
average lot size	9.2		751 to 1,000 acres	20	27%
			average lot size	344.4	
<b>SUBSISTENCE</b>	61		<b>SUBSISTENCE</b>	20	
2 acres or less	5	8%	less than 20 acres	0	0%
3 to 5 acres	40	66%	20 to 50 acres	5	25%
6 to 10 acres	5	8%	51 to 250 acres	5	25%
11 to 40 acres	10	17%	251-750 acres	5	25%
average lot size	7.3		751 to 1,000 acres	5	25%
			average lot size	340.5	
<b>SUPPLEMENTAL</b>	85		<b>SUPPLEMENTAL</b>	15	
2 acres or less	10	12%	less than 20 acres	0	0%
3 to 5 acres	40	48%	20 to 50 acres	5	33%
6 to 10 acres	15	18%	51 to 250 acres	5	33%
11 to 40 acres	20	24%	251-750 acres	5	33%
average lot size	9.7		751 to 1,000 acres	0	0%
			average lot size	162.2	
<b>COMMERCIAL</b>	35		<b>COMMERCIAL</b>	10	
2 acres or less	0	0%	less than 20 acres	0	0%
3 to 5 acres	15	43%	20 to 50 acres	0	0%
6 to 10 acres	15	43%	51 to 250 acres	0	0%
11 to 40 acres	5	14%	251-750 acres	0	0%
average lot size	9.5		751 to 1,000 acres	10	100%
			average lot size	875.5	
<b>NO PREFERENCE</b>	15		<b>NO PREFERENCE</b>	30	
2 acres or less	0	0%	less than 20 acres	15	50%
3 to 5 acres	10	67%	20 to 50 acres	5	17%
6 to 10 acres	0	0%	51 to 250 acres	0	0%
11 to 40 acres	5	33%	251-750 acres	5	17%
average lot size	12.8		751 to 1,000 acres	5	17%
			average lot size	261.1	

## QUALIFICATIONS FOR AWARD ACCEPTANCE

### Financial Qualification

DHHL's past surveys, as well as its actual experience of making award offers, have shown that many applicants are unprepared to accept awards because they lack the resources necessary to obtain financing. We might expect that future awardees for Island of Molokai home lands will also have difficulties with financial qualifications. To development planners, this will mean that absorption rates will be slower than indicated by our survey respondents' expected schedules for occupation. To DHHL, it once more underlines the need for training to produce financial readiness and the need for special financing.

Financial qualification depends on a host of factors specific to each applicant at the time an award is offered. These can include equity in current Real Estate, available cash, credit worthiness, borrowing rates, availability of assistance from family and friends, household income, household size, access to special financing, and many others. It would not be possible to gather all of these items in a single survey. Rather, the applicant survey gathered some basic qualifying data to provide an indication of financial qualification.

Table 7 presents survey data on applicants' financial status, indicating their ability to finance a home on awarded DHHL lands.

The data in Table 7 suggest that relatively large numbers of current applicants may not have the level of financial resources required to qualify for standard financing. The finding is consistent with DHHL staff experience in qualifying applicants across the State. Although about 50 percent of them own their own homes, about 17 percent of applicant households reported no adults employed. About 35 percent of the applicants have household incomes (combined income of applicant and spouse) greater than \$50,000 per year. At \$50,000, monthly shelter payments in excess of \$1,000 would produce a shelter-to-income ratio in excess of 24 percent, an acceptable limit for standard financing. Currently, only 35 percent of all applicants have shelter payments greater than \$800 per month.

In an attempt to develop a quantitative measure of the likelihood of financial qualification, we developed the classification scheme (Qualification Summary) shown at the bottom of Table 7. A problem was defined as having either a total household income less than \$50,000, or no adults employed, or not being a homeowner, or having monthly housing payments greater than \$800. The classification system is a rough indicator of financial qualification. It reflects only equity, income, employment status, and current shelter payments. Having other assets may increase qualifications for some applicants. Others may have credit problems, debts or unusual expenses that would decrease their financial qualifications to accept an award. The classification system reflects the financial situations of applicants for land awards on Molokai in 2004, and things could change by the time an award is made. Overall, however, the measure reflects relative financial ability to accept an award.

