

11 | WEST END POLICY STATEMENT

INTRODUCTION AND DESCRIPTION

This West End Policy Statement was prepared by the Maunaloa and Kaluako'i community in the belief that the area's planning is best accomplished by the comprehensive and meaningful input of the majority of the people. It was compiled from published survey data, current tax and land use maps, various county and state agency information, and West End community input over 10 years. In addition, this Policy Statement includes a significant amount of information from the Community-Based Master Land Use Plan for Moloka'i Ranch, which was compiled by the Land Use Committee, Moloka'i Enterprise Community in 2005. That document was put together through hundreds of hours of input from over 1,000 community members, and much of it is still accurate in its documentation of background information about the West End, as well as in its reflection of community sentiment.

The description of the "West End" as applied to this statement includes the following areas by place name: the boundaries are Pāpōhaku to Waiakane on the south shore of the West End; Kawahiau to Na'aukahihi on the north shore of the West End; Kawahiau to Pāpōhaku on the west shore; and Kawaiiloa to Na'aukahihi on the east shore of the West End.

Despite its dry climate, the West End of Moloka'i is rich in natural and cultural resources, which attracted people there. The areas on the leeward side with the most resources and use by the kānaka maoli were the coasts and the summit area surrounding Maunaloa. The north, west, and south coasts of the West End vary dramatically in their topography, and therefore in their settlement patterns. The north coast tended to be devoid of permanent settlement due to the sea cliffs and its exposure to strong winds and big north swells. Mo'omomi is the only exception. Composed mostly of sand dunes and low coastal vegetation, Mo'omomi was used as a fishing station. In addition, the sand dunes of Mo'omomi were used for burials.¹

The West Coast is exposed to strong winds and big north swells, but protected embayments along its coast served as safe places for landing canoes and shelter. Residential clusters were concentrated near these bays, generally below the 50-foot elevation in order to access marine resources. There are also mouths of gulches strewn up and down the west and south coasts, unlike the north coast. They served as shelter and had sources of fresh water. There is evidence of habitation near these gulches, and fishing villages in the areas of Pāpōhaku, Kepuhi, and Kawākui Iki.

The west coast has a very high concentration of cultural sites and its historical uses are well known. Ko'a, were found in abundance along the entire coastline, indicating the rich ocean resources found here.

¹ The Office of Hawaiian Affairs; University of Hawai'i at Mānoa Department of Urban and Regional Planning, Spring 2005 Planning Practicum, *Pāpōhaku Dunes Draft Preservation Plan*, 2005

PREPARED AT PC MEETING ON 11/2/17
Committee Chair

Pāpōhaku Beach and the area surrounding it are historically significant. North of the beach is Kaiaka Rock. This major outcropping is home to a heiau facing Pāpōhaku Beach, which was used as an observation tower for fishing and scouting purposes. Just below Kaiaka Rock is a canoe heiau, which is a rare type of shrine. Its existence indicates the importance of this area for canoe launching and landing. In addition to fishing and canoe access, the beach maintains a spiritual use. The dunes along Pāpōhaku Beach served as burial grounds, as did the sandy areas and dunes of Mo'omomi and Keonelele (Flying Sands). Keonelele is the sandy, inland area that connects the two coastal dune systems. Lastly, to the south of Pāpōhaku is Pu'u Ko'ai, the area where bodies were prepared for burial.

The South Coast generally had calmer waters and shallow reef systems that were not found on the West and North Coasts. The shallow reef area off of Lā'au Point, called "Penguin Banks," was well known to be a rich fishing area. Along the boulder coastline were habitats for edible mollusks such as 'opihi, pūpū'awa, pipipi, and a'ama crab, while the nearshore area had an abundance of algae and edible seaweed such as limu kohu. Several fishponds were constructed on the eastern portion of the South Coast, along with two important fishing villages, located at Kapukawahine and Kanalukaha. Situated in the upland area of Lā'au Point are bell stones, which the kānaka maoli would ring to announce to the village of Kanalukaha the arrival of ali'i by canoe. Also, the area around Hale o Lono has been noted as the fourth extensive burial locality on the west end of the island.

The summit region extends from Maunaloa town on the west, along the ridge, to Pu'u Nānā on the east all above 900 feet in elevation. Traditional dryland agriculture thrived in this area with the cooler temperatures that resulted from the elevation and strong winds. There was also believed to be a native forest of kukui, hala, 'ie'ie, 'iwa ferns, ginger, and hau, which served to break the winds that today blow unabated across Kaluako'i. Crops grown there included sweet potato, dryland taro, and sugarcane.

Site surveys have found evidence that the area was home to numerous adze quarries and adze manufacturing sites. The adzes were used by the kānaka maoli across the island. Both the adze manufacturing and the agricultural areas were intermingled with house sites and rows of stone walls. These archaeological sites indicate significant levels of settlement in the Maunaloa region.

