

DAVID Y. IGE
GOVERNOR
STATE OF HAWAII

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STATE OF HAWAII



WILLIAM J. AILA, JR.
CHAIRMAN
HAWAIIAN HOMES COMMISSION

TYLER I. GOMES
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

October 31, 2019

The Honorable Michael Yee, Director
County of Hawaii Planning Department
101 Pauahi Street, Suite 3
Hilo, HI 96720

Aloha Mr. Yee:

Subject: DHHL Comments on Draft County of Hawaii General Plan Update

DHHL stands by its comments submitted on August 30, 2017 to the County regarding the County's General Plan Update (Enclosed). We encourage the County to incorporate these comments into its final General Plan Update. Also, after reviewing the County's Draft Land Use Pattern Allocation Guide (LUPAG) maps, DHHL is generally supportive of the LUPAG as it applies to DHHL's lands as the LUPAG maps are generally consistent with DHHL's Hawaii Island Plan Land Use Designations.

Additionally, DHHL would like to mahalo the County Planning Department for accommodating the request of our Panaewa Agriculture Homestead Lessees to hold a County General Plan outreach meeting in their community. Comments below are reflective of some of the main points that were expressed by DHHL beneficiaries at this October 22, 2019 County Planning Department meeting.

- DHHL is supportive of traffic calming measures on the streets that service Panaewa agriculture homestead lessees. As noted in our previous comments, speeding and traffic safety is a major issue for some of our Panaewa agriculture homestead lessees.
- DHHL is supportive of more complete street concepts, such as bike paths, along the main thoroughfares in the Panaewa Agriculture Homestead Community. Beneficiaries attending the October 22, 2019 expressed that amenities such as bike paths would positively impact their community.

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PLANNING DEPARTMENT
COUNTY OF HAWAII

- Panaewa Agriculture Homestead Lessees have expressed that they are **not** supportive of the proposed spaceport complex located near their community on neighboring land owner property as the proposed use could have potential negative impacts on their community. In general, across the island, DHHL encourages the County to utilize its land use authorities on neighboring property owners' lands to ensure that there is no harm caused to our homestead communities from neighboring uses and that neighboring uses are compatible with healthy native Hawaiian communities.

DHHL is open to working with the County to implement the ideas that were expressed at the October 22, 2019 County General Plan meeting. We look forward to working with the County to collaboratively create healthy native Hawaiian homestead communities across the island. Should you have any questions, please contact Andrew H. Choy, DHHL Acting Planning Program Manager, at andrew.h.choy@hawaii.gov or 808-620-9481.

Mahalo nui,



William J. Alfa Jr., Chairman
Hawaiian Homes Commission

ENCLOSURE

DAVID Y. IGE
GOVERNOR
STATE OF HAWAII

SHAN S. TSUTSUI
LT. GOVERNOR
STATE OF HAWAII



JOBIE M. K. MASAGATANI
CHAIRMAN
HAWAIIAN HOMES COMMISSION

WILLIAM J. AHA, JR.
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

August 30, 2017

The Honorable Michael Yee, Director
County of Hawai'i Planning Department
101 Pauahi Street, Suite 3
Hilo, HI 96740

Aloha Mr. Yee:

Subject: DHHL Comments Regarding County of Hawai'i General Plan Update

The Department of Hawaiian Home Lands (DHHL) has been made aware of the County of Hawai'i's (COH) General Plan Update process and has participated in two workshops that the County conducted on August 24 and 26 of 2016 (see enclosure). DHHL has approximately 118,000 acres on Hawai'i Island. There are approximately 2,500 homestead lessees that reside in Hawai'i County and 14,500 waitlist applicants on DHHL's Hawai'i Island homestead waitlist. The General Plan should take into consideration the needs of these unique populations. During the August 2016 workshops, DHHL informed the County of DHHL's long-range development plans that are documented in its 2002 Hawai'i Island Plan and 2009 Hawai'i Island Update for West Hawai'i.