**Table 7. Financial Qualifications of Applicants Who Will Live on the Land**

Housing Type Preference	First Choice for Type of Award							
	Residential		Agricultural		Pastoral		No Choice*	
	num	pct	Num	pct	num	pct	num	Pct
Total Applicants	698	100.0	217	100.0	96	100.0	10	100.0
Household Income								
Less than \$ 20,000	162	25.4	61	28.6	20	21.1		
\$20,000 to \$29,999	91	14.3	30	14.3	5	5.3		
\$30,000 to \$39,999	91	14.3	25	11.9	10	10.5		
\$40,000 to \$49,999	81	12.7	15	7.1	20	21.1	5	100.0
\$50,000 to \$59,999	86	13.5	20	9.5	10	10.5		
\$60,000 to \$74,999	40	6.3	40	19.0	5	5.3		
\$75,000 to \$99,999	56	8.7	5	2.4	5	5.3		
\$100,000 or more	30	4.8	15	7.2	20	21.1		
Number Adults Employed								
None	111	15.9	45	20.9	20	21.1		
One	202	29.0	66	30.2	25	26.3		
Two	253	36.2	66	30.2	20	21.1	10	100.0
Three or more	71	10.1	35	16.3	25	26.4		
no response	61	8.7	5	2.3	5	5.3		
Home Ownership								
Own home	318	45.7	126	58.1	56	57.9	10	100.0
Rent or pay no cash rent	359	51.5	91	41.8	40	42.1		
no response	20	2.9						
Monthly Shelter Payment								
Less than \$500	137	19.6	25	11.6	35	36.8	10	100.0
\$500 to \$799	111	15.9	35	16.3	15	15.8		
\$800 to \$1,099	111	15.9	45	20.9	10	10.5		
\$1,100 to \$1,499	86	12.3	15	7.0	15	15.8		
\$15,00 or more	45	6.5	20	9.3	10	10.6		
no response	207	29.7	76	34.9	10	10.5		
Qualification Summary								
No problems indicated	25	3.6	15	7.0	10	10.5		
One problem	283	40.6	81	37.2	46	47.4	5	50.0
Two or more	339	48.6	106	48.8	40	42.1		
Insufficient data	51	7.2	15	7.0			5	50.0

\* Respondent did not provide any choices.

About 5 percent of all Molokai applicants had no problems according to the data available from the survey. About 40 percent had one problem and may be able to qualify for standard financing. But according to the survey data, more than half (47%) of all applicants for awards on Molokai will probably not be qualified for standard financing.

The measure of financial qualification developed for this study suggests that financing may be a problem for about half the DHHL applicants for home land awards. For development planners, this would suggest that more DHHL supplied units may be required than is indicated by the preference of the applicants alone.

## FACILITIES AND AMENITIES

Beyond individual award choices, the survey gathered information on preferred facilities and amenities for communities that will grow in each area. Table 8 shows applicant preferences ranked from most to least important.

**Table 8. Suggested Facilities and Amenities by Area**

	Award Preference			
	Residential	Agricultural	Pastoral	Total
	score	score	Score	Score
Total Applicants <sup>a</sup>	698	217	96	1,021
Amenities used now <sup>b</sup>				
Parks	81.2%	79.1%	63.2%	79.2%
Community centers	39.9%	44.2%	31.6%	40.1%
Ball fields and courts	35.5%	46.5%	31.6%	37.6%
Playgrounds	34.1%	37.2%	26.3%	34.7%
Community Amenities Preferred <sup>c</sup>				
Medical facilities	78.3	82.4	79.7	79.1
Parks, rec. facilities	75.9	67.4	70.9	73.9
Schools, preschools	69.7	69.1	68.2	69.6
Neighborhood store	67.4	67.3	64.7	66.9
Community/cultural centers	56.2	61.0	50.3	56.4
Library	57.2	53.0	55.2	56.4
Kupuna housing	56.1	49.2	43.6	53.7
Community meeting place	50.5	50.8	52.7	50.6
Churches, temple	42.0	52.4	64.2	46.7
Commercial shopping areas	43.8	34.4	34.5	41.3
Cemetery	18.7	21.0	24.0	19.6
Other	44.4	54.5	40.9	45.5

a. Applicants with no preference were excluded from the table. Data are shown in Table C15 in the appendix.

b. Figures presented are the percent of applicants who said they used each amenity in their current community.

c. Figures are the average ranking scaled to 100. The score can be read as if it was a percentage, but carries the weight of both having selected the item and the ranking (from 0 to 12) given that item.