The summit zone, generally thought to be the most sacred, is known for its association with gods. The Maunaloa summit plateau was also the location for games and ali'i recreation. One important wahi pana (sacred place) on the summit region is Kā'ana. It is revered by many hula practitioners as the birthplace of the hula, or ka hula piko (the navel or center of hula).

Today, the majority of land ownership is under Moloka'i Ranch's control. The population is located in Maunaloa town, and in the Kaluako'i area, which includes homes in the Pāpōhaku Subdivision, as well as in the three condominium complexes. Subsistence is an important part of the lives of many Maunaloa residents, as it is a way of survival. For many of the Native Hawaiians who live on the West End, the subsistence activities carried out here are also traditional and customary practices, including fishing, gathering, and hunting.

11.1 ENVIRONMENT AND NATURAL RESOURCES

The West End's environment, rich in natural resources, is now a fragile ecosystem that requires careful planning for its survival.

A. EXISTING CONDITIONS

The majority of the land on the West End is dominated by non-native species. The topography and rainfall patterns indicate that the area used to be lowland dry forest and shrub. The vegetation of this landscape includes mostly grasses and shrubs, with few species of trees. On Moloka'i Ranch land, these native ecosystems were permanently altered by cattle grazing, followed by the cultivation of sugarcane and pineapple. These activities caused severe degradation and erosion of the West End. In addition, large numbers of wild deer exacerbate the erosion. The area is now dominated by invasive species such as the kiawe tree and Christmas berry, which have spread throughout the property.

The northwestern edge of the island has a few remaining pockets of native dominated landscape communities. The Mo'omomi Preserve, which is managed by The Nature Conservancy, is one of these native lowland dry forest and shrubland communities that still exists in the state. Mokia Preserve is a 1,718-acre parcel that was donated to the Moloka'i Land Trust from Molokai Properties Limited (Molokai Ranch). It contains approximately 5 miles of rugged shoreline, remnant native coastal strand and dune ecosystems, seasonal wetland, and several ancient Hawaiian sites, including an adze quarry at Pu'u Kaeo. Lastly, there are a few additional small pockets of the native dominated coastal dry shrubland and grassland communities along the northwestern corner. This landscape community is similar to the Mo'omomi Preserve community, but has less species diversity. The west end also has some occurrences of Natural Heritage rare vertebrates and plant species, such as the 'akoko. The endangered Hawaiian monk seal frequents the beaches of the west end.

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Erosion is one of the most significant problems that need immediate attention. A substantial portion of the Ranch lands near Maunaloa have bare soils that erode during seasonal storms. The worst problems occur along the south shore from Punakou to Halena as the inner reef waters are red from land-based sedimentation. Similar problems occur elsewhere along the coast, but the western and northern coastal waters have huge winter surf that help flush away the seasonal sedimentation.

There is a substantial coral reef protection area that runs along the south shore of the West End. It begins at Hale o Lono and extends east along much of the southern shore of the island. The protected area includes numerous fishponds. The fringing reef along this coastline is a treasured resource of Moloka'i. The inshore areas along this area are also important hatcheries breeding grounds for many key subsistence marine fish species. This is confirmed by the many ko'a locations. Inshore marine species still are

abundant along the rugged coastline and tidal pool systems. The limited access is the main reason why this northwest coastline has remained unchanged in the past few decades.

One natural resource issue that intersects directly with the Land Use and Housing section is the impact to the Pāpōhaku Dunes by development. Owners of coastal lots along Pāpōhaku Beach have State and County regulations to follow when determining the placement of their homes. However, those regulations are not completely congruent with all of the recent research that has been conducted along that dune system. The Pāpōhaku Dune Cultural and Natural Resource Preservation Plan, compiled by the UH Mānoa Department of Urban and Regional Planning Practicum in 2005, includes extensive information that demonstrates the need for tighter controls to protect the entire dune system. Policies and Actions related to this issue are included in the Land Use and Housing section.

Lastly, the West End has a history of large-scale agriculture, namely sugarcane and pineapple. Unfortunately, those crops were grown in unsustainable ways, leaving the wells on the West End dried up, and the soils filled with pesticides and black plastic. Therefore, agricultural opportunities are now limited, but possible if agricultural lands are managed properly in the future.

B. ISSUES

- Issue 1: The West End suffers from severe erosion caused by historical cultivation of sugarcane and pineapple, along with overgrazing of domesticated and feral ungulates.
- Issue 2: Erosion leads to siltation, which regularly causes the coastal waters of the West End to turn red from the land-based sedimentation.
- Issue 3: Coastal waters are impacted by run-off from human impacts, including lawn fertilizers, animal excrement, vehicle waste, etc. as well as run-off from dune systems disrupted by ATV and trucks on near-coastal areas.
- Issue 4: Inundation areas are common along the Kaluako'i coastal areas.
- Issue 5: Invasive species dominate much of the land.
- Issue 6: Agricultural lands are in need of remediation.

