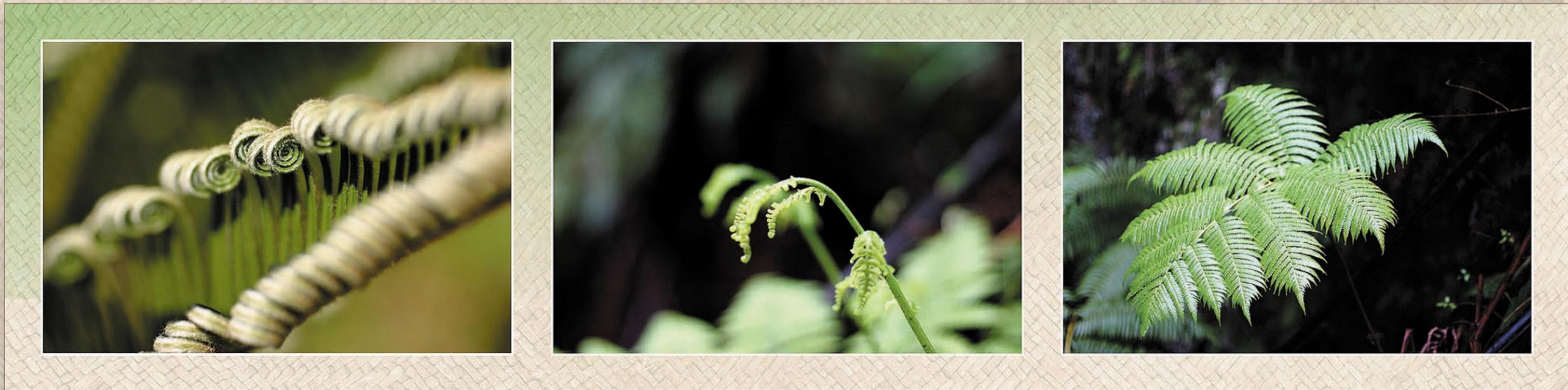


# WAILUA

## KAUA'I



REGIONAL PLAN  
JUNE 19, 2007



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Chairman  
Hawaiian Homes Commission

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# *Introduction*

The Department of Hawaiian Home Lands' (DHHL) mission is to manage effectively the Hawaiian Home Lands Trust and to develop and deliver lands to native Hawaiians. DHHL works in partnership with other government agencies, private sector entrepreneurs, and non-profit organizations to carry out this mission. This work includes collaborative visioning, long-range planning, resource allocation, and project-specific joint ventures. DHHL believes that these partnerships benefit not only its native Hawaiian beneficiaries, but the larger community as well.

This report has been prepared to facilitate the work of such partnerships as DHHL and others develop lands in Wailua, Kaua'i.

Specifically, this report is intended to:

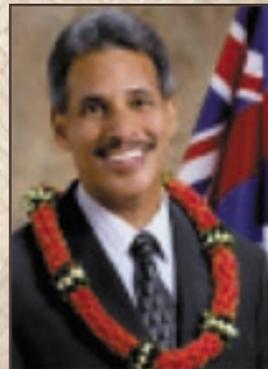
- Help identify opportunities for partnerships with DHHL in the development of its Wailua lands;
- Provide information essential to the planning of projects, services, and entrepreneurial ventures;
- Identify key issues, opportunities, and constraints affecting regional development and area improvements;
- Assist in the efficient allocation of resources by DHHL and its partners; and
- Identify priority projects that are essential to moving development and community improvement projects forward.

DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues. With that in mind, this document will be regularly updated as development projects progress and priorities change.

# *Elected Officials*



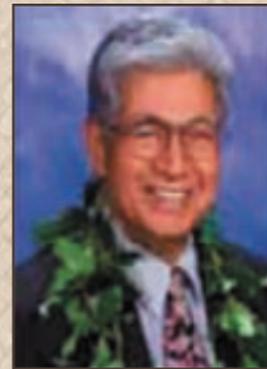
Linda Lingle  
Governor



Duke Aiona  
Lt. Governor



Daniel K. Inouye  
U.S. Senator



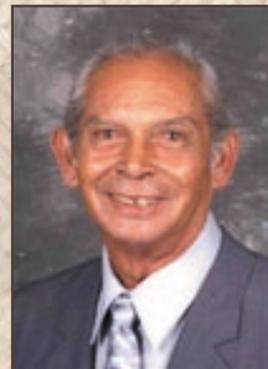
Daniel K. Akaka  
U.S. Senator



Mazie Hirono  
U.S. House of Representatives  
Congressional District 2



Micah Kāne  
DHHL Commissioner  
Chairman



Stuart Hanchett  
Kaua'i Commissioner



Gary L. Hooser  
State Senatorial  
District 7



Hermina M. Morita  
State House of Representatives  
District 14



James Tokioka  
State House of Representatives  
District 15



Bryan J. Baptiste  
Mayor  
County of Kaua'i



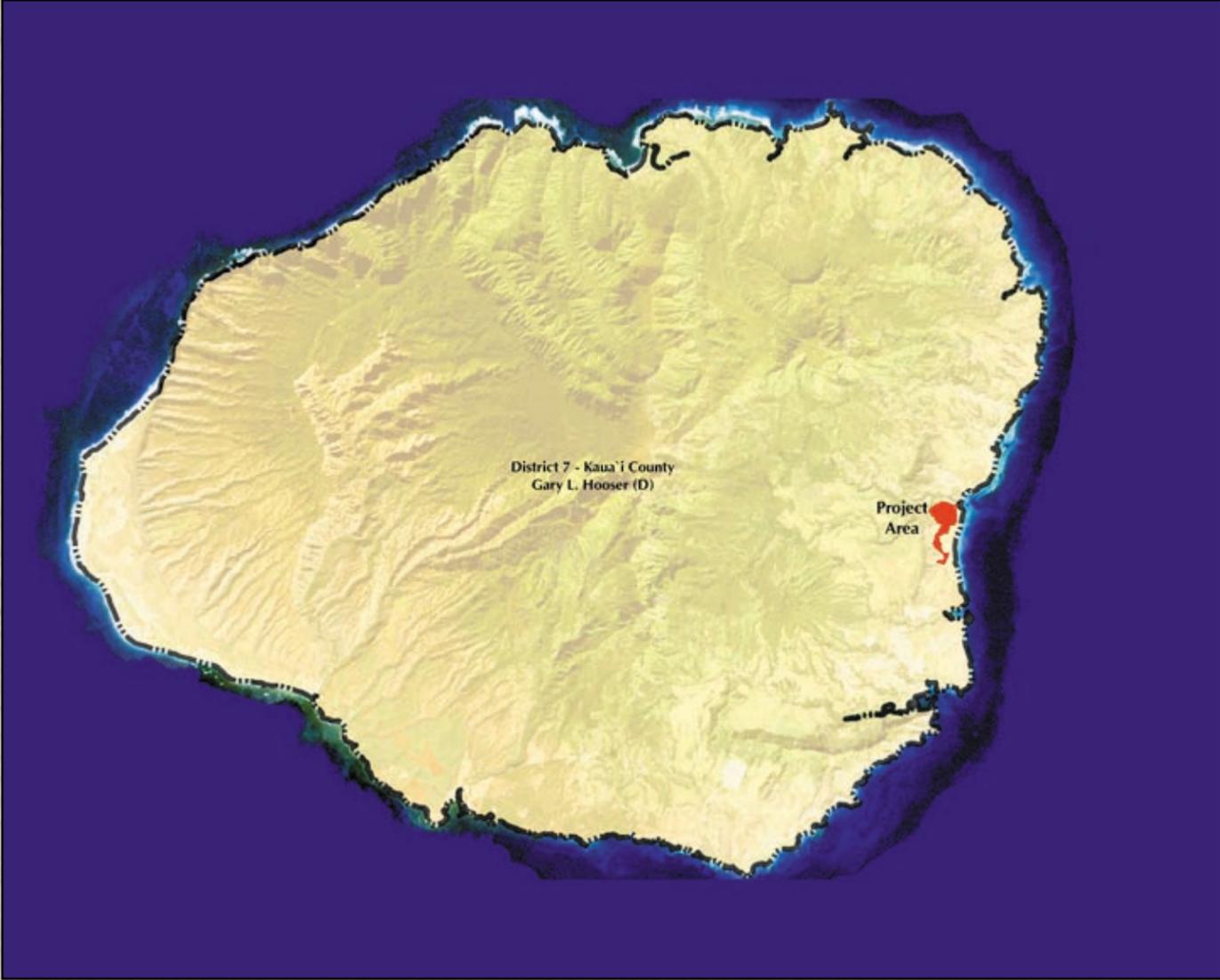
Bill "Kaipo" Asing  
Kaua'i County Council  
Council Chair



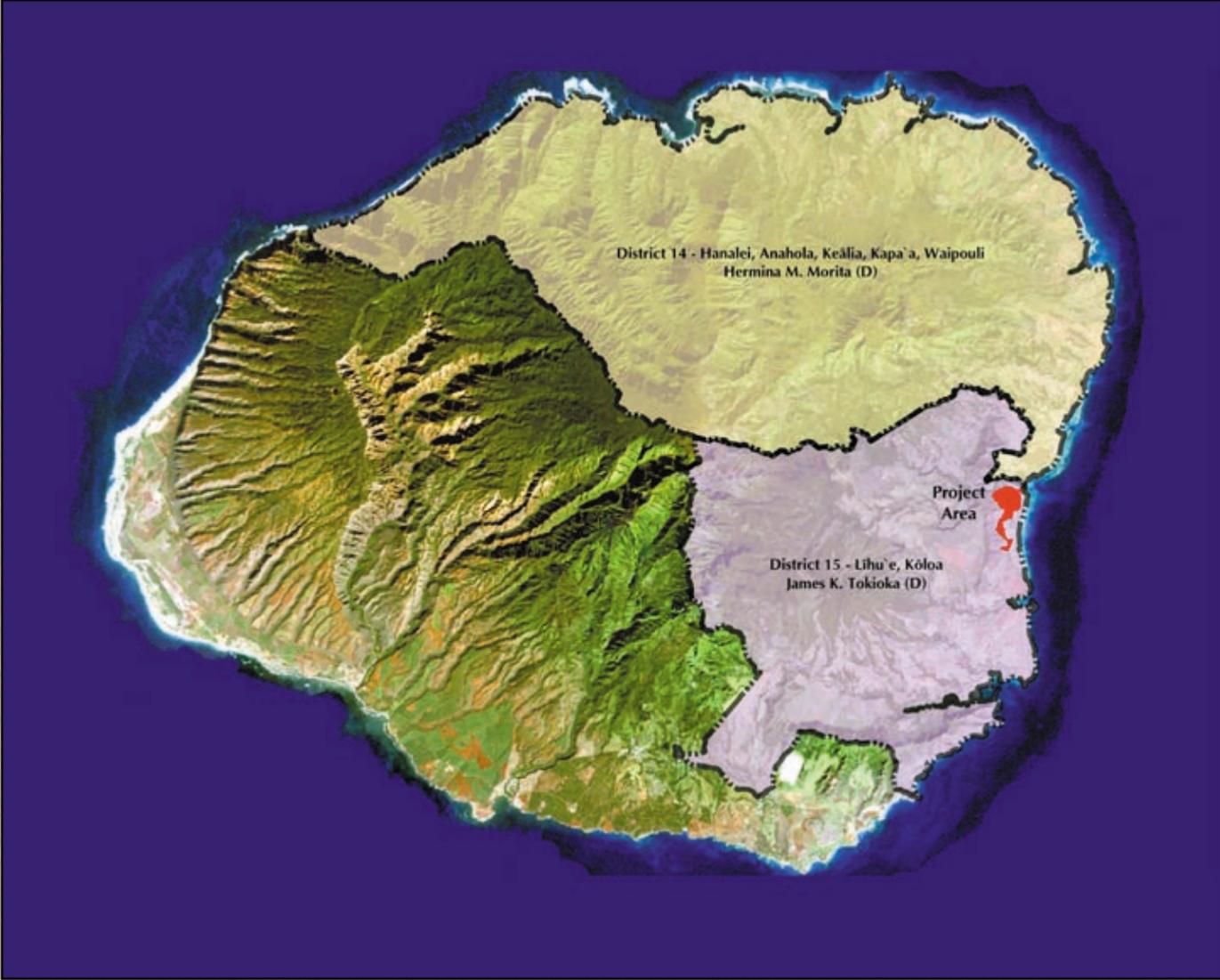
Donald Cataluna  
OHA Trustee  
Kaua'i & Ni'ihau

# Political Boundaries

State Senatorial Districts



State House of Representatives Districts



# Regional Stakeholders

In developing Regional Plans across the state, DHHL assumes its kuleana\* as a major landowner/developer whose decisions today will directly affect native Hawaiians and the community-at-large for generations to come. Acknowledging and accepting this kuleana, DHHL also makes a commitment to provide venues to talk story, discuss concerns, and brainstorm solutions with those that stand to be most affected. An integral part of this Regional Plan were the stakeholder meetings and stakeholder interviews conducted in order to gather information about projects and plans for the region.

The Regional Plans are intended to provide a compilation of priority projects that have been identified for implementation in the homestead region. It focuses on the near-term--those projects that will be implemented in the next 1 to 3 years. The resultant compilation of public sector, private sector, and community priorities help to identify opportunities for collaboration and win-win partnerships. Moreover, as a summary list of priority projects, the Regional Plans provide a means to secure and inform stakeholder participation at critical junctures in the development and implementation of the priority projects. The Plans are a means to get the relevant players on the same page, with respect to the critical items that should be in place in order to develop efficient and effective homestead communities.