A majority of applicants chose nearly all of the items on the list, indicating some interest in fully developed communities. Medical facilities, parks or recreational facilities, schools, and neighborhood stores were elected by 60 percent or more. Commercial shopping areas and churches or temples were below the fifty-percent mark. Cemeteries were below the 20 percent mark, indicating that a cemetery in one's own community is not a priority.

Amenities profiles were very similar for all types of applicants. Applicants for residential awards on Molokai ranked parks, Kupuna housing, and commercial shopping centers a bit higher than other applicants. Pastoral and agricultural applicants gave higher ranks for churches and temples. Agricultural applicants also gave higher ranks to community and cultural centers.

Lessees on Molokai were asked the same set of questions about facilities they'd like to see in their communities. In general, their response profiles were very similar to those of the applicants. As was the case with applicants, the lessees' number one concern was for medical facilities, next followed by parks and schools. However, lessees gave slightly higher scores to Kupuna housing, community and cultural centers, and libraries than did their applicant counterparts.

## **SATISFACTION WITH MOLOKAI HOMESTEADS**

### **What Lessees Like About Their Communities**

DHHL leaseholders on the Island of Molokai were asked to list the best aspects of life in their homestead community. Two of the most common themes resonating across the lessees as a whole were their appreciation for how spacious the homestead lots were and their enjoyment of their neighbors' friendliness and `ohana spirit. The two concepts may seem contradictory to some, but perhaps it is true that having enough elbow room can be more conducive to fostering a sense of community than is living in more cramped quarters.

A few aspects of homestead life were mentioned more frequently by residential lessees than by those living on agricultural or pastoral lots. Residential lessees were much more likely to say that their property was conveniently located. On the other hand, agricultural and pastoral lessees were more likely to emphasize their contentment with the quiet and peaceful environment and with the suitability of the land for farming or ranching endeavors.

### **Lessee Suggestions for Improvement**

When asked what improvements they would like to see in their homestead community, the lessees emphatically responded with infrastructure issues.

The top vote-getter among residential lessees was the need for more clean-up efforts, including getting rid of abandoned vehicles and clearing vacant lots of dried brush and other fire hazards. The next most popular request was for more roads and better maintenance of existing roads, followed by requests for more parks, youth programs, community centers, and other recreational activities. Two other suggestions were for more street lights and better flood prevention.

Roads and road maintenance were the top priority among agricultural and pastoral lessees, with over half this group specifically listing this as a problem. These lessees were more likely to list “infrastructure” in general, rather than naming a specific aspect of infrastructure like their residential counterparts. However, a large number of agricultural and pastoral lessees did specifically mention water shortages and water infrastructure as a major problem.

Further details, including the lessees’ verbatim responses to these open-ended survey questions, may be found in Appendix E of this report.

## KEEPING BENEFICIARIES INFORMED

In an effort to keep all beneficiaries informed about DHHL’s Island of Molokai land planning progress, the survey included items asking applicants and lessees how DHHL might best contact them. The results are shown in Table 9.

**Table 9. Preferred Method of Communication**

	Award Preference				
	Residential percent	Agricultural Percent	Pastoral percent	No Preference percent	Total percent
Total Applicants	698	217	96	10	1,021
Direct mailings to you	83.3	88.4	94.7	50.0	85.1
Ka Nuhou Newsletter	44.9	51.2	52.6	100.0	47.5
Telephone	33.3	39.5	36.8		34.7
E-mail	26.1	14.0	26.3		23.3
Community meetings	13.8	16.3	15.8	100.0	15.3
Web-page or Internet	12.3	11.6	15.8		12.4
Other	2.9		5.3		2.5

Figures are percent of applicants who said yes to each communication method. Multiple responses were permitted.

Nearly all respondents preferred to be contacted by mail – 85 percent for applicants and 86 percent for lessees. About 48 percent of the applicants said it would be acceptable to communicate through DHHL’s *Ka Nuhou* newsletter, and 35 percent said that telephone was acceptable. Among the lessees, *Ka Nuhou* was more popular (54%) and telephone contact was less acceptable (26%). Preference for electronic communication through e-mail is up to 23 percent for applicants and 16 percent for lessees. Communicating via community meetings was at about 15 percent for applicants and 18 percent for lessees. The popularity of using Internet websites for DHHL communication was at about 12 percent for applicants and 4 percent for lessees.