C. GOAL, POLICIES, ACTIONS

- Goal** Preserve, protect, and manage the West End's rich natural resources and ecosystems to ensure that future generations may continue to enjoy and protect the natural

environment.

Policies

1. Support proper management of grazing domestic and wild ungulates.
2. Support hunting opportunities for Moloka'i residents.
3. Encourage erosion control measures to protect coral reefs from degradation.
4. Replant areas with native plants, such as wiliwili, a'ali'i, ma'o, pili, akia, 'ohi'a, ulei, or other drought-tolerant crops that would remediate and fertilize the soil and boost Moloka'i's economy, such as medicinal marijuana or hemp.
5. Clear invasive limu and fish.
6. Review and assess the West End's sewage needs and implement necessary infrastructure.
7. Create and post clear signage about the detrimental effects of leaving rubbish, such as plastic bags and other litter near coastline.
8. Clear litter and supply adequate rubbish bins at beach access points.
9. Provide invasive species education and controls for hunters, hikers, residents, and visitors.

Actions

Table 10.1 West End Policy Statement - Environment and Natural Resources			
	Action	Lead County Agency	Partners
11.1.01	Clear litter and supply adequate rubbish bins at County beach access points	Parks	Moloka'i Ranch, West Moloka'i Association
11.1.02	Provide educational opportunities	Office of the Mayor,	MVA, West Moloka'i

	regarding protection of mauka lands, coastal lands, dunes, and native species for residents and visitors.	Environmental Program	Association, DLNR, MoMISC
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11.2 CULTURAL RESOURCES AND TRADITIONAL LAND USES, INCLUDING SUBSISTENCE

A. EXISTING CONDITIONS

There are numerous cultural sites, including burials throughout the West End, though some areas have higher concentrations. Archaeological maps, coupled with oral history interviews provide insight as to the types of sites, hence the cultural land uses that may be found here.

Evidence suggests that Mo'omomi, to the north, was an ancient fishing station and burial ground. The area is also noted for the presence of the Kalaima Wāwae, which prophesized the arrival of the boot-wearing Caucasian. The area along the west coastline, between 'Īlio Point and Pāpōhaku Beach, has a high concentration of remnant shelters, caves, and mounds. This area includes the Kawākiu Iki Complex and the Kawākiu Nui North that are believed to have been utilized for habitation.

Oral history accounts confirm that this area was used for temporary fishing villages, which explains the remnants of ancient homes and fishing shrines along the coast. A historical trail, Ke alapūpūkea Moloka'i (the shell road at Moloka'i), runs from Mo'omomi, around 'Īlio Point, and to the south, through Pāpōhaku Beach, to Lā'au Point, east to Ilofi in the south. This coastal trail was constructed with white shells (pūpūkea) to ensure safe nighttime travel under the direction of Maui Island Chief Kiha-a-Pi'ilani. Po'olau, the area immediately south of Pāpōhaku, is an area rich with habitation, agricultural and natural communities.

The entire property is dotted with burials, especially those areas composed of sand, since this was a common material in which burials were placed. The main burial sites include the dunes of Mo'omomi and Pāpōhaku, and Keonelele, the area where sand is believed to blow southwest from Mo'omomi towards Pāpōhaku. There are also numerous archaeological sites located in the Lā'au Point area. The majority of sites in this region are of fishing villages and ko'a.

Another area with a high concentration of cultural sites is located to the east of Maunaloa. Along the southeast edge of the abandoned pineapple fields are numerous ko'a, heiau, and petroglyphs, as well as remnants of enclosures and platforms that were once used for agriculture and habitation. This area also has evidence of adze quarries and adze manufacturing. This summit zone is the location of the head of major gulches, which explains its association with the gods. It is also where Kā'ana is situated, which is believed to be the birthplace of hula. Kā'ana remains significant in traditional and cultural hula practices today. Unfortunately, the area has been degraded by grazing cattle and deer. The native forest has nearly disappeared. Access is only permitted with the permission of Moloka'i Ranch. Some residents have expressed concern that this highly sacred site is promoted as a tourist attraction.

Below is a summary of each of the main issues that need to be addressed: Cultural Sites, Subsistence Activities, Hunting, Fishing, and Access for Traditional and Customary Practices.

Cultural Sites

The Community-Based Master Land Use Plan for Moloka'i Ranch proposed the creation of a Kaluako'i Cultural District to protect the historic and cultural sites and resources for current and future spiritual, cultural, and subsistence uses. The West End community still supports this idea, with appropriate management to be determined between the community and Moloka'i Ranch.