Regional stakeholders include government agencies, businesses in the area, landowners, community organizations, as well as our Hawaiian Home Lands beneficiaries. The stakeholders were consulted through individual interviews or through a series of 3 meetings held between February 28, 2007 and April 11, 2007. The stakeholders and the interests/agency/organization they represented are identified below:

Imaikalani Aiu	Kaua'i County Planning Department
Kupuna Akana	Na Kahu Hikina'akala
Liberta Albao	Queen Deborah Kapule Hawaiian Civic Club
Donna Apisa	Coco Palms
Kauai Castillio	Queen Lili'uokalani Children's Center, Kaua'i Unit
Tom Contrades	Former Hawaiian Homes Commissioner
Ted Daligdig III	Kaua'i County Planning Commission
L. Haulani Fernandez	Hui Kako'o
Gregg Fujikawa	County of Kaua'i
Stuart Hanchett	Hawaiian Homes Commission
Paul Higa	

Stanford Iwamoto	Dept. of Transportation, Highways
Amanda Kaleiohi	Anahola Hawaiian Homes Association
Sariah Kanahela	Kekaha Self-Help Homestead
Christopher Kauahi	Anahola, Unit 6 Awardee
Shirley Ann Kauahi	Anahola, Unit 6 Awardee
Rodney Kaulupali	Sandwich Isles Communications
Ainsley Kelekoma	Anahola Hawaiian Land Farms Association
Linda Kelekoma	Anahola Hawaiian Land Farms Association
R. Mana Ku	
Kipukai Kualii	Hui Kako'o
Maryanne Kusaka	Former Kaua'i County Mayor
Steven Kyono	State Dept. of Transportation, Highways Division
Audrey K. Loo	Anahola Hawaiian Land Farms Association
John Lydgate	Friends of Kamalani
Charlotte Lydgate	
Abraham Machado Jr	
Kawehi Mahi	Anahola Hawaiian Homes Association
Jerry Ornellas	East Kaua'i Water User's Cooperative
Kekane Pa	Anahola, Unit 6 Awardee
Sam/Yvonne Pa	
Queenie Peranso	Resident
Leah Pereira	Kekaha Hawaiian Homestead
Sharon Pomroy	Anahola Hawaiian Land Farms Association
Lorraine Rapozo	Anahola Hawaiian Homes Association
Rayne Regush	Community Advisory Council
Kamika Smith	Smith's Boats
Carl Tashima	
Wynne Ushigome	Department of Water
JoAnn A. Yukimura	County Council

\*Kuleana refers to "right, privilege, concern, responsibility, business, jurisdiction, authority, liability, interest, claim, ownership, tenure, affair."

# Partnerships: Benefits & Examples

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

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

DHHL brings to these partnerships:

- Land for development in strategic locations.
- Potential use of tax-exempt financing.
- Access to legislative appropriations.
- Access to federal funding such as, HUD, USDA, SBA.
- Flexibility in the application of development standards, zoning, and design.
- Cultural understanding and resources.

DHHL has participated in a number of successful partnerships which are highlighted below:

## Residential Partnerships

Through partnerships DHHL has reduced the cost of homes to low-income beneficiaries. DHHL has done this by sharing in the cost of infrastructure, helping to secure tax credits, and using self-help methods of construction. Partnerships in Kapolei resulted in 70 Rent-to-Own units constructed by Mark Development using low-income tax credits and 45 self-help homes constructed with Menehune Development and Honolulu Habitat for Humanity. A partnership with Habitat for Humanity resulted in 20 homes in Hanapēpē and a partnership with Kōkua Housing resulted in 41 self-help homes at Laʻiʻōpua in Kona. In these types of partnerships, DHHL provides the land, secures federal grants, and provides access to, or assistance in, acquiring tax credits, subsidies, or other financing.

## Infrastructure Partnerships

DHHL has partnered with county governments and utility providers on infrastructure improvements that benefit the entire community. DHHL has participated in water system development with the counties by providing funding, land easements, and access to federal and state programs. Examples include the extension of the Lower Kula Water System on Maui, the Waimea Irrigation System, the Makuʻu Water System on Hawaiʻi, and the Waiawa-Waipahu water system on Oʻahu. DHHL water systems at Anahola on Kauaʻi, and Hoʻolehua on Molokaʻi are interconnected with nearby County water systems providing both parties backup source and storage capacity in the event of emergencies.

DHHL has also provided numerous easements over its lands to electrical, water, telephone, and cable companies to service both homestead areas and the general public.

## Public Facilities Partnerships

DHHL has participated in a number of partnerships involving public facilities and community resources. The most notable partnerships have brought together Hawaiian agencies and non-profit organizations into a multi-service complex where a broad range of programs are housed to serve the public. Such multi-service complexes have been built on Hawaiian Home Lands in partnership with Kamehameha Schools, Queen LiLiʻuokalani Children's Center, Alu Like, Papa Ola Lokahi, the Office of Hawaiian Affairs, Hawaiian community organizations, and the counties.

These multi-service complexes are housing preschools, offices, meeting facilities, health clinics, and activity centers. For example, the Paukūkalo homestead on Maui is served by a county park on DHHL land next to a community hall, the DHHL district office, the Hawaiian Community Assets' homeownership counseling center, and a Kamehameha preschool. The Keaukaha homestead on Hawaiʻi is served by a county park and gymnasium next to an elementary school, DHHL and OHA offices, and a Kamehameha preschool.

DHHL, private businesses, government agencies, and private foundations have joined together to provide materials for playgrounds constructed by homestead associations and other community volunteers.

## Natural Resource Management Partnerships

Through a series of land management partnerships with DLNR and The Nature Conservancy, unique ecosystems and historic sites are being protected. Examples include the Hakalau Forest Reserve, the Pālāʻau and Moʻomomi preserves, the Kalaupapa peninsula, and the Kamāʻoa-Puʻuʻeo National Historic District where koa forests, endangered plants and animals, and native species are being protected for future generations.

Beach front recreational values are protected through management agreements with the City and County of Honolulu for Makapuʻu, Kaiona, Kaupō, Waimānalo, and Nānākuli beach parks. a three-mile stretch of ocean front Hawaiian Home Lands property at Anahola on Kauaʻi is maintained as open space and made part of the county's walking/biking system, which will eventually stretch from Līhuʻe to Moloaʻa.

# History and Cultural Aspects of the Area

Wailua, Kaua'i is a region steeped in history and special significance to the Hawaiian people. Kaua'i is the oldest and fourth largest of the inhabited Hawaiian Islands, having become part of the island chain approximately five million years ago.

## THE GREAT SACRED WAILUA

Located on the Eastern or "Windward" side of Kaua'i, it was first settled by voyagers from the Marquesas Islands, and hundreds of years later, by the Tahitians. Punanuikaia'āina, leader of the settlers from the Marquesas, placed a kapu on the land on either side of the river from the sea to the top of the range that divides the shore from the uplands, giving the area its traditional name, Wailua Nui a Ho'āno, or great, sacred Wailua. Punanuikaia'āina himself seems to have borne this name and there is a confusion as to whether Wailua Nui a Ho'āno is the name of a particular chief, or of the land only, or both.

Archaeological and ethnographic evidence reinforce one another and indicate that Wailua was one of the two religious and political centers of Kaua'i during ancient times. The Ali'i Nui (high chiefs) inhabited Wailua on the eastern side of the island in the summer months, while the winter months were spent at Waimea on the western side of the island. Wailua was the principal residence as well as administrative and religious center of Kaua'i's ali'i nui for most of the year.

By tradition, Wailua was conceptually divided into parts, with "Wailuanuiaho'āno" ("Great Sacred Wailua") as the name of a marked, sacred area associated with the ali'i, and the area up in the valley and hills as the area where common people lived. Wailuanuiaho'āno was area so sacred that it was kapu to maka'āinana; only ali'i, their kahuna and retainers could reside or visit the area. A large portion of the DHHL Wailua property, if not the entire property, would be located in Wailuanuiaho'āno.

The significance of this sacred area is echoed in mythological literature, which shows Wailua prominently associated with some of Hawai'i's most famous legendary and historical figures, including: Maui, Kawelo Pikoika'alo, Lā'ieikawai, Mō'ikeha, La'amaikahiki, and Kaililauokekoa. These associations

indicate an ancient and continuous occupation of the area.

Also pointing to the great antiquity and importance of the settlement at Wailua is its mention as the site of many "firsts." For example, Wailua is said to have the first kalo and 'uala on Kaua'i. Mō'ikeha's hānai son La'amaikahiki, brought the first temple drum, the kā'eke, to the islands and preserved it at the heiau of Holoholokū at Wailua. The first hau trees were planted along the river below Poli'ahu Heiau, and the first coconut tree in the islands was planted just north of the river mouth.

## WAILUA COMPLEX OF HEIAU

The Wailua Complex of Heiau is a National Historic Landmark, comprised of 5 discontinuous properties, which are all under jurisdiction of the State of Hawai'i. All of the sites are incorporated in the Wailua River State Park. The Landmark captures some of the in-tact structures of the once great and sacred Wailua. According to tradition, there were once seven heiau in Wailua ahupua'a, including: Hikinaakalā, Malae, Kalaeokamanu (Holoholokū), Poli'ahu, Pōhaku'ele'ele, an unnamed heiau near Kālepa and Nounou ridges, and an unnamed heiau near the convergence of the north and south forks of Wailua River. Only four of the seven structures retain their structural integrity today.

Kalaeokamanu Heiau (Holoholokū Heiau) lies on the north bank of the Wailua River. Some sources suggested that the walled enclosure at the base of Pu'uki Ridge was the heiau, but more recent research indicates the heiau may have been on top of Pu'uki Ridge. Adjacent to the heiau are the Pōhaku Ho'ohānau, the birthstones where Kaua'i ali'i were born, and the Pōhaku Piko, where the naval cords of the chiefly children were placed. The heiau served in conjunction with its associated birthstones. It was at the heiau that the drum would announce the news of the birth of royalty. The associated Pohaku Ho'ohānau was sacred because it was to this rock shelter that a high chieftess would go for the birth of her child to ensure its chiefly status. The place names Kalaeokamanu and Holoholokū appear to have become confused and used interchangeably over time. Malae Heiau also known as Malaeha'akoa and Maaka'ūkiu, is the largest heiau remaining on Kaua'i. Its 6-foot high walls encompass

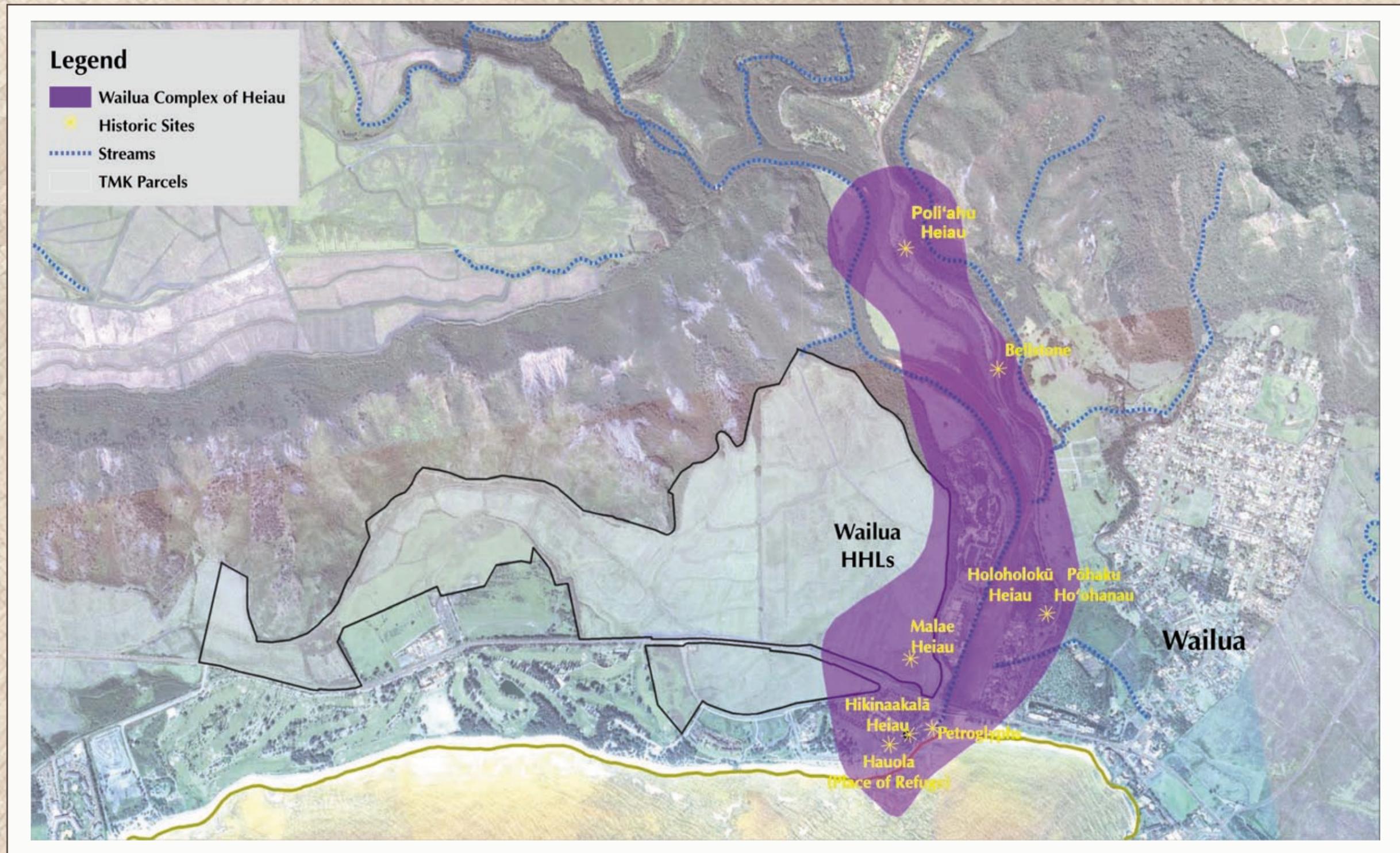
approximately 2 acres. It is located just mauka of Kūhiō Highway, adjacent to the mauka DHHL Wailua lands. Its origin is traditionally traced to the mythical menehune, or the chief Mō'ikeha, who is said to have built it in the period that Wailuanuiaho'āno ruled Kaua'i. Traditional history talks of the cultural relationship between Malae Heiau and Poli'ahu Heiau and the visual connection between these sites is believed to be part of this relationship. A long history of sugar cane cultivation around this site has resulted in bolders and dirt being pushed up against the exterior face of the walls.

Poli'ahu Heiau is another large walled enclosure Heiau, covering slightly over one acre, located on the ridge separating the Wailua River and 'Ōpaeka'a Stream. It is said that the menehune constructed Poli'ahu using rocks from 'Ōpaeka'a Stream. Its companion heiau is Malae, easily viewed from the high vantage point of Poli'ahu.

Hikinaakalā Heiau (including Pu'uhōnua o Hau'ola and associated petroglyphs) is situated on the southern side of the mouth of the Wailua River. Oral tradition attributes the construction of the heiau to the chief Wailuanuiaho'āno. Hau'ola, the place of refuge where a kapu-breaker could enter and escape punishment, is said to have been built by menehune at the direction of the legendary Waimea chief Ola, who gave it the same name as the place of refuge constructed by his father near Kekaha. The Ka Pae Ki'i Māhū o Wailua petroglyphs are located about 130 feet north of Hau'ola. It includes a series of 8 petroglyph boulders in a cluster of 61 boulders along the shore of the Wailua River. Due to shoreline and contour changes in the River channel, the petroglyphs are now partially submerged.