## SUBSISTENCE ACTIVITIES

Many Molokai residents take great pride in their ability to live off the land. As Table 10 shows, among applicants whose first choice is for a residential award, 66 percent currently live in households that rely on some level of subsistence for the food they eat. That proportion is roughly the same for pastoral applicants (68%), and is even higher among agricultural applicants (84%). In each applicant group, approximately 10 percent use subsistence activities to provide over three-fourths of what they eat.

**Table 10. Current Subsistence Activities**

	First Choice for Type of Homestead Award					
	Residential		Agricultural		Pastoral	
	Count	Col %	Count	Col %	Count	Col %
About what percentage of your family's food comes from subsistence activities?						
None	157	22.5	5	2.3	10	10.5
Less than 10%	56	8.0	15	7.0	15	15.8
10% to 24%	116	16.7	56	25.6	10	10.5
25% to 49%	91	13.0	51	23.3	15	15.8
50% to 74%	131	18.8	40	18.6	15	15.8
75% or more	66	9.4	20	9.3	10	10.5
No response	81	11.6	30	14.0	20	21.1
Group Total	698	100.0	217	100.0	96	100.0
In the last 6 months have you or your family had any problems with subsistence activities?						
No problem	389	55.8	96	44.2	35	36.8
Not much of a problem	101	14.5	40	18.6	30	31.6
Yes, a serious problem	40	5.8	15	7.0	10	10.5
Yes, a very serious problem	20	2.9	10	4.7		
No response	147	21.0	56	25.6	20	21.1
Group Total	698	100.0	217	100.0	96	100.0
What are the biggest problems with subsistence activities on Molokai?						
People from Molokai take too much	40	13.1	25	20.8		
Off-island people take too much	157	50.8	86	70.8	20	33.3
Pollution	71	23.0	15	12.5	5	8.3
Over-development	56	18.0	25	20.8		
Erosion, soil run off	91	29.5	40	33.3	20	33.3
Lack of access, restricted areas	116	37.7	51	41.7	25	41.7
Misuse	86	27.9	61	50.0	15	25.0
Waste of resources	86	27.9	51	41.7	10	16.7
Lack of law enforcement	35	11.5	35	29.2	15	25.0
Taking of undersize juveniles	91	29.5	51	41.7	10	16.7
Commercialization	61	19.7	51	41.7		
Other	35	11.5	10	8.3		
Total Applicants	308	100.0	121	100.0	61	100.0

The agricultural applicants appear to have more complaints about the state of subsistence than any other group. This is perhaps due to their stronger dependence on subsistence activities for their livelihood. Many agricultural applicants complain that their subsistence efforts are hampered because off-island people take too much. They also feel that misuse and waste of resources are barriers to successful subsistence living.

Agricultural and pastoral applicants agree that off-islanders' over-consumption is among the top three problems. However, they also feel that blocked access and soil run-off are major issues.



## E. Fact Sheets





**Total Acreage:** 13,464

**Homesteads:**

- 518 leases total: 154 residential, 343 agricultural, 21 pastoral

**Population Information**

- Total: 1,086
- Native Hawaiian: 960 (88%)
- Veterans: 16%
- Median Age – 32
  - Under 20: 38%
  - Between 21-55: 42%
  - Over 55: 20%

**Economic Information:**

- Unemployment rate: 13%
- Median Family Income: \$39,375

**Housing Information:**

- Homeownership rate: 52%
- Age of Housing
  - 0-14 years old: 23%
  - 15-34 years old: 39%
  - Over 35 years old: 38%
- 5% of houses lack complete plumbing and kitchen facilities. 6% without telephone

**Non-Homestead Use:**

- General Lease: 149.1 acres to Agrigenetics, 363.7 acres for Radio Receiver site, 1 acre for Post Office
- Revocable Permit: 735 acres to agricultural and pastoral use
- Right of Entry: Various for trenching and cable installation for telecommunications
- Licenses: 34.3 acres to church groups, community organizations and public utility easements