Such a Cultural District should be designed to protect the historic and cultural sites and resources for current and future spiritual, cultural practices and subsistence uses. It should include, but not be limited to, the following historic and cultural sites and complexes:

- Cultural and subsistence use and resource areas.
- A Community-Based Subsistence Fishing Area (CBSFA) of a 1/4 mile on the north and west shore and to the outside of the reef surrounding the remainder of the West End.
- Punakou which is inclusive of Kā'ana, Pu'u Nānā, and Ho'olehua
- Paka'a trail, which is located in the entire Kolo Gulch
- Paka'a cultivation fields in the uplands of Kopala
- Kalaipahoa-'Amikopala and Kukui adze quarry sites
- Kamāka'ipō complex of sites in the entire gulch
- Kahualewa Heiau, mauka of Waikāne Gulch
- Heiau, mauka of Halena Road and between Kāhinawai and Oneohilo gulches
- Kawākiu Iki and Kawākiu Nui village sites and burials
- Dunes of Keonelele
- Various fishing ko'a along the shoreline
- Burial Sites located west of Kaluako'i water tank in Kaka'ako Gulch
- All sites identified on the Maurice Majors maps.²

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Additional surveys should be conducted so all sites can be properly documented and protected.

Subsistence

In summer 1993, the Governor's Moloka'i Subsistence Task Force met with subsistence practitioners in focus groups to map sites important for fishing, ocean gathering, hunting, forest and stream gathering, gardening, raising animals, and trails to access the resources. The map was published in the final report of the Task Force. Practitioners identified sites that had been used in the past, were currently used, and sites where they would want to go if access were opened. The map shows that the entire coastline of the West

² Moloka'i Enterprise Community & Townscape, Inc. *Community-Based Master Land Use Plan for Moloka'i Ranch*. 2005, page 57-58.

End is important for subsistence fishing and ocean gathering. It also indicates that the mauka lands are very important for subsistence hunting. ³ Forested areas are accessed for subsistence gathering.³

Today, subsistence continues to be an essential and viable sector of the overall island economy, especially on the West End. Subsistence fishing, hunting, and gathering not only provides food, but contributes to a healthy diet. Obtaining equivalent food items, such as fish, from stores can be costly and families on fixed incomes are known to purchase cheaper, less healthy foods. Subsistence activities require physical exertion and provide opportunities for relatively inexpensive recreation that contributes to better health. For all of these reasons, the community supports policies that protect and encourage subsistence activities.

Hunting

Long-time West End hunters have noted that there are currently too many deer on the West End, which has numerous detrimental effects. First, it puts the entire deer population at risk, as high concentrations of such animals bring an increased chance of disease and a potential weakening of the overall herd health. It also causes negative impacts to the land, as unmanaged ungulates loosen soil and create erosion. In addition, large deer populations pose dangers to drivers passing through deer crossings.

The community agrees that appropriate management is needed to control the population numbers to prevent disease and keep the herd strong. If management is not implemented and deer do get sick, then there may become a need to eradicate, which is NOT wanted.

Molokai Ranch currently leads paid hunts for tourists. The community understands that the Ranch needs to make money, and they are not against such hunts, but they would like to ensure that such practices are balanced with community subsistence needs and access. They do currently have access to hunting grounds with Ranch permission, but would like increased residential access.

Thus, the recommendation is that a full management plan for subsistence deer hunting and population control be developed and implemented by community and Moloka'i Ranch. The plan should include:

- Boundaries on hunting areas, such as a ½ mile buffer around residential areas/homes
- Required hunter education, including the need to limit the number of bucks shot (no trophy hunting), and only hunting what is needed for your family and community.
- The younger generation should hunt for kūpuna and others who are not able to hunt. In the old days, people took care of community; that needs to continue.

The overall goal is to continue the tradition of subsistence hunting and providing for our families. Access for hunting by community should be increased with permission by Moloka'i Ranch.

Fishing

³ Matsuoka, McGregor, and Minerbi. *Governor's Moloka'i Subsistence Task Force Final Report*. 1994

Local fishermen have noted an overall decline in the numbers of fish along the West End coastlines. They say that access to various areas is limited (northwest and southwest corners) to those who can walk in, and should be maintained as such until more management is implemented. The recommendation is that a Community-Based Subsistence Fishing Area (CBSFA) be implemented for the West End, and for the entire island.

Fishponds

There are several fishponds along the south coastline of the West End. Community would like to see these fishponds restored for production of fish, as well as for cultural and educational purposes.

B. ISSUES

- Issue 1: There are currently too many deer, which puts the entire deer population at risk, creating a higher chance of disease.
- Issue 2: Molokai Ranch limits access to hunting grounds for residents.
- Issue 3: Lack of proper management of deer population and subsistence hunting.
- Issue 4: Insufficient protection of our nearshore fisheries. Recommend the development of a Community-Based Subsistence Fishing Area for the West End and the entire island
- Issue 5: West End fishponds are in disrepair.
- Issue 6: Cultural sites need more survey, documentation, protection.
- Issue 7: Lack of education for residents and visitors for subsistence and culturally appropriate hunting, fishing, gathering, and visiting of cultural sites.