As a follow-up to those August 2016 County General Plan workshops, DHHL would like to remind the County of DHHL's existing plans on Hawai'i Island via this letter. DHHL currently utilizes a planning system that consists of 3-tiers. Tier 1 includes the DHHL General Plan which consists of statewide goals and policies. Tier-2 plans include subject-matter specific program plans as well as *Island Plans* specific to each island on which DHHL has land holdings. Tier-3 plans include *regional plans* and special area plans that pertain to specific regions and locations within each island. The comments that follow are based upon the plans in the DHHL Planning System that have been adopted by the Hawaiian Homes Commission and that pertain specifically to Hawai'i Island. These plans can also be found on the DHHL website at:

<http://dhhl.hawaii.gov/po/>

2002 DHHL Hawai'i Island Plan and 2009 Island Plan Update for West Hawai'i

Island Plans articulate DHHL's land use designations (LUD) for its lands on each island and are analogous to the COH's General Plan Land Use Pattern Allocation Guide (LUPAG) designations. Island Plans also articulate DHHL's priority areas for future homestead development. Please incorporate DHHL's Hawai'i Island Land Use Designations into the COH's General Plan LUPAG. Future County services and infrastructure should be directed to locations where DHHL has identified in its Hawai'i Island Plan for current and future land uses that include: residential homestead, agricultural homestead, pastoral homestead, commercial, industrial, and community-use. A breakdown of acreage of DHHL lands on Hawai'i Island by DHHL LUD is presented below.

Land Use Designation	Acres	Percent of Total Acres
Residential Homestead	4,421	3.7
Subsistence Agriculture Homestead	2,486	2.0
Supplemental Agriculture Homestead	4,132	3.4
Pastoral Homestead	40,514	34.2
Community Use	1,105	0.9
General Agriculture	37,236	31.4
Commercial	913	0.7
Industrial	36	0.003
Conservation	18,485	15.6
Special District	8,423	7.1
TOTAL	118,489	100

Additionally, DHHL would like to advocate that the County General Plan LUPAG direct future development that is **not** compatible with the purposes of the Hawaiian Homes Commission Act to be located well away from DHHL lands. For the County Planning Department's convenience hard copies of the *2002 DHHL Hawai'i Island Plan* and *2009 DHHL Hawai'i Island Plan Update for West Hawai'i* have been enclosed with this letter. DHHL's GIS shapefile depicting DHHL's Hawai'i Island Plan LUD is also enclosed with this letter on CD.

DHHL Regional Plans on Hawai'i Island

DHHL has eight regional plans on the island of Hawai'i. DHHL regional plans identify issues and opportunities raised by beneficiaries in each region and related priority projects. Hawai'i Island Regional Plans can be found here:

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

The following discussion below is a brief summary of each DHHL Regional Plan on Hawai'i Island in alphabetic order. The summary below identifies issues, opportunities, and priority projects in which collaboration with the County of Hawai'i is crucial to the project's implementation.

Ka'ū Regional Plan

A priority need of DHHL and its beneficiaries in Ka'ū is potable water service to existing and future planned homestead lots. The County General Plan should direct additional water resources to DHHL lands in Ka'ū. Initial conversations with DWS staff and DHHL have not led to any conclusive solution to addressing DHHL's water needs in Ka'ū. Additionally, as DHHL moves to implement its South Point Resources Management Plan, DHHL will need to partner more with County Police to enforce against illegal and unpermitted activities on DHHL lands in South Point.

Kaumana-Pi'ihonua Regional Plan

In this region, the DHHL Hawai'i Island Plan anticipates the future development of approximately of 115 residential homesteads and 235 subsistence agriculture homesteads in Lower Pi'ihonua. The County General Plan LUPAG should reflect these future plans. Two of the priority projects identified by beneficiaries in this regional plan include the development of a community center at a to-be-determined location and the establishment of a community pasture on DHHL lands in Lower Pi'ihonua. Both of these priority projects may require County permits, services, and/or infrastructure to be successfully implemented.