**Infrastructure:**

- Roads: Class 3 light duty with 20' asphalt pavement with 50' right of way; many Class 4 unimproved roads
- Water: DHHL Ho'olehua Water System Service, issues w/ water level in Kualapu'u aquifer. Water use approx .0423mgd. Moloka'i Irrigation system, needs upgrades & source development.
- Sewer: IWS only
- Electric: Available, 2 power plants, Pālā'au (main) and Pu'unānā (substation)
- Communications: Available, underground fiber optics through Sandwich Isles Communications

**Community Facilities:**

- Medical Services: Moloka'i General Hospital & Saint Francis Healthcare System Moloka'i Dialysis Kaunakakai.
- Fire & Police: Fire – Ho'olehua, Moloka'i Airport Rescue fire fighting; Police – Kaunakakai
- Schools: Kualapu'u Elementary School and Moloka'i High School
- Parks & Recreation: No facilities on DHHL land. Closest is Kualapu'u Park (6.7 acres)

**Land Use:**

- State: Agriculture, Conservation & Urban
- DHHL: Agriculture, Pasture, Residential, Community Use, & Military

**Soils:**

- Well drained, fine textured soils; majority of agricultural lands considered prime

**Natural Hazards:**

- Wildfire
- Flooding during high periods of rainfall

**Topography:**

- Level to rolling; steep cliffs at northern portion
- Elevation varies from 10-850 ft above sea level
- Kalaupē'elua & Mane'opapa Gulch bisect the northeast area; Anahaki Gulch cuts through northwest Ho'olehua

**Significant Natural Resources:**

- Mo'omomi Preserve dune habitat

**Rainfall:**

- 15-35 inches annually; summer 1 inch/month; winter 3-4 inches/month

**Cultural Resources:**

- Pālā'au heiau, Anahaki Gulch complex, Kauleo Nānāhoa

**Flora and Fauna:**

- Natural vegetation is comprised of kiawe, 'ilima, 'uhaloa and finger grass
- High concentration of endangered species plants in the northeast section near Mo'omomi



**Total Acreage:** 1,247

**Homesteads:**

- none

**Population Information**

- Total: 122
- Native Hawaiian: 64 (52%)
- Veterans: 0%
- Median Age – 58
  - Under 20: 2%
  - Between 21-55: 43%
  - Over 55: 55%

**Economic Information:**

- Unemployment rate: 0%
- Median Family Income: \$26,250

**Housing Information:**

- Homeownership rate: 0%
- Age of Housing
  - 0-14 years old: 0%
  - 15-34 years old: 15%
  - Over 35 years old: 83%
- 15% of houses lack complete kitchen facilities; all have plumbing. 8% without telephone

**Non-Homestead Use:**

- General Lease: 1,247 acres to National Park Service(NPS) for \$131,160

**Infrastructure:**

- Roads: Access by 2.4 mile trail, airplane, or barge (1 time/year); residential roads on peninsula
- Water: Available, NPS operates present potable system
- Sewer: IWS only; NPS has plans for treatment plant
- Electric: Available, old system which NPS plans to upgrade by 2005
- Communications: Telephone available

**Community Facilities:**

- Medical Services: Available, State Department of Health provides for patients
- Fire & Police: Volunteer fire service with two trucks, one appointed sheriff, Moloka'i police assist
- Schools: None on the peninsula
- Parks & Recreation: Entire area is a National Park

**Land Use:**

- State: Agriculture, Conservation & Urban
- DHHL: Community Use

**Soils:**

- Land is not productive for agriculture except for a small strip bisecting the property

**Natural Hazards:**

- Flood hazard for coastal area
- Tsunami inundation hazard zone at coast

**Topography:**

- Peninsula separated from main island area by 1,600 ft cliff
- Kauhako crater at center of peninsula, 300 ft
- Most of peninsula 1-10% slope

**Significant Natural Resources:**

- Waikolu perennial stream

**Rainfall:**

- 25 inches/year at shore; 45 inches/year near cliffs

**Cultural Resources:**

- Substantial cultural and historical features remain undisturbed
- Entire settlement historically significant
- Kuahu heiau, Ka'ahemo heiau, Kamanuolalo heiau, Kukuiohāpu'u heiau

**Flora and Fauna:**

- Valley habitat includes many endemic and rare species
- Ecological communities include: coastal mesic forest, mixed montane bog, high salinity anchialine pool, mixed shrub coast dry cliff
- Deer, cattle, goat & feral pig present