The Wailua Bellstone is a basalt boulder located about one-half mile east of Poli'ahu Heiau on a bluff overlooking the Wailua River. The boulder was drummed with cobbles, producing a hollow sound that heralded the approach of chiefly or religious processions along a former trail that led from the coast up into the mountainous interior of Kaua'i. Kaluawehe, or the "King's Highway" began just offshore near the mouth of the Wailua River.

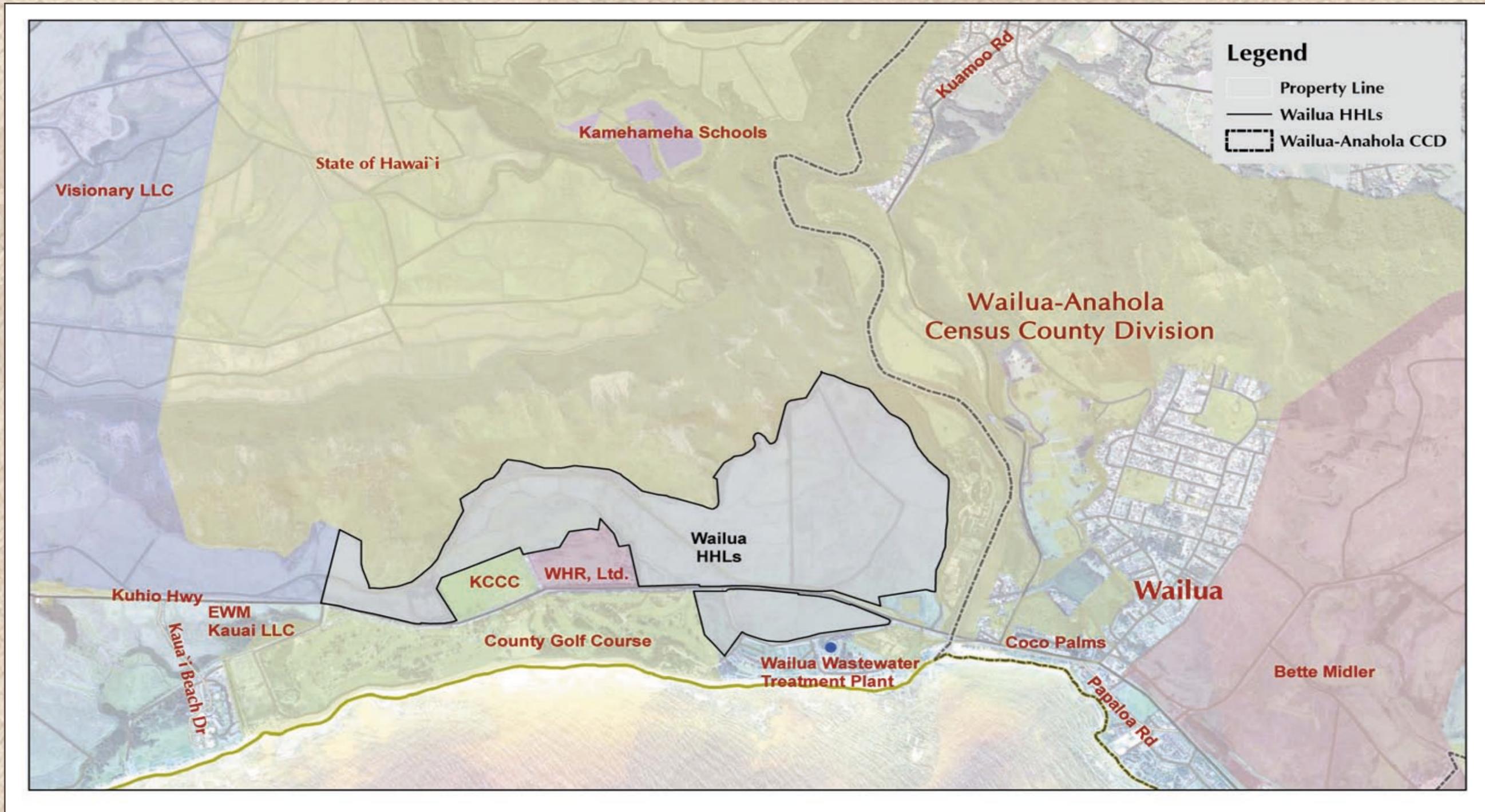
# Historic Sites Map



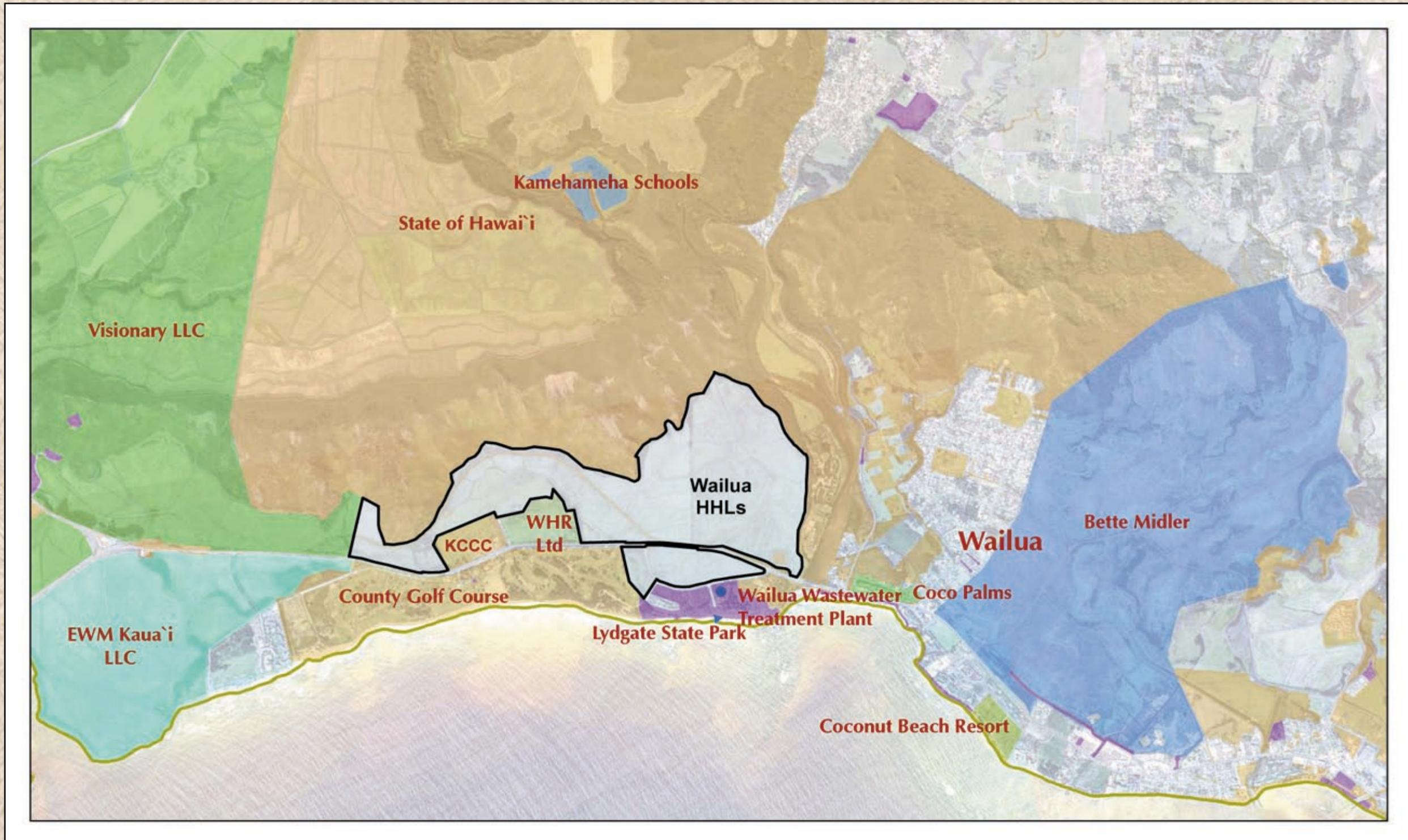
# Regional Demographics

	Wailua-Anahola Census County Division (2000)			
	Total Population		Native Hawaiian Population	
	Number	Percentage	Number	Percentage
<b>General Characteristics</b>				
Total Population:	10,873	100.0%	3,457	31.8%
Median Age (Years)	38.3		29.9	
<b>Social Characteristics</b>				
High School Graduate or Higher	6,233	87.8%	840	85.1%
Bachelor's Degree or Higher	1,580	22.3%	78	7.9%
<b>Economic Characteristics</b>				
Median Household Income (Dollars)	\$44,482		\$40,815	
<b>Housing Characteristics</b>				
Number of Households	3,768	100.0%	471	100.0%
Households that are Families	2,733	72.5%	379	80.5%
Families with own Children under 18	1,359		164	
Families with own Children under 18 that are Headed by a Married Couple	970	71.4%	107	65.2%
Families with own Children under 18 that are Headed by a Single Parent	389	28.6%	57	34.8%
Average Household Size	2.85		3.57	
Total Housing Units	4,462			
Owner Occupied Units	2,085		356	
Renter Occupied Units	2,377		135	
Vacant Units	682	15.3%		
Homeownership Rate ((%) Kaua'i County)		55.3%		
Rental Vacancy Rate (%)		3.6%		
Median Value - Single Family Home ((Dollars) Kaua'i County)	\$600,000		\$155,200	
Median Value - Condo ((Dollars) Kaua'i County)	\$415,240			
Median Gross Rent (Dollars)	\$812		\$730	

# Hawaiian Home Lands – Wailua Region



# Major Land Owners Map



# Adjacent Bands / Zoning

## Coco Palms

Coco Palms Ventures, LLC owns about 16 acres north of the DHHL site along Kūhiō Highway. Coco Palms Ventures, LLC is a joint project of The Weiser Companies and Petrie Ross Ventures. Richard Weiser, Walt Petrie and Phil Ross are its principals. The new Coco Palms Resort Villas will contain 48 bungalows and 196 luxury condominiums. It will also have a spa and two restaurants. Most of the design will be based on the old Coco Palms Hotel. The Condominiums have already been selling from a range of \$616,000 to \$500,000. This \$220 million dollar project is expected to re-open in the summer of 2008. As part of the project, Coco Palms will donate land to allow the State to widen Kūhiō Highway in the area fronting the resort. This resort location, famous for being the site of the wedding scene in Elvis Presley's film "Blue Hawai'i," has been closed since 1992 when Hurricane Iniki caused extensive damage to the hotel.

## Grove Farm

Grove Farm's 22,000 acres, including 5 miles of oceanfront property, was sold in 2000 to Steve Case for about \$6 million dollars. The sale also included the assumption of about \$61 million of debt. This land is directly south of the DHHL property on Kūhiō Highway. Grove Farm's company website (<http://www.grovefarm.com>) explains that: "Grove Farm is shifting its focus toward management of its prime holdings on Kaua'i, enhancing its land and water resources to meet Kaua'i's housing needs and to promote diversified agriculture."

## William Hyde Rice, Ltd.

The descendants of missionary William Hyde Rice own the 36 acres of land directly north of the Kaua'i Community Correctional Center. The lot is undeveloped and valued at \$800,000. The entire property lies within FEMA's Zone A, Special Flood Hazard Area, therefore development prospects for this property are limited. The State GIS Department has the land labeled as being owned by CCC Venture, LLC.

## EWM Kaua'i LLC

In 2002, EWM Kaua'i LLC requested a zoning exemption in order to build a residential community and a golf course on 460 oceanfront acres just south of the Wailua County Golf Course. The plan was withdrawn later that year, however, due to community opposition. Owner Ernest Moody said that he would return eventually with an amended plan that might encompass some of the previous development design, which included single family homes, town homes, retail, hike and bike trails, and an 18-hole golf course and other amenities.

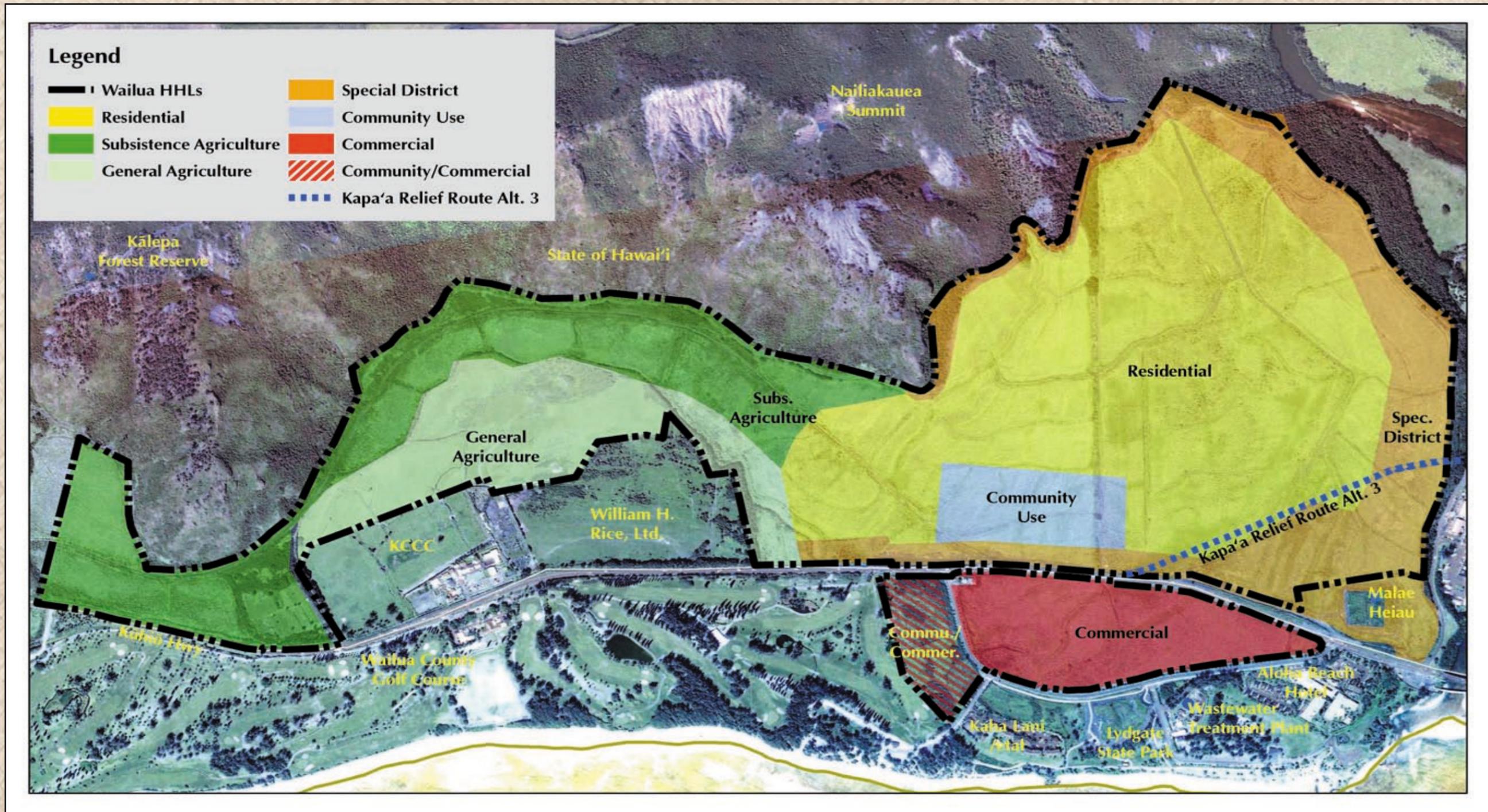
## Kaha Lani et. al.