Kawaihae Regional Plan

The County of Hawai'i General Plan should reflect current and future water demands in the Kawaihae region by directing additional water development to the area. Per the regional plan, DHHL currently has two residential communities in the region totaling 221 homes. Added water service is identified as a priority need in the Kawaihae Regional Plan for current as well as future residential homesteading. There are 2,000 acres designated for future homestead development. That development is on hold until future water infrastructure is developed. It is also important to mention that the County of Hawai'i's South Kohala Community Development Plan (CDP) specifically recommends that the County provide additional water service to the

Kawaihae area including DHHL's Kailapa homestead area. This County CDP recommendation should also be reflected in the County General Plan.

Kealakehe - La'i 'Ōpua Regional Plan

In the DHHL Hawai'i Island Plan West Hawai'i Update, DHHL anticipates up to approximately 2,900 additional residential homesteads in the Villages of La'i 'Ōpua. In Kalaoa, DHHL anticipates 130 acres of future residential development and 385 acres of future commercial development. La'i 'Ōpua 2020 also anticipates the development of various community facilities on 25 acres and a mix of commercial and light industrial uses on another 25 acres. DHHL's and La'i 'Ōpua 2020's plans should also be reflected in the General Plan Update. North Kona Water Source Development was identified as a priority project in this Regional Plan. As such, the County General Plan should recommend additional County resources for water infrastructure storage and development in the North Kona district. DHHL, La'i 'Ōpua 2020, and the County DWS, are currently examining potential source development options in North Kona.

Keaukaha Regional Plan

There were several issues identified in the Keaukaha Regional Plan in which collaboration with the County is important. These issues include continuing to work with COH Civil Defense on emergency evacuation preparedness and working with the County to mitigate health risks posed by the proximity of the County wastewater treatment plant. The County General Plan should clearly articulate that intensification of existing industrial uses should not be allowed in this region and when possible, industrial uses should be relocated away from the Keaukaha community. The General Plan LUGAP should be amended to include open space buffers between industrial uses and Keaukaha residential lots.

Maku'u Regional Plan

One of the issues raised in the Maku'u Regional Plan by DHHL beneficiaries was that the Maku'u homestead community was not recognized in the County's Puna Community Development Plan. Maku'u lessees would like the County to integrate their community with County Planning documents. The General Plan Update provides another opportunity for the county to recognize and integrate the Maku'u homestead community in the County's plans. One of the priority projects identified in the Maku'u Regional Plan is the Maku'u Farmers' Association Community Center. The implementation of this project will require County permitting.

Pana'ewa Regional Plan

During the development of the 2016 Pana'ewa Regional Plan Update, beneficiaries strongly advocated that Railroad Avenue not be used as a mid-level connector road. Figure 15 in

the 2016 Panaewa Regional Plan Update recommends an alternative route to connect the mid-level to the more appropriate state highway. This figure is enclosed with this letter for your reference. DHHL would like the County to delete any reference regarding utilization of Rail Road Avenue as a mid-level connector road from its General Plan.

Pana'ewa farm lot lessees who reside at the Puna end of Railroad Avenue have experienced issues such as illegal racing, drug activity, and vandalism of private property. Several solutions that are identified in the regional plan and that would require County collaboration to resolve these issues include stepped-up police patrols of the area, installation of an access gate to limit non-residents from entering the area, and/or, installation of speed-control devices such as speed-humps along Railroad Avenue.

Additionally industrial type land uses should not be located in close proximity to existing Pana'ewa homestead lots as they would cause detrimental affects to homestead lessees and their families. The General Plan LUPAG should be amended to prevent this type of land use from occurring near Pana'ewa homestead areas.

Waimea Nui Regional Plan

In this region, the DHHL Hawai'i Island Plan anticipates the future development of approximately 400 residential homesteads on 214 acres in its Lālāmilo residential homestead subdivision and an additional 550 residential homesteads, 160 subsistence agriculture homesteads, and 50 pastoral homesteads in the Honokaia tract. This should be reflected in the County General Plan LUPAG. Regional Plan priority projects that will require collaboration with the County to implement include the 161-acre Waimea Nui Regional Community Development Initiative and the priority project that calls for a re-examination of County building codes to look at options on how the code could be modified to allow for more affordable home development.