**Total Acreage:** 5,967

**Homesteads:**

- 240 leases total: 161 residential, 76 agricultural, 3 pastoral

**Population Information**

- Total: 232
- Native Hawaiian: 188 (81%)
- Veterans: 10%
- Median Age – 34
  - Under 20: 25%
  - Between 21-55: 39%
  - Over 55: 26%

**Non-Homestead Use:**

- General Lease: 6 acres to two churches for 5 years
- Revocable Permit: 0.8 acre to Kalama'ula Motors; 1.2 acre to educational hālau; majority of land is to Moloka'i Homestead Livestock Association
- Licenses: 10 acres to six different churches for 30 years; Approx. 30 acres for various licenses ranging from water line access to community service uses

**Infrastructure:**

- Roads: Kamehameha V Hwy. access makai to paved Class 3 roads. Class 4 unpaved mauka roads
- Water: DHHL Ho'olehua Water System potable water (0.08mgd). Issue with water level in Kualapu'u source. No irrigation water
- Sewer: IWS – sewer treatment is available subject to connections and expansion of wastewater treatment plant in Kaunakakai. Plant capacity is 0.3 mgd and presently services a flow of 0.27 mgd
- Electric: Available
- Communications: Available, underground fiber optics through Sandwich Isles Communications

**Community Facilities:**

- Medical Services: Moloka'i General Hospital & Saint Francis Healthcare System Moloka'i Dialysis Kaunakakai
- Fire & Police: Kaunakakai (less than 5 miles)
- Schools: Kualapu'u Elementary School (less than 5 miles); Moloka'i High School
- Parks & Recreation: Coconut Grove beachside park on DHHL land. Kaunakakai has Ball Park, Cooke Memorial Pool, Mitchell Pauole Center along with a few other small parks.

**Land Use:**

- State: Rural, Conservation & Agriculture
- DHHL: Residential, Community Use, Agriculture & Pasture

**Natural Hazards:**

- Brush fire potential
- Flooding

**Significant Natural Resources:**

- Wetlands

**Cultural Resources:**

- Tract takes the form of the ahupua'a.
- Significant habitation and agricultural complexes as archaeological features
- Kapuāiwa Grove, 'Ōhi'apili Fishpond
- 'Ōpae'ula heiau, Pu'upāpa'i heiau, Kalama'ula heiau, Pu'uomo'o heiau

**Economic Information:**

- Unemployment rate: 7%
- Median Family Income: \$80,000

**Housing Information:**

- Homeownership rate: 81%
- Age of Housing
  - 0-14 years old: 15%
  - 15-34 years old: 37%
  - Over 35 years old: 48%
  - 17% of houses lack complete plumbing and kitchen facilities. All have telephone

**Soils:**

- Small strip of prime agricultural land makai of highway near power plant; most land not classified

**Topography:**

- Gentle slope upwards to higher mountains ranging 0-10%, some gulch areas of more than 10%
- Sea level to 1,800 feet elevation
- Kuhua'awi Gulch and Kaluaiohe Gulch

**Rainfall:**

- 20 inches/year makai, 40 inches annually mauka

**Flora and Fauna:**

- Small portions of the middle and upper elevations support habitat for threatened and endangered plant species
- Fishponds have silted in creating wetland habitat at shoreline



**Total Acreage:** 5,565

**Homesteads:**

- 79 leases total: 74 residential, 5 pastoral

**Population Information**

- Total: 295
- Native Hawaiian: 255 (86%)
- Veterans: 11%
- Median Age – 36
  - Under 20: 37%
  - Between 21-55: 40%
  - Over 55: 24%

**Non-Homestead Use:**

- Revocable Permit: 6 acres for pasture to two people
- Right of Entry: 1.3 acres for cemetery
- Licenses: 0.4 acre for roadway drainage easement

**Infrastructure:**

- Roads: Kamehameha V Hwy access makai to paved residential roads. Limited access mauka
- Water: County system potable water, new source required. Transmission only reaches 200 ft level. Drainage improvements needed in Kamiloloa and Makakupa'ia
- Sewer: IWS only
- Electric: Available
- Communications: Available, underground fiber optics through Sandwich Isles Communications