C. GOAL, POLICIES, ACTIONS

Goal West End's rich cultural sites and practices, including subsistence hunting, gathering, and fishing, will be protected and perpetuated for sustainable use by future generations.

Policies

1. Support sustainable agricultural and forestry management to protect Molokai's land, water, and marine resources.

2. Support the development of a “West End Subsistence Management Plan for Deer.” between owners of Molokaʻi Ranch and community members.
 3. Support the establishment of the island as a community-based subsistence fishing area (CBSFA) pursuant to Section 188-22.6, HRS, in order to preserve marine and nearshore resources for generations to come.
 4. Support the documentation of all cultural, religious, and archaeological sites to preserve the cultural integrity of such sites.
 5. Support the conservation and preservation of archaeological sites, both large and small.
 6. Support the development of a cultural resources management plan with strong community input.
 7. Support access, pursuant to appropriate management plans, for practitioners to mauka and makai areas for hunting, gathering, and traditional and customary practices; as well as historic sites, and sacred and traditional places.
 8. Support inventory of access trails and roads as traditional and cultural features.
 9. Support the preservation of fishponds, along with any parts of fishpond system complex such as hatchery, pond, or trap characteristics.
 10. Support access to Mount Kāʻana by Molokaʻi Ranch, along with reforestation of the area with native and indigenous plants, in order to facilitate traditional and cultural use. Reinforce the surrounding fence to protect replanting from deer and cattle.
- Discourage promotion of Mout Kāʻana by the visitor's industries.
 - Support education for residents and visitors for culturally appropriate subsistence-based hunting, fishing, gathering, and protocol for respecting cultural and historic sites.

Develop Moloka'i cultural events, such as Makahiki and Ka Hula Piko, and tourism guidelines that protect island culture and natural resources.

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Actions

Table 11.2 West End Policy Statement - Cultural Resources and Traditional Land Uses, Including Subsistence			
	Action	Lead County Agency	Partners
11.2.01	Educate property owners regarding the need to prevent damage to, or destruction of, historic and cultural sites.	PD	Moloka'i Ranch, West Moloka'i Association
11.2.02	Provide instructions for reporting unpermitted construction related ground altering activities.	PD	
11.2.03	Survey and document all archaeological sites with immediate efforts toward preservation of the cultural integrity of the sites or districts.	PD	State SUPP
11.2.04	Nominate important sites to the State Register of Historic Places.	PD	State
11.2.05	Fund additional cultural and traditional land use programs on the West End, similar to the Lima Hana o Na Opio at Ka'emole and Ke Kula Ho 'O Naauao Moloka'i at Keawanui.	OED	Community
11.2.10	Establish additional historic and archaeological sites and districts, and other designations to protect and preserve	PD	Community

	traditional and historic resources; lands under the DLNR conservation regulations, through County zoning, or other appropriate methods, including the creation of a Traditional Land Use Overlay.		
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11.3 SOCIAL AND ECONOMIC RESOURCES

A. EXISTING CONDITIONS

The West End consists of two primary population centers, the town of Maunaloa and the residences at the Kaluako'i Condos and Pāpōhaku Ranchlands. The majority of land ownership is under Moloka'i Ranch's control. According to the most recent US Census in 2010, the West End (zip code 96770) consists of 691 residents, with 376 located in Maunaloa town. The 2009-2013 estimated median family income (MFI) for West Molokai was \$44,656, which was 56% of the statewide MFI.⁴ However, the median income for the average Maunaloa resident is estimated to be closer to \$15,000.⁵ Many of these residents receive government assistance, and live in federal and state-subsidized housing.

Maunaloa town – where Moloka'i Ranch is headquartered, – has many buildings that formerly housed local businesses owned and run by the Ranch – such as a movie theater, gas station, restaurant, and hotel (The Lodge). Most of these buildings have fallen into disrepair, and are safety hazards that the community dreams of seeing reopened. The former Kaluako'i Resort is located along the western coastline, and also houses Ranch-owned dilapidated buildings that the community would like to see reopened, such as the restaurant and bar, and small stores within the Kepuhi Condo complex.

Overall, the West End community would like to see an economic development scheme suited to the skills of the residents, the resources of the land, and one providing employment opportunities that can combine pride, a sense of accomplishment, possibilities for expansion, and a general sense of well-being on the part of the community.

B. ISSUES

- Issue 1: Lack of economic opportunities that fit the West End's rural character and cultural values.
- Issue 2: Developed areas/buildings have been severely neglected, creating a safety issue.
- Issue 3: A lack of locally owned businesses that create sustainable, culturally appropriate jobs.