The Castle Kaha Lani Condominium Resort is a developed resort on 3.7 acres of land that contains condominium suites featuring one-, two-, and three-bedroom units with full kitchens. The resort also houses barbeque areas, putting greens, tennis courts and a swimming pool. The resort land is valued at \$7.6 million.

## Bette Midler Trust

The Bette Midler Trust owns approximately 1,395 acres of land just north of the Wailua River. According to a Trust spokesman, the Trust is content to manage its properties (including 105 acres of Federal Wetlands Reserve) for agricultural purposes. Activities being carried out on the land include: the repair of the fallow cane fields, grooming of pastures, the raising of taro, and various other agricultural pursuits (which may in the future include koa planting). The Trust is cooperating with the State relating to the Kapa'a Bypass Road and Kūhiō Highway widening projects.

# DHHL Preliminary Concept Plan



# Development of Hawaiian Home Lands at Wailua

DHHL owns a total of 526 acres in the Wailua area. This includes 52 acres makai of Kūhiō Highway and 474 acres on the mauka side of the highway.

Lydgate Park, the Wailua Golf Course, the 46-room Kaha Lani Resort, the 216-room Aloha Beach Resort, and the Wailua Wastewater Treatment Plant border the makai lands. The mauka lands are bordered by Kālepa Ridge, Wailua River channels, the County Correctional facility, and Grove Farm agricultural lands.

## Wailua Land Use Plan

In May, 2004, the Hawaiian Homes Commission approved the Kaua'i Island Plan which identified the following general land uses for the Wailua HHLs:

216 acres	640 Residential Lots at 10,000 Sq. Ft.
47 acres	Commercial (Makai Parcel)
20 acres	Community Uses
92 acres	Special Districts (buffer residential areas)
99 acres	25 Agricultural Homestead Lots at 2 acres
52 acres	General Agriculture (areas prone to flooding)
526 acres	TOTAL

Since that time, plans for development at Wailua have been refined by emerging markets and the Department's ability to capitalize on development opportunities. These refinements, which more closely reflect the current thinking of the Department, are identified below.

## Resort/Timeshare or Commercial Development

The parcel of land (the "Property") being offered for general lease is located in Wailua, Island of Kaua'i, Hawai'i. The Property is currently identified on the tax maps of the State of Hawai'i as Division 4, zone 3, Section 9, Plat 06, Parcel 09 and a portion of Parcel 11. The Department of Hawaiian Home Lands (DHHL) has selected and designated the site for resort/timeshare or development because of its superior location. However, plans for other types

of commercial uses or developments may be considered, provided they meet DHHL's objectives.

The Property is located along Kaua'i's eastern coastline; approximately six miles from Līhu'e, the island's urban center, and 203 miles from Kapa'a, which offers a large variety of dining and shopping opportunities. The Property is within walking distance to the shoreline/ beach, Wailua Golf Course, the Wailua State Park (Lydgate Park) and the Wailua River. The Property has more than 2,500 feet of frontage on Kūhiō Highway, the only major highway connecting all communities on the eastern and northern side of the island.

A secondary roadway, Leho Drive, surrounds the balance of the Property except for a small portion (approximately nine acres) that borders on the Wailua Golf Course. The Property is located 1-2 miles south of the Coconut Plantation Resort Complex which contains approximately 77 acres and includes approximately 900 hotel rooms within the Aston Kaua'i Beachboy Hotel and the Islander on the Beach Hotel, both of which front along the ocean. The Coconut Market Place, which is occupied primarily with tourist related tenants, is also situated within the Coconut Plantation Resort fronting along Kūhiō Highway.

## Residential Development

DHHL will seek a developer who is willing and able to provide a minimum of 200 single-family detached residences on a portion of a 309.3-acre parcel and a 70.7-acre parcel located in Wailua, Island of Kaua'i, Hawai'i, identified as Tax Map Key Nos. (4) 3-9-02:Parcels 12 and 25. These residences will be offered solely to DHHL's beneficiaries. In return for constructing these 200 residences, and over-sizing the infrastructure to accommodate up to 600 residences, DHHL will offset the lease rent for a 50.6-acre parcel that the developer may use to construct a timeshare/resort, or other commercial venture.

The property contains 2,199,780 square feet (50.5 acres) of gross land area. DHHL intends to subdivide the 11-acre parcel into two lots, one being approximately two acres and the other approximately 9.4 acres. Once subdivided, the 9.4-acre lot will be a part of the

timeshare/resort or commercial development property, however, it will continue to be separated from the larger 41-acre parcel by Leho Drive, a county roadway.

The Property is currently zoned Open (O) and Agriculture (A) by the County of Kaua'i, but has been valued as if zoned Resort (RR-20). DHHL is not subject to county and state land use zoning and plans to designate this site for development under the RR-20 guidelines for planning and permitting purposes. Such a zoning guideline would allow for the development of a maximum of 20 dwelling units per acre of land or a maximum total of 1,010 allowable dwelling units based on the combined gross land area of 50.5 acres underlying the subject property. DHHL has indicated that they would consider the maximum density for the site to be 800 units. DHHL shall also consider commercial uses for the site under the County of Kaua'i's General Commercial (CG) district zoning.

## Topography

The flat and rolling hills make the Wailua area relatively easy to develop and create breathtaking views from this property. A topographical survey has not been conducted of the site.

## Location

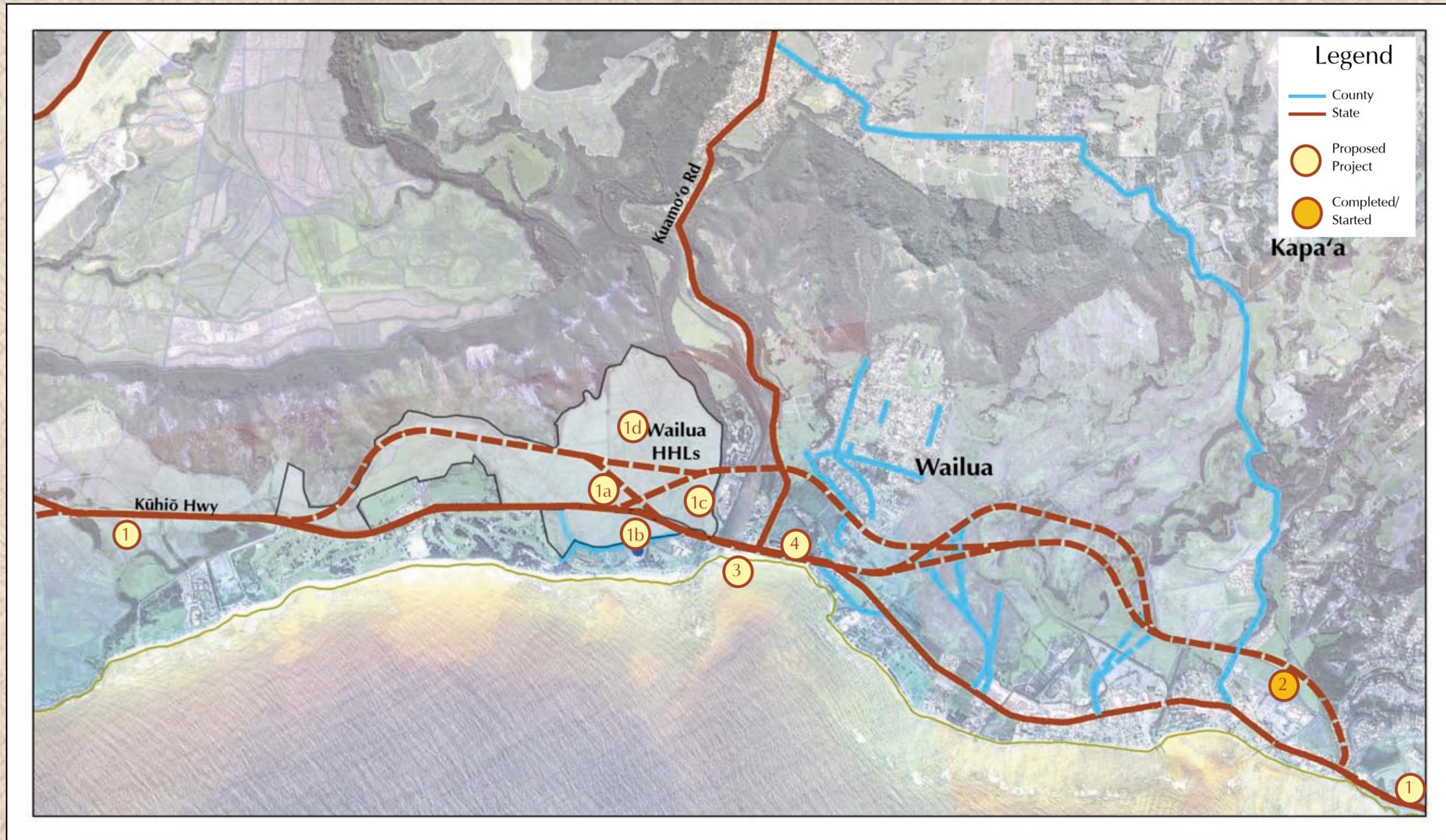
The Wailua property is ideally located for a new residential community because homesteaders would be able to work in Wailua, Kapa'a and Līhu'e without a long commute. Services and recreational amenities are also nearby.

## Agricultural Land

The properties on both sides of the Highway are fertile agricultural lands that were used for sugarcane. However, only 67 acres are now being used for pasture and diversified agriculture and the rest remains fallow.



# Infrastructure - Roads



# Infrastructure – Roads Characteristics

## 1 Kapa'a Relief Route

The Hawaii Department of Transportation's (HDOT) number one priority on Kaua'i is the Kapa'a Relief Route, together with the four-lane Kūhiō Highway widening westbound from Līhu'e. HDOT is conducting a planning study to improve Kūhiō Highway between Hanamā'ulu and Kapa'a stream. The plan includes a widening of Kūhiō Highway (common to all the current alternatives), a second crossing of the Wailua River and/or a relief route around Kapa'a town or some combination of these alternatives.

Kimura International is working with HDOT in considering four alternative alignments through, or alongside, DHHL's Wailua Lands. The plan is currently in its Draft Environmental Impact Statement stage which should be completed in the fall of 2007.

### 1a Kapa'a Relief Route Alternative 1

Mauka alignment 1 runs along the mauka most portions of DHHL's land (including reconnection back to the Wailua River).

### 1b Kapa'a Relief Route Alternative 2

Includes the widening of existing bridge and reuse of existing cane haul bridge over Wailua River.

### 1c Kapa'a Relief Route Alternative 3

Mauka alignment 2 runs along the middle mauka portion of DHHL's lands (including a high bridge from the top of the plateau to the north bank of Wailua River).

### 1d Kapa'a Relief Route Alternative 4

Mauka alignment 3 runs along the mauka most portions of DHHL's land (including a high bridge from the top of the plateau to the north bank of Wailua River).

## 2 Kapa'a Bypass Road Extension

Construction of one-lane (southbound) roadway between Olohena Road and Kūhiō Highway, new one-lane bridge over Moikeha Canal and roundabout at Olohena Road/Bypass Road intersection currently in progress. Project slightly delayed due to asphalt shortage. Completed in late 2006.

## 3 Kūhiō Highway Cane Haul Bridge Widening at Wailua River

HDOT is considering upgrading the existing cane haul bridge across the Wailua River (parallel to the Kūhiō Highway Bridge) to two lanes regardless of which Kapa'a Relief Route alternative (above) is ultimately selected. This would allow Kūhiō Highway to function as a four-lane highway across the river. This project is currently in the design phase with construction slated for the fall of 2007.