Additional County Outreach with DHHL Beneficiaries

DHHL comments on the County General Plan Update included in this correspondence may not be completely reflective of all beneficiary comments and concerns that should be incorporated into the County's General Plan update. As such, DHHL strongly encourages the Planning Department to consult directly with Hawai'i Island DHHL beneficiaries during the County's General Plan update. Direct County consultation with DHHL homestead communities and waitlist beneficiaries will provide these sometimes underrepresented populations an opportunity to provide feedback to the County General Plan and ultimately allow DHHL beneficiaries an opportunity to help guide the goals and policies of the County over the next decade and beyond. DHHL recommends that the County hold a *minimum of at least* two special outreach meetings (one in West Hawai'i and one in East Hawai'i) for DHHL beneficiaries.

The Honorable Michael Yee
August 30, 2017
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DHHL would be happy to collaborate and provide assistance to the County to schedule these meetings with DHHL beneficiaries.

By actively including DHHL and its beneficiaries in the COH's General Plan update process, DHHL hopes to better coordinate and collaborate with the COH in providing a better future quality of life for its current and future Hawai'i Island Homestead communities. Should you or your staff have any questions regarding existing DHHL plans on Hawai'i Island, please contact Andrew H. Choy at andrew.h.choy@Hawai'i.gov.

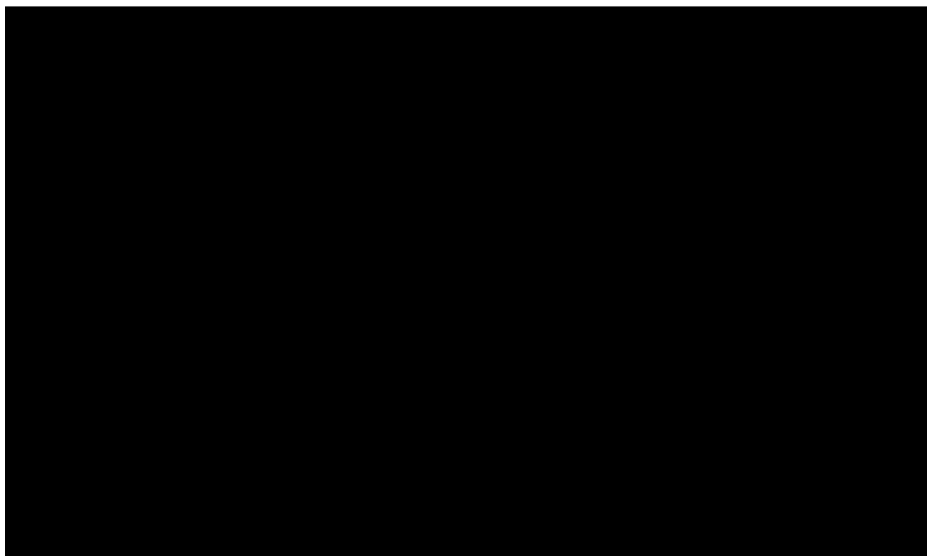
Me ke aloha,



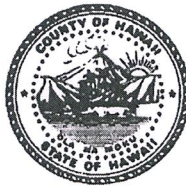
Jobie M. K. Masagatani, Chairman
Hawaiian Homes Commission

Enclosures: July 21, 2016 County of Hawaii Letter
DHHL 2002 Hawai'i Island Plan
DHHL 2009 Hawai'i Island Plan Update for West Hawai'i
DHHL GIS shapefile of Hawai'i Island Plan Land Use Designations (CD)
DHHL 2016 Pana'ewa Regional Plan Update Figure 15

C:



William P. Kenoi
Mayor



Duane Kanuha
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Joaquin Gamiao-Kunkel
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County of Hawai'i PLANNING DEPARTMENT

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101 Pauahi Street, Suite 3
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July 21, 2016

AN INVITATION TO PARTICIPATE

Aloha,

As you may know, the General Plan is the County's policy for long-range comprehensive physical development within Hawai'i County. Consequently, a Comprehensive Review of the General Plan was initiated last year and is on track to have recommendations available in 2017.