C. GOAL, POLICIES, ACTIONS

⁴ Hawaii State Department of Labor & Industrial Relations (DLIR), December, 2014

⁵ Maunaloa Vista Recertifications, 2016.

Goal: A vibrant economy that is compatible with community members' skills and supports the traditional lifestyle and rural character of the West End.

- Policies:**
1. Support economic development that fits with rural character of West End.
 2. Support renovation and repurposing of existing infrastructure for business development, such as the theater, gas station, and restaurants.
 3. Support and encourage locally-owned entrepreneurial enterprises.
 4. Support and encourage tourism-related businesses that focus on ecotourism and cultural tourism.
 5. Support development of crematorium as possible business for West End, which could serve entire island.

Actions

Table 11.3 West End Policy Statement - Social and Economic Resources			
	Action	Lead County Agency	Partners
11.3.01	Coordinate with the various state, private, and county agencies to develop a strategic economic plan for the West End.	OED	Moloka'i Ranch, Community
11.3.02	Support cottage industry laws that foster family-based businesses.	OED	Community
11.3.03	Incentivize community-based entrepreneurial endeavors.	OED	State, Moloka'i Ranch, Community

11.4 LAND USE AND HOUSING

A. EXISTING CONDITIONS

The West End has numerous issues related to its current land use and housing situation. Balance must be maintained among community, county, state, and Moloka'i Ranch to create a win-win situation. The issues need to be clearly understood to effectively provide the answers the community seeks to ensure their local lifestyle and the lifestyles of future generations.

Although the West End contains one-third of Moloka'i's land area, the actual acreage suitable for intensive land use management is well below that figure. The mountain range and accompanying valleys leave only a small portion available. This situation, along with the lack of potable water sources, result in any proposed development having a far greater impact than might be anticipated. In addition, the economy of Maunaloa is severely distressed, as there are currently very few job opportunities. Any proposed development could result in increased property values and taxes. Thus, the two primary issues to be addressed in this section are affordable housing and future development.

Affordable Housing

Overall, the local community wishes to continue living here, no matter what growth is proposed. To do so, the affordable housing rates that exist need to be maintained, without increase to fees and/or taxes, until such a time as economic conditions improve. However, Moloka'i Ranch is currently proposing significant rate hikes to the affordable housing that they own and manage.

Affordable housing is defined by the U.S. Department of Housing and Urban Development (HUD) as housing for which the occupants are paying no more than 30 percent of their income for gross housing costs, including utilities.

According to <https://affordablehousingonline.com/affordable-housing-data/#census>, "The median gross income for households in Maunaloa is \$37,750 a year, or \$3,146 a month. The median rent for the city is \$745 a month. Households who pay more than thirty percent of their gross income are considered to be Rent Overburdened. In Maunaloa, a household making less than \$2,483 a month would be considered overburdened when renting an apartment at or above the median rent. **51.95% of households who rent are overburdened in Maunaloa.**"

The Addendum Attached to Tenant Lease for Maunaloa Vistas (see Appendix 11.1), which is given to each Vista Tenant upon Move-in with their Lease Agreement, states that "The Owner established the purchase price for this home according to the schedule set forth below. These prices will not change between now and March 31, 2029."

Nonetheless, Moloka'i Ranch has proposed rate hikes to affordable housing units, which require existing residents to pay an increase of \$75/month each year, starting in January 2018, until the maximum proposed increase has been reached. As one long-time resident explained, "my rent for my 3-Bedroom house is now \$550/month and will increase \$75/month each year until it reaches \$1,000/month. I'll only get a 2% increase in my Social Security check, which will be far less than \$75/month, so there's no way I'll be able to afford these rates. What will I do? Where will I go?"⁶

Future Development

The community wants to protect that which makes the West End unique for themselves, their children, and generations to come, by encouraging responsibly planned growth. The Policies and Actions below are aimed at enriching and enhancing the West End community through such responsible growth based on community needs and input.

The community strives to include the concerns of all, regardless of land ownership or economic position, in order to be representative and meaningful. Any form of commercial development must be made realistically responsible to the people it affects to prevent loss of identity, values and its precious lifestyle. Current and future owners of Moloka'i Ranch will profit from the valuable natural and social resources the West End has to offer. Therefore, it should share in the solution of community problems as well.

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B. ISSUES

- Issue 1: Insufficient stock of truly affordable housing, and rate hikes are currently proposed for affordable housing units owned by Moloka'i Ranch.
- Issue 2: Development threatens community access to hunting and fishing grounds for subsistence and wetland/wildlife areas.
- Issue 3: Lack of community input to mitigate the impact of proposed development.
- Issue 4: Erosion and the resulting sedimentation causes substantial problems for the nearshore ecosystem.
- Issue 5: Property taxes are a burden to the community.
- Issue 6: Large residential lots on Pāpōhaku Beach located within the primary dune area may cause damage to cultural and/or natural resources.