## 4 Kūhiō Highway 4-Lane Widening from Wailua River to Kapa'a Bypass

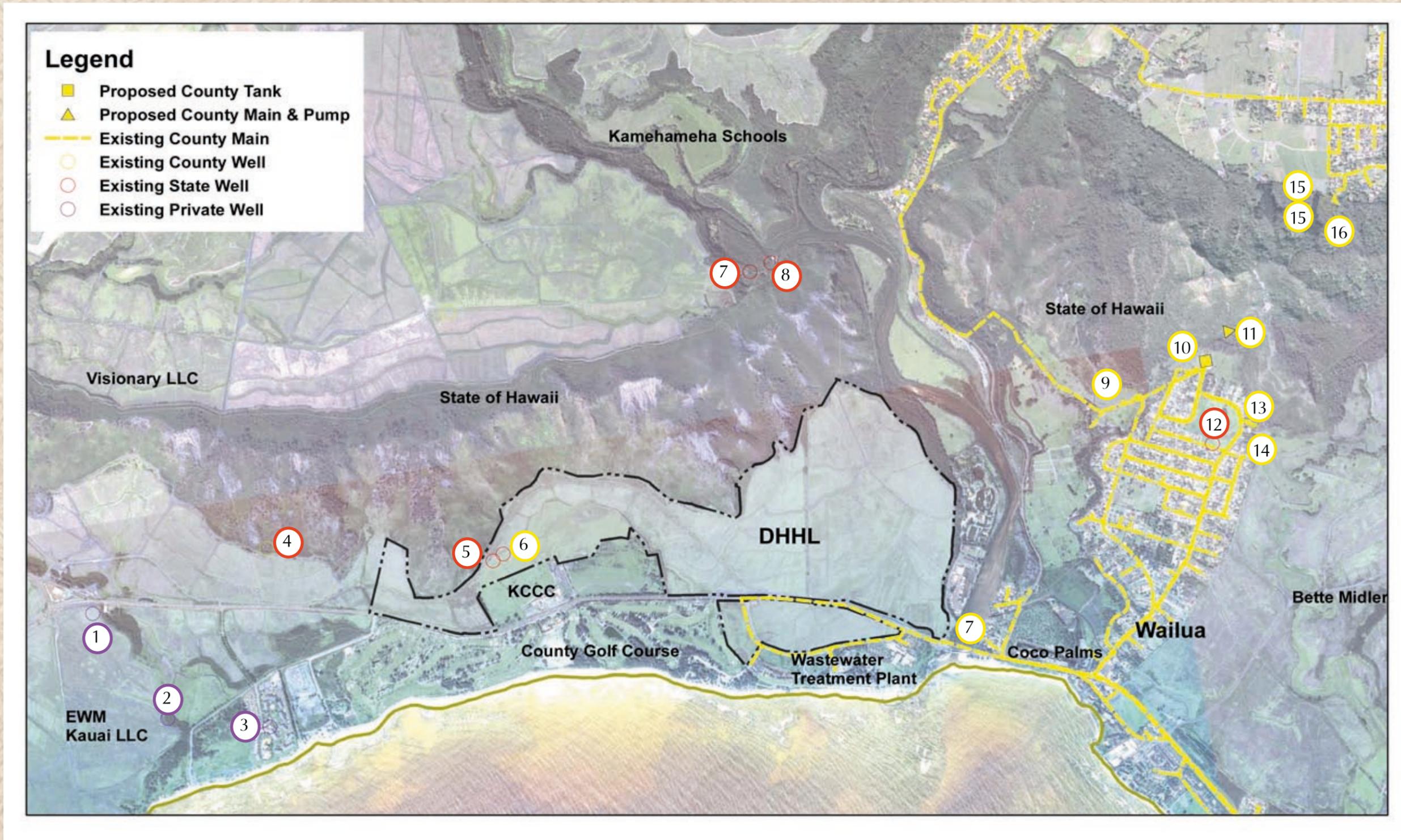
Part of the Governor Linda Lingle's 2006 proposed State budget included \$19 million for the improvements to Kūhiō Highway, some of which were earmarked toward improving the intersection of Kuamo'o Road and Kūhiō Highway by providing left turn storage lanes at the intersection. The alignments of the additional lanes need only to be configured and coordinated with the widening of the Wailua River Bridge. This project is currently in the design phase and will be going out to bid in the fall of 2007.

## 5 Storm Damage Repairs at Wailua

HDOT has restored a culvert headwall and provided emergency repairs and improvements to Kūhiō Highway that were result of storm damage. Repairs were completed in August 2006.



# Infrastructure-Water



# Infrastructure – Water Characteristics

## MAP LEGEND

- 1 – Existing EWM Kaua'i LLC Well No. 0020-03
- 2 – Existing Līhu'e Plantation Well No. 0020-01
- 3 – Existing Kaua'i Hilton Well No. 0020-02
- 4 – Existing State DOW Well No. 0021-01
- 5 – Existing State of Hawai'i Well No. 0120-02
- 6 – Existing County of Kaua'i Well No. 0120-01
- 7 – Existing State Parks Well No. 0221-01
- 8 – Existing State Parks Well No. 0221-02
- 9 – Existing County of Kaua'i ("Nonou Well 9-1C – WK-17")
- 10 – Proposed County of Kaua'i Tank Rehab. ("Nonou Tank, 2.0 MG – WK-4")
- 11 – Proposed County of Kaua'i 6" Main Rep. & Pump ("Upper Wailua. – WK-11")
- 12 – Existing State DOA Well No. 0320-02
- 13 – Existing County of Kaua'i ("Nonou Well 9-1A – WK-16")
- 14 – Existing County of Kaua'i ("Nonou Well 9-1B – WK-16")
- 15 – Existing County of Kaua'i ("Wailua Homestead Well 'A'")
- 16 – Existing County of Kaua'i ("Wailua Homestead Well 'B'")
- 17 – Existing County of Kaua'i Water Main  
(Wailua, Kuamoto, 'Ohana, 'Anolani Rds.)

## Existing Water System

The County of Kaua'i Department of Water (DOW) services the existing water system in the area. The DOW has several well and tank sites in operation across the Wailua River in the Wailua and Kapa'a regions.

The Wailua-Kapa'a region does not have available water to meet future demand. In recent years, additional gallons per minute were needed to accommodate the existing population. Due to the current shortage in water supply, DOW cannot provide water to future developments.

## Proposed Water System

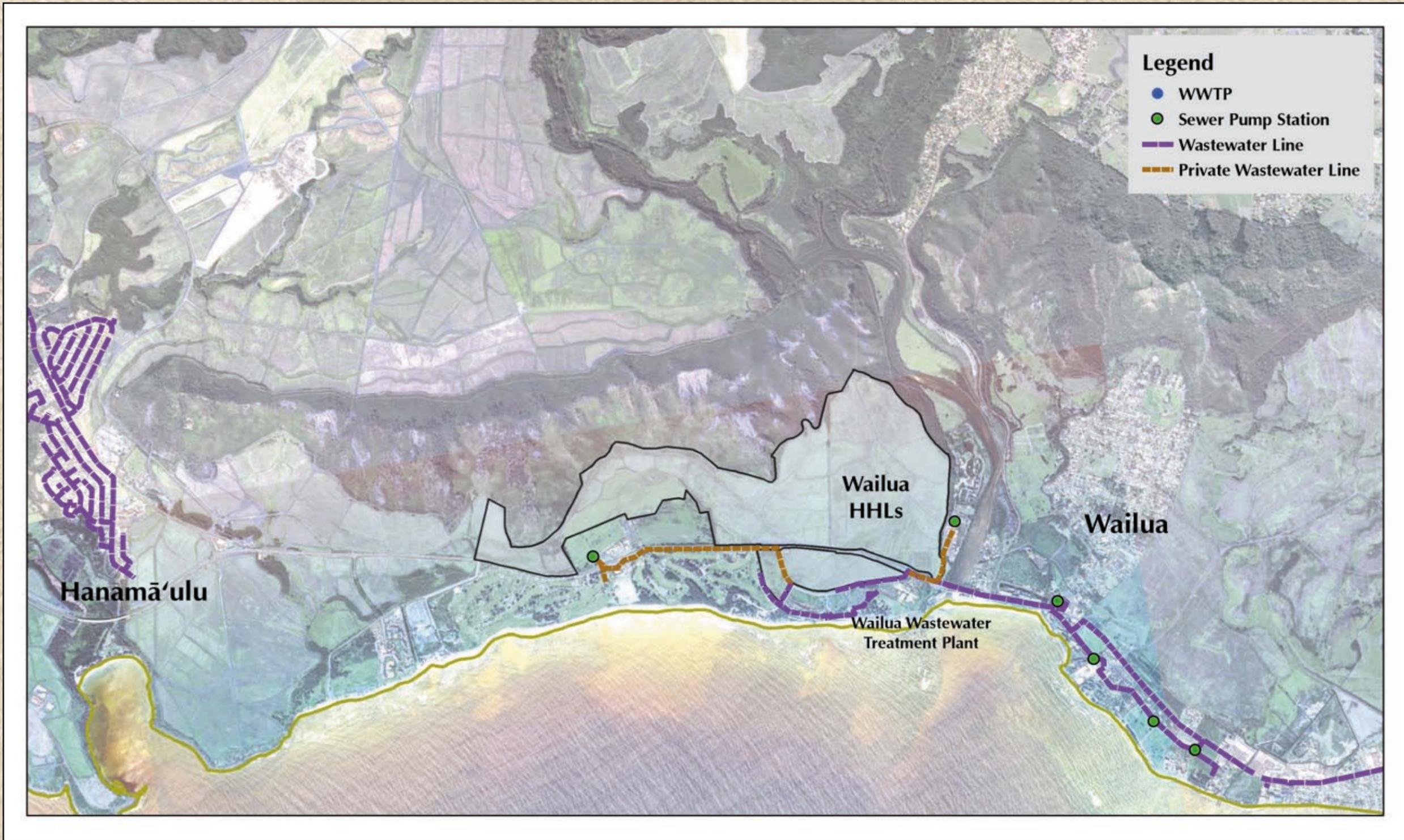
DOW has many proposed improvements for the water system within the Wailua-Kapa'a region. These improvements are planned for design and construction over the next 20 years; however, currently the department is experiencing delays in their scheduling. All source and storage projects are priority (Water Plan 2020, DOW, County of Kaua'i, March 2001).

The proposed water supply and well improvements include three wells within the Kapa'a Homesteads area, a well and chlorination facility within the Wailua Homesteads, and a chlorination facility for the Nonou Well.

The total water system improvements for 37 projects are estimated at \$37.7 million phased over the next 20 years. DOW completed WK-24 Kapa'a Homestead Well #2 and WK-5 Mokoleua Well A. WK-A1 Homestead Well #3 was drilled, but probably won't be developed due to poor production. The rehab of Ornellas tank is ongoing and the stable tank is in the preliminary redesign phase. All the other projects are proposed for future construction and / or maintenance.

Based on expected ultimate densities for resort/timeshare, commercial development and the residential component (minimum 200 single-family residences), Kaua'i County's DOW has indicated that the projects will require their own water source, storage, and transmission/distribution system, or contribute fair share to DOW projects to serve water commitments. DHHL is encouraged to try and reserve water commitments for these projects, as they could already be reserved for other developments.

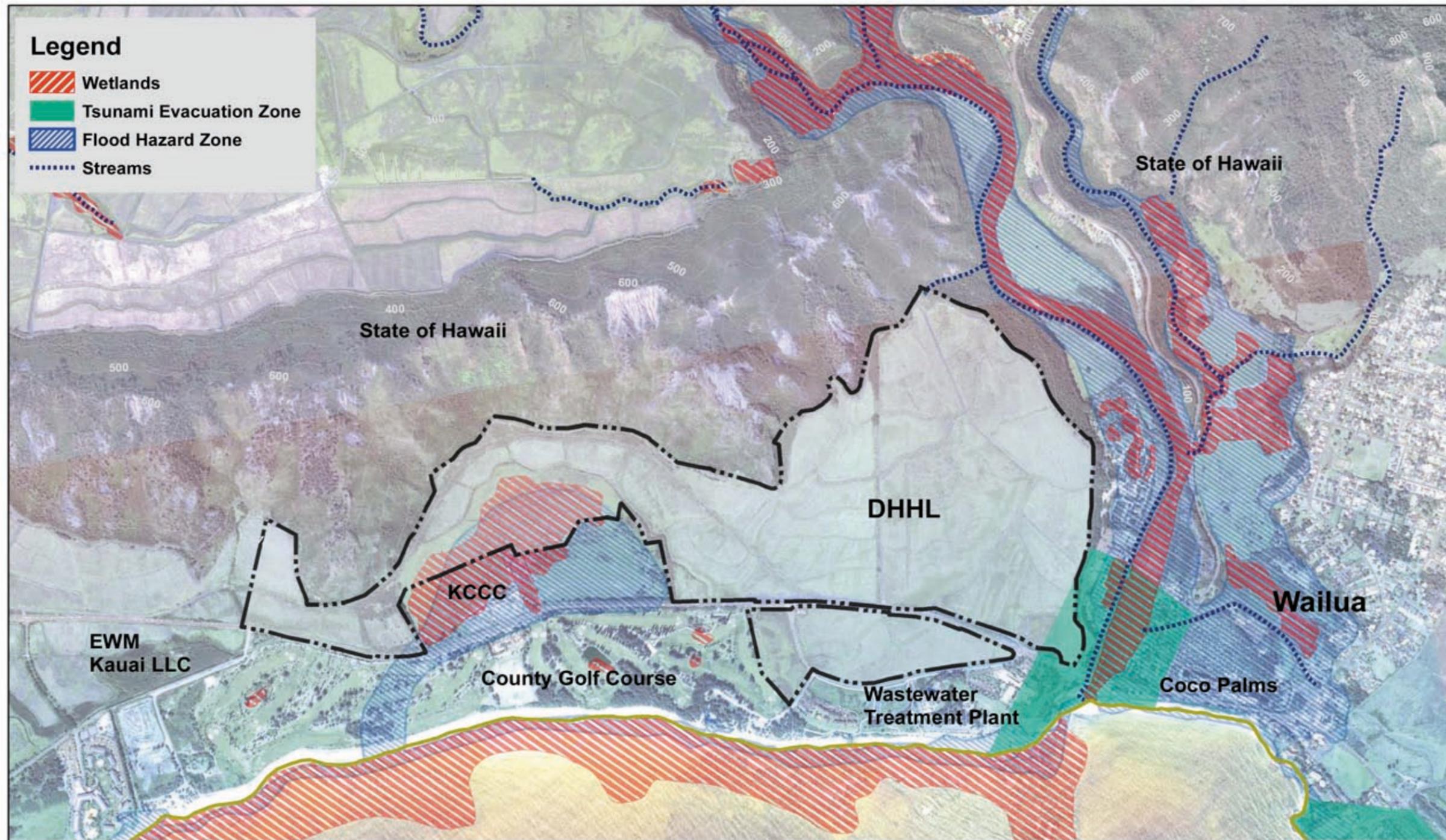
# Infrastructure-Wastewater



# Infrastructure – Wastewater Characteristics

- The existing County Wastewater Treatment Plant (WWTP) has a capacity of 1.5 million gallons per day. The plant is located on Nalu Road just off of Leho Drive, east of the Wailua Properties.
- The County of Kaua'i operates the WWTP in close proximity to the project area. The WWTP only operates at 50% of its design capacity (1.5 MGD) and the Wastewater Division of the County's Public Works department mentioned persistent operational deficiencies with the plant. Upgrading of the plant, including the off-site transmission system, will be required to accommodate the wastewater increases from the proposed Wailua commercial and residential components.
- Currently, WWTP is capable of handling the existing wastewater needs of the Wailua/Kapa'a community
- An Engineering contract was awarded to Fukunaga & Associates in 2005 by the County of Kaua'i for master planning and rehabilitating the WWTP. The WWTP Facility Plan is still in draft form as of the publishing of this document.
- The projected wastewater flow from the DHHL development is approximately 0.26 MGD, and connection to the County system will have a significant impact. Including DHHL in the expansion of the Wailua WWTP will accelerate the improvement program. If DHHL connects to the County collection system during the middle term (2010 – 2015), plant flow will be approximately 1.65 MGD, which exceeds the recommended expansion to 1.5 MGD. Further expansion of the Wailua WWTP to 1.75 MGD would be required. The following facilities recommended for the far term (2015 – 2025) would have to be moved up to the middle term to accommodate the DHHL flow:
  - o Construct additional membrane tanks, including permeate pumps, RAS pumps, and blowers.
  - o Construct additional surge basins adjacent to the existing basins.
  - o Construct an influent gravity line parallel to the 24" line currently being installed.
- The far term expansion to 2.0 MGD will have sufficient capacity to accommodate the DHHL flow. This will bring the average day flow to approximately 1.98 MGD. If the County needs to connect cesspools from areas that are not currently experiencing problems, the Kapa'a WWTP will need to be constructed.
- Beyond the far term, if all non-agricultural properties in the Wailua area are connected to the County collection system, the Wailua WWTP will still have sufficient capacity to accommodate DHHL. The total wastewater flow will be approximately 1.94 MGD and the plant capacity will be 2.0 MGD.
- The DHHL flow of 0.26 MGD will comprise approximately 13% of the total plant flow at the Wailua WWTP at the build-out flow of 2.0 MGD. The total construction cost for the 2.0 MGD Wailua WWTP is approximately \$44.8 million. Therefore, the cost to treat flow from the DHHL development will cost approximately \$5.84 million.
- WWTP's effluent will be treated to R-2 quality water and disposed through irrigation along the Wailua Golf Course pursuant to the Department of Health water reclamation requirements.
- New sewer lines will need to be constructed within the proposed development and should be able to tie into the existing County system.