As part of the comprehensive review process, one of the principal tools being used is "scenario planning" utilizing geographic information system (GIS) computer models. This allows us to analyze, map, and compare existing conditions and trends through the 2040 planning horizon, including alternative scenarios. Because the models are built on a robust geodatabase, we are able to consider the trade-offs among alternatives across a wide range of measures related to conservation, hazards, infrastructure, settlement patterns, and costs. It's like SimCity on steroids, and nearly as much fun.

We need your help to assess these alternative scenarios and their trade-offs and to guide decision-making about our County's future. In addition to the public input forums outlined below, **you are personally invited to Technical Workshops** that will help inform the future land use and infrastructure policies in the County of Hawai'i General Plan. **Please RSVP by Friday, August 5, 2016 to attend either the Hilo session or the Kona session.**

Technical Workshops: These technical workshops are by invitation only and are geared toward people like you, who have a working knowledge of planning and/or infrastructure, including members of CDP Action Committees, the Planning Commissions, and County Council as well as agency representatives and planners. We are carefully designing the workshops to avoid any real, potential, or perceived violations of the Sunshine Law.

Participants will be able to make adjustments to "trend" development patterns and see the impacts on conservation, hazard risk, infrastructure and development, household, and government costs. Two workshops are being offered:

**Wednesday, August 24, 8:30am-12:30pm, Aupuni Center Conference Room, Hilo or
Friday, August 26, 8:30am-12:30pm, West Hawai'i Civic Center-Community
Meeting Hale, Kona**

Please sign up for the workshop in the geographic area where you have the greatest interest or expertise. The workshop in Hilo will be geared toward eastern Ka'u (Wai'ōhinu and

points east), Puna, Hilo, and the Hāmākua coast. The workshop in Kona will be geared toward West Hawai'i, including Kohala, Kona, and west Ka'ū (Ocean View & Discovery Harbour areas).

Participation in one of the Technical Workshops will be more productive if you are first able to attend one of the Public Input Forums as noted below. If you represent an agency, we encourage you and your most senior managers and staff to attend. We are happy to provide suggestions about which staff would have the most to contribute and benefit.

Seating is limited for the Technical Workshops and we need to pre-plan small group exercises, so **please RSVP no later than Friday, August 5, 2016**, indicating who is attending which session. Your response can be provided to Jackie Araujo at Jaclyn.Araujo@hawaiicounty.gov or (808) 961-8132.

In addition to the workshops outlined above, there are other opportunities for your participation in the comprehensive review process:

Public Input Forums: These sessions are open to the public and serve as an excellent introduction to scenario planning and the scenarios we have been analyzing. The purpose is to get community feedback on alternative scenarios for future patterns of growth and development. Two identical public forums will be held, so plan to attend the one most convenient for you:

Tuesday, August 23, at 6:00pm, County Council Chambers, Hilo
Thursday, August 25, at 6:00pm, County Council Chambers, Kona

You may also participate remotely from the following locations:

Waimea Community Center on August 23 & 25
Pāhoa Neighborhood Facility on August 23 & 25
Nā'ālehu Community Center on August 23 & 25
Kona Council Chambers on August 23
Hilo Council Chambers on August 25

Professional Meetings: The periods between 2:00pm and 4:00pm on August 24 in Hilo and August 26 in Kona are reserved for informal meetings with staff and consultants regarding specific areas or questions. These meetings are an opportunity to use the scenario planning models to explore ideas in greater detail or depth than may otherwise be possible during the other sessions.

All of the above sessions mark the beginning of comprehensive consideration of the General Plan. Afterwards, we will continue to refine the models and related recommendations, with additional guidance from you and the general public.

For more information about the General Plan and the Comprehensive Review, please visit our website at: www.cohplanningdept.com/generalplan.

Mahalo, and we look forward to seeing you soon.