C. GOALS, POLICIES, ACTIONS

⁶ Interview with resident of Maunaloa Vistas, October 11, 2017.

Goal Landowners will work with the community to protect the environment and culture of the West End, including providing housing that is affordable to residents.

Policies

1. Support the construction of truly affordable housing and maintenance of current affordable housing rates.
2. Consider depressed economic standard on Moloka'i when setting property taxes.
3. Recognize and protect subsistence as a major part of the community's livelihood.
4. Encourage developers to work with the community to preserve the rural character of the West End.
5. Encourage developers to provide access to protect the continuation of traditional gathering.
6. Provide better notice and encourage the community to provide input on proposed developments.
7. Educate landowners on proper protocol when grave sites are discovered during construction, namely SHPD and Burial Council should be contacted.
8. Encourage at least one-fourth of each individual agricultural lot-owner's property to be under permanent crop cover, such as trees.
9. State Conservation District should be extended to include entire Pāpōhaku Dune System.⁷
10. Coastal lots along Pāpōhaku Beach should be built as far back from the ocean as possible to protect life and property, as well as beach and dune resources.

Actions

Table 11.4 West End Policy Statement - Land Use and Housing			
Action No.	Action	Lead County Agency	Partners

⁷ Authors of Pāpōhaku Dune Cultural and Natural Resources Preservation Plan (2005) found that primary dunes are within 17 coastal lots of the Pāpōhaku Ranchlands Subdivision. As a result, land use activities in these privately-owned dunes are not subject to State Conservation District regulations.

11.4.01	Limit the height of buildings on the West End to a maximum of two stories.	PD	
11.4.02	Encourage MoPC to host meetings on the West End, during after-work hours, when decisions involve West End development issues.	PD, MoPC	
11.4.03	Require large-scale commercial developers to conduct a social impact assessment for any proposed development, identifying potential impact on the community and proposed mitigative measures.	PD	
11.4.04	Where community concern exists regarding the impact of a proposed development, the developer, or their authorized representatives, shall be present to responsibly answer residents' questions.	PD	
11.4.05	Require developers to show that County and State infrastructure is adequate or near updating, prior to starting a project, to minimize development impact.	PD	Moloka'i Ranch
11.4.06	All sewage, drainage and environmental problems must be adequately addressed prior to approval of any project. Where differences between agency, developer, or responsible community members exist over "adequacy", an environmental impact statement shall be professionally prepared by the developer in accordance with Chapter 343, HRS to answer these concerns. The statement shall become part of the application and be made available for review by affected parties.	PD	

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11.4.07	Archaeological, cultural and historical remains in the large-scale development area or surrounding affected region shall be professionally and traditionally investigated before any construction begins.	PD	
11.4.08	Wildlife survey on Moloka'i should be continued into the West End area with documentation of traditional lands.		
11.4.09	Establish a community-supported cap on TVRs and STRHs	PD	County Council, Moloka'i Planning Commission
11.4.10	Establish policies requiring setback farther from the coastline and primary dune systems. 100-year erosion hazard rates and 100-year timeframe for structures should be used in calculating the shoreline setback. ⁸	PD, MoPC	West Moloka'i Association, Coastal landowners

⁸ UH School of Ocean and Earth Science Technology (SOEST), Coastal Geology Group (2005).
<http://www.soest.hawaii.edu/coasts/erosion/>

11.5 INFRASTRUCTURE, PUBLIC FACILITIES AND SERVICES

A. EXISTING CONDITIONS

Overview

The West End of Molokaʻi lacks numerous public facilities and services, and the basic infrastructure that does exist is in disrepair and/or is inadequate. Public facilities include 7 public rights-of-way to the western shoreline, Maunaloa Community Center, Maunaloa Park (baseball/softball fields), Pāpōhaku Beach Park (County park that provides picnic areas, camping spaces, restrooms, and beach access), and Dixie Maru Beach (Kapuʻkehehu Beach controlled by Molokai Ranch). Molokaʻi Ranch controls access to much of the shoreline, including all coastal areas south of Dixie Maru, which means access is limited to those who can walk in, or those who ask for Ranch permission to enter. The addition of a few key amenities would add to the quality of life to the West End, while still preserving its rural character.

Emergency Services

The closest fire station to Maunaloa is in Hoʻolehua, which is 12 miles away. The main police station is in Kaunakakai, which is 16.5 miles away. This means it takes too long to respond to fires and other emergencies on the West End. Molokai Fire Department's record of response times to incidents on the West End exceeds national standards. Furthermore, the 2016 call volume for all incidents west of Mahana is an amount that is comparable to the Pukoʻo fire substation on the East End.⁹ Property and environmental damage, as well as personal welfare would be better protected if there were a fire and police substation in Maunaloa. Lastly, the only shelter on the West End is Maunaloa Elementary School, which is a tsunami shelter, but not a hurricane shelter. The closest hurricane shelter is the Molokaʻi High School in Hoʻolehua.