# Infrastructure – Drainage



# *Infrastructure – Drainage Characteristics*

- Existing region consisted primarily of open agricultural lands that drain towards the ocean. The only significant drainage improvements are along the Makai side of Kūhiō Highway and along Leho drive. These areas include a golf course, hotel, park, and wastewater treatment facilities. These areas have all been designed to convey surface runoff.
- A large portion of southern end of Wailua property is subject to flooding. The area has currently been planned as general agriculture, which would be recommended to remain. Larger drainage and grading improvements would be necessary within the flood areas to pursue housing development.
- No know drainage improvements are being implemented at this time. During development of the parcels, roadway drainage as well as a drainage master plan would need to be designed to convey the additional storm runoff safely to the ocean or subsurface.
- Potential drainage improvements may include:
  - o Grassed shoulder swales along roads
  - o Aluminum Spiral Ribbed Pipe (ASRP)
  - o Standard and/or Modified drainage inlets
  - o Standard and/or Modified drain manholes
  - o Field inlets
  - o Outlet and/or Transition Structures
  - o Detention basins

# Regional Services – Public Facilities



# Regional Services – Public Facilities Characteristics

## REGIONAL SERVICES - PUBLIC FACILITIES

Wailua is considered a “bedroom” residential community, which does not have public facilities of its own due to its small resident population. There are currently no educational facilities, fire stations, police stations, recreation centers, etc. located in Wailua proper.

Residents typically commute North towards Waipouli and Kapa‘a or Southbound to Līhu‘e to utilize public facilities that are located in those larger regional hub communities.

The current facilities located in Wailua are Wailua River State Park, Lydgate Park, Wailua Golf Course, a Hindu Monastery, Kaua‘i Community Correctional Facility and two small community park/playgrounds for Wailua Homesteads and Wailua House Lots residents. Several cultural sites of interest include the Malae Heiau, Hikina-o-ka-lā Heiau and the Hauola City of Refuge. There is a small store for basic amenities and most residents travel to Waipouli, between Kapa‘a and Wailua, for necessities.

Several small shopping centers are in close proximity in Waipouli. Coconut Marketplace, Waipouli Town Center, and Kaua‘i Village Shopping Center are within a half-mile drive north along Kūhiō Highway. Along the way are several service stations such as Rainbow Gas & Mini Mart and Leonard’s Kapa‘a Service. Hanamā‘ulu Service Station is approximately a half-mile south. The nearest Church is located in Waipouli.

### Schools

The closest educational and daycare facilities include Ipu Ha‘a Academy, Hale ‘Ōhana O Kapa‘a Daycare, Kapa‘a Elementary School, Kapa‘a High School and St. Catherine’s Elementary & Pre-school all within a mile and a half north. King Kaumuali‘i Elementary School is just south of Wailua near Hanamā‘ulu Triangle.

The DHHL Wailua lands are within the jurisdictional boundaries of King Kaumuali‘i Elementary School, Kapa‘a Middle School and Kaua‘i High School.

	Private/Public	Grades	Actual Enrollment 2005-06	Projected Enrollment 2010	Student/Teacher Ratio
King Kaumuali‘i Elementary	Public	K-05	532		
Kapa‘a Middle	Public	06-08	719		
Kaua‘i High	Public	09-12	1,290		

There is no set threshold for population growth that will trigger the process of additional school creation. The Hawai‘i State Department of Education will formulate forecasts for growth and work with other state agencies and developers to determine needs. A proposed development’s Environmental Assessment is one of the documents that is reviewed in this process.

### Fire / EMT Services

The Kapa‘a Fire Station that serves Wailua is located at 4-757 Kūhiō Highway, Kapa‘a, Hawai‘i 96746. The United States Fire Administration standard for response time (from first alarm) is six minutes for 90 percent of structure fires. Maintaining an average speed of 35 miles per hour (in traffic conditions), the six-minute standard may be met within a 3.5-mile radius of the fire station. The Kapa‘a Fire Station is located approximately 2.6 miles from the furthest preliminary DHHL Wailua housing unit location. Because the fire station would have a direct route to the DHHL subdivisions, along Kūhiō Highway, the six-minute response time goal would appear to be feasible (neglecting, however, the time from first alarm to actual departure of fire vehicles from the station). The furthest ag-

ricultural lands are approximately 3.7 miles from the Kapa‘a Fire Station. At an average speed of 35 miles per hour, this area would appear to be just outside of the six-minute area of response.

### Police Facilities

The Līhu‘e Police Station is located at 3990 Kā‘ana Street in Līhu‘e and will serve the DHHL Wailua area. This station had recently become the new facility housing this police force, replacing an older facility that was four-to-five times smaller. The Līhu‘e station is approximately 3.4 miles from the center of the DHHL Wailua subdivisions. The creation of a new station, or sub-station, closer to the DHHL Wailua project, would most likely originate at the Land Use Commission level and become a condition during the zoning change application process. The County of Kaua‘i Planning Department has no set threshold that determines the need for newly created facilities based upon population increases.

### Hospital Facilities

Two hospital facilities are within close proximity. The Samuel Mahelona Memorial Hospital is about a mile and a half north in Kapa‘a and the Wilcox Memorial Hospital is less than a mile south. The Kapa‘a Neighborhood Center is next to the Ipu Ha‘a Academy. The Līhu‘e Neighborhood Center is also within Līhu‘e.

### Financial Institutions

Many financial institutions provide service in Kapa‘a including American Savings Bank, Bank of Hawai‘i, First Hawaiian Bank and Kaua‘i Community Federal Credit Union.



# *Development Characteristics and Trends*

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## POPULATION GROWTH & INVESTMENT

- Population of Kaua`i County forecasted to be 65,900 in 2010 and 74,750 in 2020
- \$64 Million in General Excise and Use Tax Revenues through November of 2005
- 6,533,551 Total Visitor Days in 2005

## WORKFORCE

- Unemployment rate of 2.8 percent in 2005
- 21.9 percent of Līhu`e County workforce employed in hospitality industry in 2005
- 29,950 jobs in County in 2005

## HOUSING & COMMERCIAL

- 27,447 housing units as of 2005
- 16,852 Owner-occupied units in 2005
- 10,595 Renter-occupied units in 2005
- 401 Private new single family units constructed in 2004
- \$280 Million collected in Private Building Permit Fees in 2004
- 20 Time-share properties in Kaua`i County in 2004

Source: U.S. Census Bureau

# Development Projects

## Housing

- 1 - Niu Pia Farms  
130 Multi-family units planned on 13 acres. An SMA permit is needed.
- 2 - Kālepa Village – Kauaʻi County Housing Agency  
120 Multi-family units planned with expansion on existing acreage.
- 3 - Līhuʻe-Hanamāʻulu – Amfac/JMB  
1,000 Single family and 400 Multi-family units planned on 223 acres. Infrastructure being developed. Completion date expected to be 2020.
- 4 - Koheā Loa – D.R. Horton  
444 units to be developed on four parcels in Hanamāʻulu. D.R. Horton – Schuler Division is proposing the project with the first homes to be available in late 2007 and more becoming available in 2008 and beyond. 293 dwelling units are sought to be built in the initial phase on the parcel located north of King Kaumualiʻi Elementary School. The lowest-priced condominiums, to be built in the first phase, will cost about \$174,000 and the most-expensive, to be built in a fourth phase, will cost approximately \$550,000. Sales are anticipated to start in the latter part of 2007.
- 5 - Pūkake Subdivision, Phases I and II – Grove Farm  
The first phase saw eighty-eight (88) 10,200 square foot lots sold in 2006. Ninety-one (91) 11,300 square foot lots sold in 2006, as well. 95% of land sales were to local buyers.
- 6 - Līhuʻe-Puhi – Grove Farm  
430 Single family and 530 Multi-family units planned on 181 acres.

## Resort

- 5 - Niu Pia Farms  
390 hotel units planned on 11 acres. An SMA & Class IV have been obtained.
- 6 - Royal Plantation by the Sea – Bernice Bisbee  
100 Multi-family units planned on 7 acres. An SMA & Class IV have been obtained.
- 7 - Coco Palms Resort Hotel  
350 hotel units planned during renovation on existing acreage.

## Infrastructure

- 1 - Kūhiō Highway Improvements, Extension of Temporary Kapaʻa Bypass Road, Kūhiō Highway to Olohena Road:  
Proposed temporary bypass road on existing cane haul road in from just south of Hauaʻala Road to the intersection of the bypass road and Olohena Road. Improvements in area will also include the realignment of a portion of ʻŌpala Road and construction of a roundabout intersection between the new temporary bypass road, Olohena Road and the existing temporary bypass road.
- 2 – Kapaʻa 0.5 MG Storage Tank:  
County of Kauaʻi Department of Water proposes to construct 0.5 MG storage tank at 510-foot elevation of Kapaʻa Homesteads in Kawaihau, Kauaʻi. New tank and accessory facilities are designed to supplement the existing 1.0-MG Makaleha Tank of Wailua—Kapaʻa Water Systems and to improve service to the Kapaʻa community. The proposed project does not include development of a new source.
- 3 – Līhuʻe Airport Improvements:  
State DOT proposes various improvements to Līhuʻe Airport: reconfiguring existing heliport; expanding air cargo facility, public and employee parking, and fuel storage facilities; realigning and extending emergency vehicle access and perimeter roads and fencing; upgrading runway safety areas; constructing a new terminal exit road; and modifying the interior of existing terminal building. DOT also proposes to acquire 125-acres of adjacent land north of the airport to prevent incompatible future development.
- 4 – Kapaʻa Fire Station:  
The County of Kauaʻi, Public Works Department, is proposing to construct a new fire station in northern Kapaʻa to supplement and improve existing services for the Kapaʻa district. The new station would add to services currently provided by the Waipouli Station.
- 5 – Kapaʻa Homesteads Well No. 3:  
The State of Hawaiʻi Department of Land and Natural Resources (DLNR) proposes to develop a permanent well on the site of the existing exploratory well in Kapaʻa.
- 6 – Wailua River Hydroelectric Dam:  
The Federal Energy Regulatory Commission (FERC) has given notice that it received an application from Pacific Energy Resources, LLC, for the Wailua Falls Project located on the Wailua River. The proposed project would consist of a 508-foot long, 23-foot high dam with a 35-acre reservoir at 278 feet above mean sea level a proposed 4,800-foot long, 8-foot diameter steel penstock and a powerhouse containing two generating units have in a total installed capacity of 13 MW with a 2-mile long, 25KV transmission line.

7 – Kapaʻa to Keālia Bike & Pedestrian Path Bridge Project:  
The County of Kauaʻi, Department of Public Works, proposes to upgrade three existing bridges over Waikaʻea Canal, Moikeha Canal and Kapaʻa Stream, and construct a new bridge over Kumukumu Stream as part of the Kapaʻa to Keālia Bike and Pedestrian Path.

8 – Ahukini to Lydgate Park Bicycle/Pedestrian Path:  
The Department of Public Works proposed action to provide facilities for pedestrians and bicycles through the implementation of a non-motorized path between Ahukini Point near the airport and the existing Lydgate Park Bike and Pedestrian Path.

9 – Lydgate-Kapaʻa Bike/Pedestrian Path:  
The County of Kauaʻi, Department of Public Works proposes to construct a shared use path that will extend from Lydgate Park in the south to Waikaʻea Canal in the north—a distance of approximately two miles. The proposed path will be one segment of a longer, continuous pathway that will ultimately travel along the east side of Kauaʻi from Nāwiliwili to Anahola.

10 - Ka-pāʻa Bypass Road – State DOT  
\$400 million project between Līhuʻe to Kapaʻa. EIS to be published mid 2006.

11 - Wailua Waste Water Treatment Plant – Kauaʻi County  
Wastewater treatment master plan being developed. Planning stage estimates for renovation come in around \$20 million.

12 - Department of Water Improvements – Kauaʻi DOW  
\$38 million in well, tank and transmission improvements over 20 years (by 2020). Wailua and Kapaʻa Homestead work completed.



# *Priority Project – Cultural Resources Inventory*



# *Priority Project – Cultural Resources Inventory*

## PRIORITY PROJECT: CULTURAL RESOURCES MANAGEMENT

Wailua presents an important opportunity to work closely with another State agency (DLNR, Parks Division) and members of the community in order to preserve and protect the cultural significance of not just a single-site, but a complex of archaeological sites related to the history and traditions of the area. It is an opportunity to identify the significance of each site, with respect to each other--it is an opportunity to identify the special relationship that binds them, emphasizing the greater significance of the entire Wailua region.