**Community Facilities:**

- Medical Services: Moloka'i General Hospital & Saint Francis Healthcare System Moloka'i Dialysis Kaunakakai
- Fire & Police: Kaunakakai is the closest (less than 5 miles)
- Schools: Kaunakakai Elementary School (less than 5 miles away); Moloka'i High School
- Parks & Recreation: No facilities on DHHL land. Kaunakakai has Ball Park, Cooke Memorial Pool, Mitchell Pauole Center along with a few other small parks

**Land Use:**

- State: Agriculture & Conservation
- DHHL: Residential & Pastoral

**Natural Hazards:**

- Severe flooding possible in coastal flood plain and fishpond areas
- Erosion potential

**Significant Natural Resources:**

- Major drainage channels help form wetlands near shoreline, specifically Kamiloloa Ditch & Gulch

**Cultural Resources:**

- Three adjoining ahupua'a: Kapa'akea, Kamiloloa, Makakupa'ia
- Ali'i and Kaloko'eli fish ponds
- Kamiloloa Habitation and Agricultural Complex

**Economic Information:**

- Unemployment rate: 20%
- Median Family Income: \$40,407

**Housing Information:**

- Homeownership rate: 89%
- Age of Housing
  - 0-14 years old: 6%
  - 15-34 years old: 47%
  - Over 35 years old: 47%
- All houses have complete plumbing and kitchen facilities; 9% without telephone

**Soils:**

- Majority is not good for agriculture

**Topography:**

- Slopes mild and severe with both steep rocky areas and gently sloping agricultural land ranging 0-10%, some more than 35%
- Sea level to 2,000 ft elevation

**Rainfall:**

- 15-40 inches annually depending on elevation

**Flora and Fauna:**

- Wetland habitat at shoreline supports threatened and endangered water bird species
- Kamiloloa plant sanctuary has 'Ōhi'a (lowland dry shrub) and Koai'a (lowland dry forest)
- Makakupa'ia has several flora species proposed as candidates for the threatened and endangered species list



**Total Acreage:** 398

**Homesteads:**

- none

**Population Information**

- Total: 6
- Native Hawaiian: 5 (90%)
- Veterans: Not Available
- Median Age –
  - Under 20: 40%
  - Between 35-65: 60%

**Current Use:**

- Revocable Permit: 375 for pastoral use
- License: 2.1 acre to Ka Hale Pomaikai for Alcohol Treatment Center

**Infrastructure:**

- Roads: Access only along Kamehameha V Hwy
- Water: DHHL parcel not currently serviced; 'Ualapu'e part of County DWS system. Calculated, projected available supply for 'Ualapu'e region is 2.5 mgd. One well managed by DWS delivers an average of 68,000 gpd.
- Sewer: Not available, IWS only
- Electric: Available
- Communications: Not available, can be integrated with fiber network by Sandwich Isles Communications

**Community Facilities:**

- Medical Services: Moloka'i General Hospital & Saint Francis Healthcare System Moloka'i Dialysis Kaunakakai.
- Fire & Police: Kaunakakai, East end in need of police and fire nearby
- Schools: Kilohana Elementary (less than 5 miles)
- Parks & Recreation: No facilities on DHHL land. Closest is Kilohana Community Center (3.3 acres)

**Land Use:**

- State: Agriculture, Conservation & Urban
- DHHL: Agriculture

**Soils:**

- Poorly drained soils over soft weathered rock. Not agriculturally productive. (Jaucas-Mala-Pulehu & Amalu-Olokui associations)

**Natural Hazards:**

- No hazard threats known

**Topography:**

- Makai area gradually sloping 0-10%; majority 11-20% slope
- Elevation – 25 to 1,000 ft
- Manawai Gulch

**Significant Natural Resources:**

- None

**Rainfall:**

- 35-45 inches annually

**Cultural Resources:**

- Kalauonākukui heiau, 'Ualapu'e fishpond, Kahua maika, Halemahana Fishpond, Pu'ukuhe

**Flora and Fauna:**

- High elevation area has a high concentration of threatened & endangered species (mauka)
- Dry Forest region consists of wiliwili, naio, lama, 'ohe, olopua, sandalwood, hō'awa, māmane, pūkiawe, ko'oko'olau
- Coastal region consists of naupaka, lauhala, and hau