Water

The water supply for the West End is controlled by Molokaʻi Ranch, and has a long history of questionable compliance with safe water requirements and state permit requirements.¹⁰ The water supply starts with clean water from Well 17 (the Ranch has not had a state permit to pump this well since 2007), and is then pumped into the Kualapuʻu Reservoir, which is an open reservoir filled with tilapia and snails, and surrounded by fields sprayed by pesticides and herbicides. The Well 17 ground water then mixes in with the Molokaʻi Irrigation System (MIS) surface water, which is not potable. Water is then pumped out of the MIS to be treated in the Ranch's water treatment facility before reaching residents' faucets. At the time of writing (October 2017), the Ranch has stated that they are working to develop a new transmission system, which would help to address the safety of the water. In exchange for expedited development

⁹ Molokai Fire Department (2017).

¹⁰ There have been numerous incidents of contamination, as well as a lawsuit that the County filed against Molokai Ranch in 2008 when the Ranch threatened to shut off their water system, Civil No. 08-1-0493(1).

permission in the 1970's, the Ranch agreed to provide all of the water required for its projects. These contracts with the County of Maui are still in effect and apply to the current owner and to all successors. The Ranch continues to provide water to its properties, but at exorbitant rates that were approved after the Ranch shut down most operations in 2008 and threatened to shut down its water system too. Water rates are now among the highest in the nation. Moloka'i Ranch is committed to providing water to all island residents with safe, clean and affordable drinking water as promised.

Roads

West Molokai private roads, owned by Molokai Properties Limited (MPL), are used to access public parks and private residences. They are needed for emergency responders, tsunami evacuation routes, and MEO transportation. Almost all of these private roads are in desperate need of repair.

Public Services

There is a need for medical, dental, vision, and substance abuse services on the West End. Most of these services are located in Kaunakakai, and therefore, not easily accessible for all. Drug abuse is one of the top concerns of the Maunaloa community, and many residents believe having counseling and related services available would help to address the issue.

In addition, the only public library on Molokai is located in Kaunakakai, and the community has expressed their desire to create a cultural center to house cultural artifacts from the West End, both for protection/preservation, as well as for educational purposes.

B. ISSUES

Issue 1: Emergency service (fire, ambulance, and police) long response time is a great concern.

Issue 2: Insufficient emergency warning sirens, access, supplies (gas), and

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Issue 3: Unsafe drinking water and expensive water rates (no agricultural water available).

Issue 4: Roads have been neglected and are in disrepair.

Issue 5: No access to medical, dental, vision, or drug rehabilitation services.

Issue 6: High rate of substance abuse and no nearby treatment center.

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Issue 7: The only public library on-island is far from West End residents.

Issue 8: There is no provision for storage and display of the many archaeological and cultural resources from the West End.

C. GOAL, POLICIES, ACTIONS

Goal The West End will have the appropriate range of public facilities, recreational opportunities, and programs that meet the needs of the area’s residents and visitors, while preserving its rural character.

Policies

1. Ensure West End residents have access to clean, affordable water through protection, improvement, regular testing, replacement, and enhancement of the existing water supply, and development of new water sources.
2. Ensure West End residents have roads that are in good condition.
3. Support development of Medical/dental/vision/drug rehab center in Maunaloa.
4. Support the development of a public library and cultural center for the West End.

Actions

Table 11.5 West End Policy Statement - Infrastructure, Public Facilities and Services			
	Action	Lead County Agency	Partners
11.5.01	Establish an Emergency Response Station with fire, ambulance, police, and shelter services at the County land on the corner of Maunaloa Highway and Kaluakoi Road.	MFD, MPD, PD	State, FEMA
11.5.02	Improve disaster warning systems, including more warning sirens in Kaluako’i/Pāpōhaku area.	EMA	

11.5.03	Create access road from Dixie to Maunaloa for emergency evacuation use.	EMA	Moloka'i Ranch
11.5.04	Explore the feasibility of the County taking over the water system for the West End.	DWS	Moloka'i Ranch
11.5.05	Explore the feasibility of the County taking over the maintenance of the roads on the West End	DPW Highway Division	Moloka'i Ranch
11.5.06	Support the testing for contaminants at residential faucets of at least 7 homes quarterly. <input checked="" type="checkbox"/>	DWS	Moloka'i Ranch
11.5.07	Establish a substance abuse treatment center on the West End.	DHHC	Private funders
11.5.08	Explore the feasibility of a library and cultural center on the West End at an appropriate location.	PD	State