The Wailua Complex of Heiau is a National Historic Landmark, comprised of 5 discontinuous properties, which are all under jurisdiction of the State of Hawai'i. All of the sites are incorporated in the Wailua River State Park. The Landmark captures some of the in-tact structures of the once great and sacred Wailua. According to tradition, there were once seven heiau in Wailua ahupua'a, including: Hikinaakalā, Malae, Kalaeokamanu (Holoholokū), Poli'ahu, Pōhaku'ele'ele, an unnamed heiau near Kālepa and Nounou ridges, and an unnamed heiau near the convergence of the north and south forks of Wailua River. Only four of the seven structures retain their structural integrity today.

The Malae Heiau, which is immediately adjacent to the HHLs at Wailua, is under the management jurisdiction of the State Department of Land and Natural Resources, Parks Division. In 1987, the Parks Division recognized the community organization, Na Kahu Hikina a Ka Lā, as the curators of the Heiau. Staff archaeologists have been instrumental in working with the community in order to ensure proper signage, interpretation, and protection.

In spite of the work of the Parks Division and the group Na Kahu Hikina A Ka Lā, there is much more than could be done to ensure proper management of the Malae Heiau as well as the complex of heiau and sites that are in Wailua area.

### Funding Opportunities:

Funding opportunities may exist with DLNR, Parks Division, cultural practitioners, University/College programs (water resource management, Hawaiian Studies, agriculture), High School Science classes, and beneficiaries.

### Cost Estimate:

No cost estimate has been established at this time.

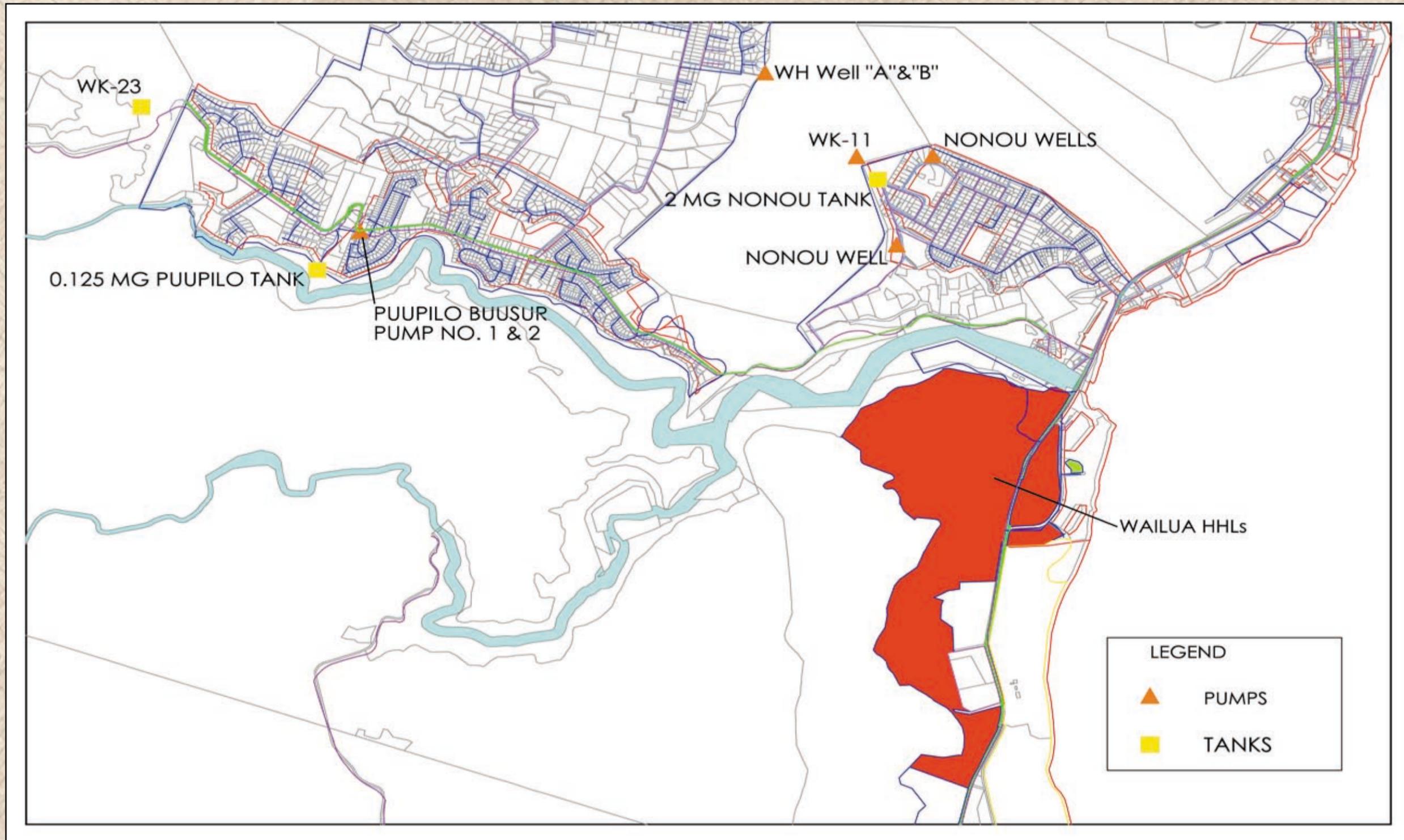
### Critical Path:

Within the next three years, we need to work with the DLNR, Parks Division, to compile existing information and record cultural resources in the Wailua-Kālepa area. We need to define areas to protect (e.g. buffers, line of sight, etc.). Specific research would be conducted in order to:

1. Establish procedures, forms, and electronic forms and databases necessary to inventory, document, map and catalog cultural resources located on DHHL Wailua lands.
2. Estimate capital expenses and operating costs required to plan, develop, and support planned agriculture and cultural practices.



# Priority Project – Potable Water Sources



# *Priority Project – Potable Water Sources*

## PRIORITY PROJECT: DEPARTMENT OF WATER (DOW) WELL AND TANK EXPANSION

DOW has many proposed improvements for the water system within the Wailua-Kapa'a region. These improvements are planned for design and construction over the next 20 years; however, currently the department is experiencing delays in their scheduling. All source and storage projects are priority (Water Plan 2020, DOW, County of Kaua'i, March 2001).

The proposed water supply and well improvements include three wells within the Kapa'a Homesteads area, a well and chlorination facility within the Wailua Homesteads, and a chlorination facility for the Nonou Well.

The total water system improvements for 37 projects are estimated at \$37.7 million phased over the next 20 years. DOW completed WK-24 Kapa'a Homestead Well #2 and WK-5 Mokoleua Well A. WK-A1 Homestead Well #3 was drilled, but probably won't be developed due to poor production. The rehab of Ornellas tank is ongoing and the stable tank is in the preliminary redesign phase. All the other projects are proposed for future construction and / or maintenance.

Based on expected ultimate densities for resort/timeshare, commercial development and the residential component (minimum 200 single-family residences), Kaua'i County's DOW has indicated that the projects will require their own water source, storage, and transmission/distribution system, or contribute fair share to DOW projects to serve water commitments. DHHL is encouraged to try and reserve water commitments for these projects, as they could already be reserved for other developments.

Funding Opportunities:  
County of Kaua'i

Cost Estimate:  
\$37.7 million

Critical Path:  
Priority Improvements being implemented (2000 – 2020)

*Priority Project – Kālepa Ridge Surface Water System Maintenance*



# *Priority Project – Kālepa Ridge Surface Water System Maintenance*

## PRIORITY PROJECT: KĀLEPA RIDGE SURFACE WATER SYSTEM

This project would seek funding for pipelines and control valves in the East Kaua'i Water tunnels and flumes to preserve and manage the flow of water.

**Funding Opportunities:**  
Funding opportunities may exist with the East Kaua'i Water Users' Coop.

### Cost Estimate:

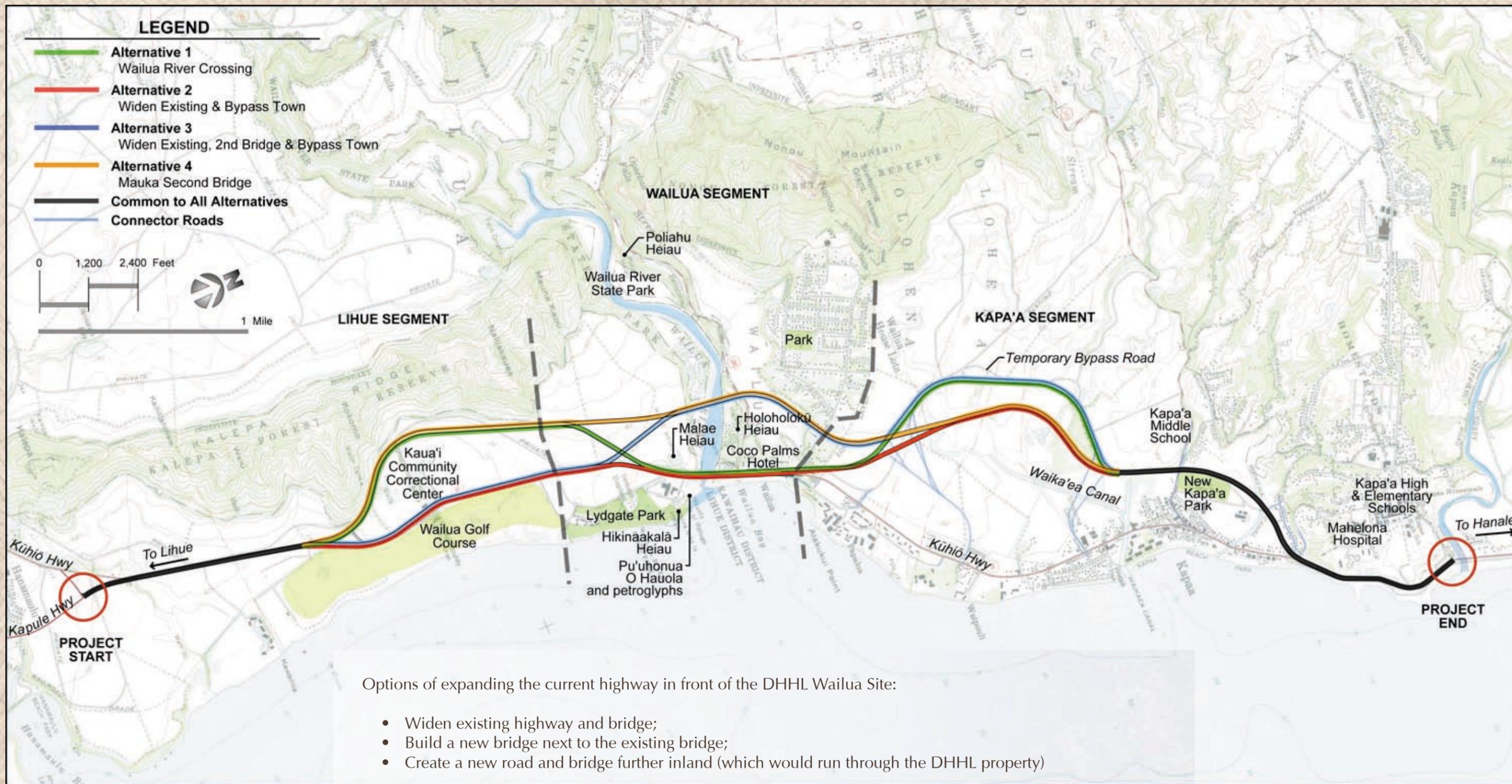
No cost estimate has been established at this time.

### Critical Path:

No critical path has been established at this time.



# Priority Project – Kapa'a Relief Route



Options of expanding the current highway in front of the DHHL Wailua Site:

- Widen existing highway and bridge;
- Build a new bridge next to the existing bridge;
- Create a new road and bridge further inland (which would run through the DHHL property)



# *Priority Project – Kapa‘a Relief Route*

## PRIORITY PROJECT: KAPA‘A RELIEF ROUTE

The Hawai‘i Department of Transportation’s (HDOT) number one priority on Kaua‘i (together with the four-lane Kūhiō Highway widening westbound from Līhu‘e) is the Kapa‘a Relief Route. HDOT is conducting a planning study to improve Kūhiō Highway between Hanamā‘ulu and Kapa‘a stream. The plan includes a widening of Kūhiō Highway (common to all the current alternatives), a second crossing of the Wailua River and/or a relief route around Kapa‘a town or some combination of these alternatives.

Kimura International is working with HDOT in considering four alternative alignments through, or alongside, DHHL’s Wailua lands. The plan is currently in its Draft Environmental Impact Statement stage, which should be completed in the fall of 2007.

**Kapa‘a Relief Route Alternative 1:**  
Mauka alignment 1 runs along the mauka most portions of DHHL’s land (including reconnection back to the Wailua River).

**Kapa‘a Relief Route Alternative 2:**  
Includes the widening of existing bridge and reuse of existing cane haul bridge over Wailua River.

**Kapa‘a Relief Route Alternative 3:**  
Mauka alignment 2 runs along the middle mauka portion of DHHL’s lands (including a high bridge from the top of the plateau to the north bank of Wailua River).

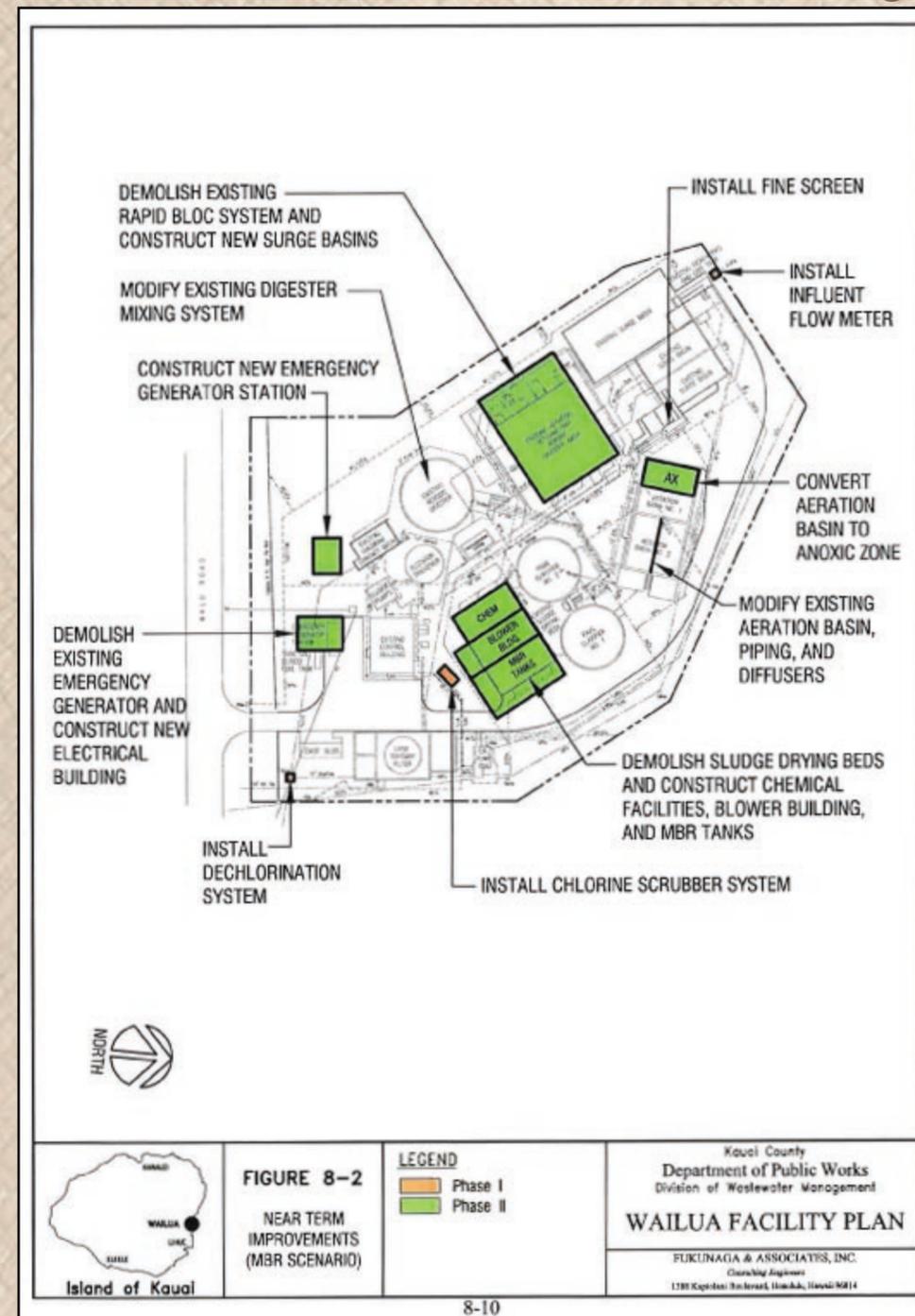
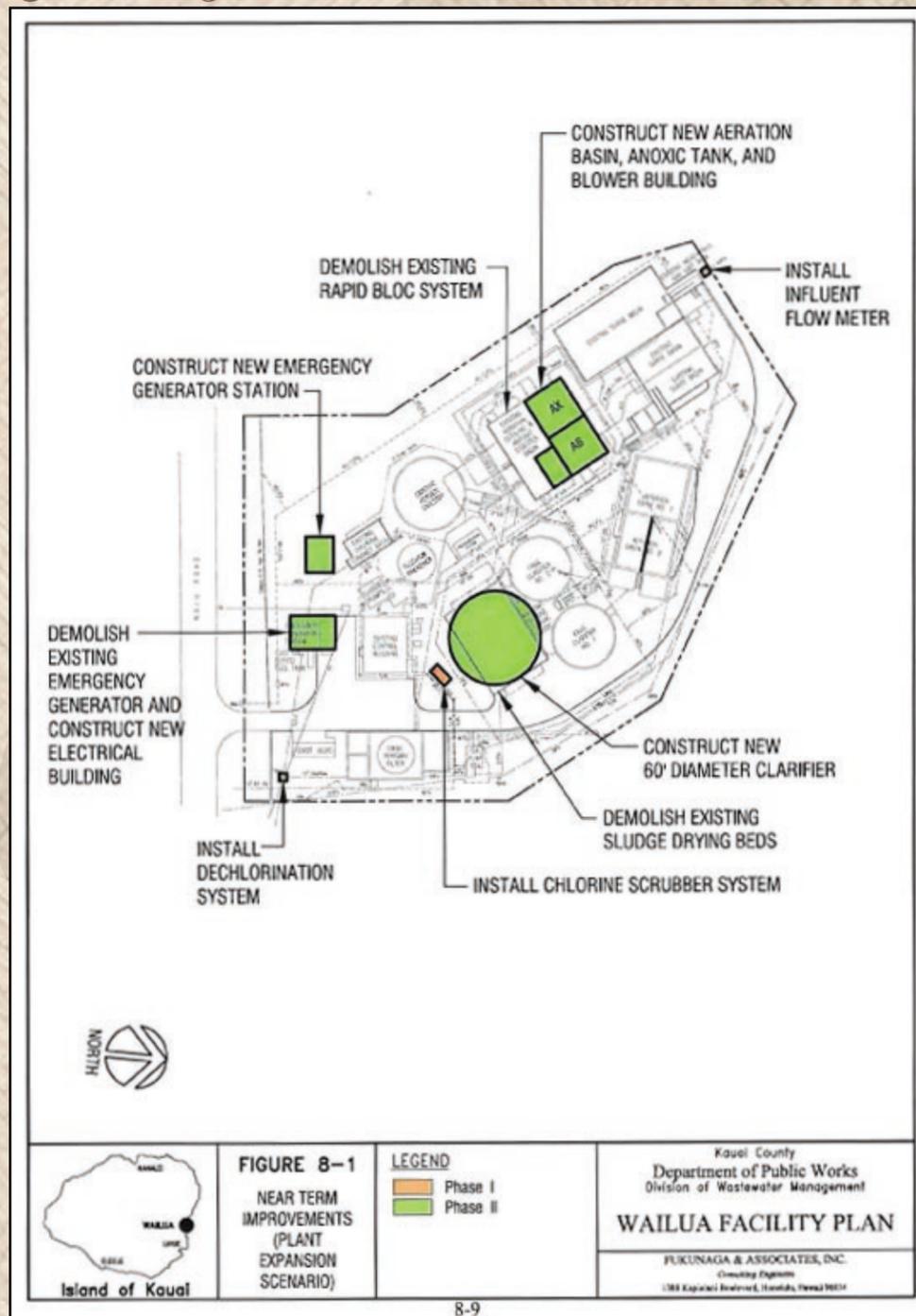
**Kapa‘a Relief Route Alternative 4:**  
Mauka alignment 3 runs along the mauka most portions of DHHL’s land (including a high bridge from the top of the plateau to the north bank of Wailua River).

**Funding Opportunities:**  
80% FHWA/20% HDOT

**Cost Estimate:**  
\$155-\$331 million

**Critical Path:**  
EA Approval (Fall 2007)  
Construction (2009)

# Priority Project – Wailua Wastewater Treatment Plant Facility



- Facility for Wailua Wastewater Treatment Plant
- Considerations for adequate capacity, noise and odor issues

# *Priority Project – Wailua Wastewater Treatment Plant Facility*

## PRIORITY PROJECT: WAILUA WASTEWATER TREATMENT PLANT EXPANSION

The Wailua Wastewater Treatment Plant (WWTP) requires expansion due to the recent growth in development in the area; as a condition of the WWTP and sewage pump stations; and as a function of the long-term wastewater treatment capacity needs for the Wailua-Kapa'a area.

The design average daily flow is currently 1.6 MGD, with a design peak flow of 5.03 MGD. The wastewater needs for the Wailua-Kapa'a area are expected to continue to grow. The Wailua-Kapa'a area has over 4,000 residential cesspools that the County may consider for future connection to the sewage collection and treatment system to enhance the quality of life and environment of future generations. The Wailua WWTP not only must be renovated, but must be expanded to accommodate increased flows. The effluent disposal limitation of the existing ocean outfall at the Wailua WWTP imposes a flow limit (average day) of 2.0 MGD.

Funding Opportunities:  
County of Kaua'i

Cost Estimate:  
\$44.8 million

Critical Path:  
Near term: 2006 – 2010  
Middle term: 2010 – 2015  
Long term: 2015 - 2020



# Project Tracking

No.	PROJECT	TYPE	LEAD	1Q 2007	2Q 2007	3Q 2007	4Q 2007	1Q 2008	2Q 2008	3Q 2008	4Q 2008	1Q 2009	2Q 2009	3Q 2009	4Q 2009	1Q 2010
1	Wailua Mauka Residential (Phases 1 - 3)	Residential Community	DHHL													
2	Wailua Makai	Resort / Commercial	DHHL													
3	Niu Pia Farms	Residential Community	Niu Pia Farms													
4	Kālepa Village	Residential Community	Kaua'i County Housing Agency													
5	Lihu'e-Hanamā'ulu	Residential Community	Amfac / JMB													
6	Lihu'e - Puhi	Residential Community	Grove Farm													
7	Pikake Subdivision	Residential Community	Grove Farm													
8	Kohea Loa	Residential Community	D.R. Horton													
9	Niu Pia Farms	Resort	Niu Pia Farms													
10	Royal Plantation by the Sea	Resort	Bernice Bisbee													
11	Coco Palms Resort Hotel	Resort	Coco Palms													
12	Extension of Temporary Kapa'a Bypass Road	Infrastructure - Roads	HDOT													
13	Kapa'a 0.5 MG Storage Tank	Infrastructure - Water	Kaua'i County DOW													
14	Lihu'e Airport Improvements	Infrastructure - Transportation	HDOT													
15	Kapa'a Fire Station	Infrastructure - Services	Kaua'i County DPW													
16	Kapa'a Homesteads Well No. 3	Infrastructure - Water	DLNR													
17	Wailua River Hydroelectric Dam	Infrastructure - Power	FERC													
18	Kapa'a to Keālia Bike & Pedestrian Path Bridge	Infrastructure / Recreation	Kaua'i County DPW													
19	Ahukini to Lydgate Park Bike/Pedestrian Path	Infrastructure / Recreation	Kaua'i County DPW													
20	Lydgate-Kapa'a Bike/Pedestrian Path	Infrastructure / Recreation	Kaua'i County DPW													
21	Kapa'a Relief Route	Infrastructure - Roads	HDOT													
22	Wailua Wastewater Treatment Plant	Infrastructure - Wastewater	Kaua'i County DPW													
23	Department of Water Improvements	Infrastructure - Water	Kaua'i County DOW													



# Contact Information

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DEPARTMENT OF HAWAIIAN HOME LANDS



# Regional Services – Public Facilities



# Regional Services – Public Facilities Characteristics

## REGIONAL SERVICES - PUBLIC FACILITIES

Wailua is considered a “bedroom” residential community, which does not have public facilities of its own due to its small resident population. There are currently no educational facilities, fire stations, police stations, recreation centers, etc. located in Wailua proper.

Residents typically commute North towards Waipouli and Kapa’a or Southbound to Līhu’e to utilize public facilities that are located in those larger regional hub communities.

The current facilities located in Wailua are Wailua River State Park, Lydgate Park, Wailua Golf Course, a Hindu Monastery, Kaua’i Community Correctional Facility and two small community park/playgrounds for Wailua Homesteads and Wailua House Lots residents. Several cultural sites of interest include the Malae Heiau, Hikina-o-ka-lā Heiau and the Hauola City of Refuge. There is a small store for basic amenities and most residents travel to Waipouli, between Ka-pa’a and Wailua, for necessities.

Several small shopping centers are in close proximity in Waipouli. Coconut Marketplace, Waipouli Town Center, and Kaua’i Village Shopping Center are within a half-mile drive north along Kūhiō Highway. Along the way are several service stations such as Rainbow Gas & Mini Mart and Leonard’s Kapa’a Service. Hanamā’ulu Service Station is approximately a half-mile south. The nearest Church is located in Waipouli.

### Schools

The closest educational and daycare facilities include Ipu Ha’a Academy, Hale ‘Ōhana O Kapa’a Daycare, Kapa’a Elementary School, Kapa’a High School and St. Catherine’s Elementary & Pre-school all within a mile and a half north. King Kaumuali’i Elementary School is just south of Wailua near Hanamā’ulu Triangle.

The DHHL Wailua lands are within the jurisdictional boundaries of King Kaumuali’i Elementary School, Kapa’a Middle School and Kaua’i High School.

	Private/Public	Grades	Actual Enrollment 2005-06	Projected Enrollment 2010	Student/Teacher Ratio
King Kaumuali’i Elementary	Public	K-05	532		
Kapa’a Middle	Public	06-08	719		
Kaua’i High	Public	09-12	1,290		

There is no set threshold for population growth that will trigger the process of additional school creation. The Hawai’i State Department of Education will formulate forecasts for growth and work with other state agencies and developers to determine needs. A proposed development’s Environmental Assessment is one of the documents that is reviewed in this process.

### Fire / EMT Services

The Kapa’a Fire Station that serves Wailua is located at 4-757 Kūhiō Highway, Kapa’a, Hawai’i 96746. The United States Fire Administration standard for response time (from first alarm) is six minutes for 90 percent of structure fires. Maintaining an average speed of 35 miles per hour (in traffic conditions), the six-minute standard may be met within a 3.5-mile radius of the fire station. The Kapa’a Fire Station is located approximately 2.6 miles from the furthest preliminary DHHL Wailua housing unit location. Because the fire station would have a direct route to the DHHL subdivisions, along Kūhiō Highway, the six-minute response time goal would appear to be feasible (neglecting, however, the time from first alarm to actual departure of fire vehicles from the station). The furthest ag-

ricultural lands are approximately 3.7 miles from the Kapa’a Fire Station. At an average speed of 35 miles per hour, this area would appear to be just outside of the six-minute area of response.

### Police Facilities

The Līhu’e Police Station is located at 3990 Kā’ana Street in Līhu’e and will serve the DHHL Wailua area. This station had recently become the new facility housing this police force, replacing an older facility that was four-to-five times smaller. The Līhu’e station is approximately 3.4 miles from the center of the DHHL Wailua subdivisions. The creation of a new station, or sub-station, closer to the DHHL Wailua project, would most likely originate at the Land Use Commission level and become a condition during the zoning change application process. The County of Kaua’i Planning Department has no set threshold that determines the need for newly created facilities based upon population increases.

### Hospital Facilities

Two hospital facilities are within close proximity. The Samuel Mahelona Memorial Hospital is about a mile and a half north in Kapa’a and the Wilcox Memorial Hospital is less than a mile south. The Kapa’a Neighborhood Center is next to the Ipu Ha’a Academy. The Līhu’e Neighborhood Center is also within Līhu’e.

### Financial Institutions

Many financial institutions provide service in Kapa’a including American Savings Bank, Bank of Hawai’i, First Hawaiian Bank and Kaua’i Community Federal Credit Union.







