

PSLU Committee

From: Choy, Andrew H <andrew.h.choy@hawaii.gov>
Sent: Friday, January 21, 2022 9:34 AM
To: PSLU Committee
Cc: Matsunaga, Stewart T; Randy Awo
Subject: DHHL Presentation for Agenda Item PSLU-29 & PSLU-2(2) Jan. 1/21/22
Attachments: DHHL_Maui County Council 01.24.22.pptx

You don't often get email from andrew.h.choy@hawaii.gov. [Learn why this is important](#)

To whom it may concern:

Please see DHHL Power Point Presentations for Agenda Items on Monday.

Please let me know if there are any questions.

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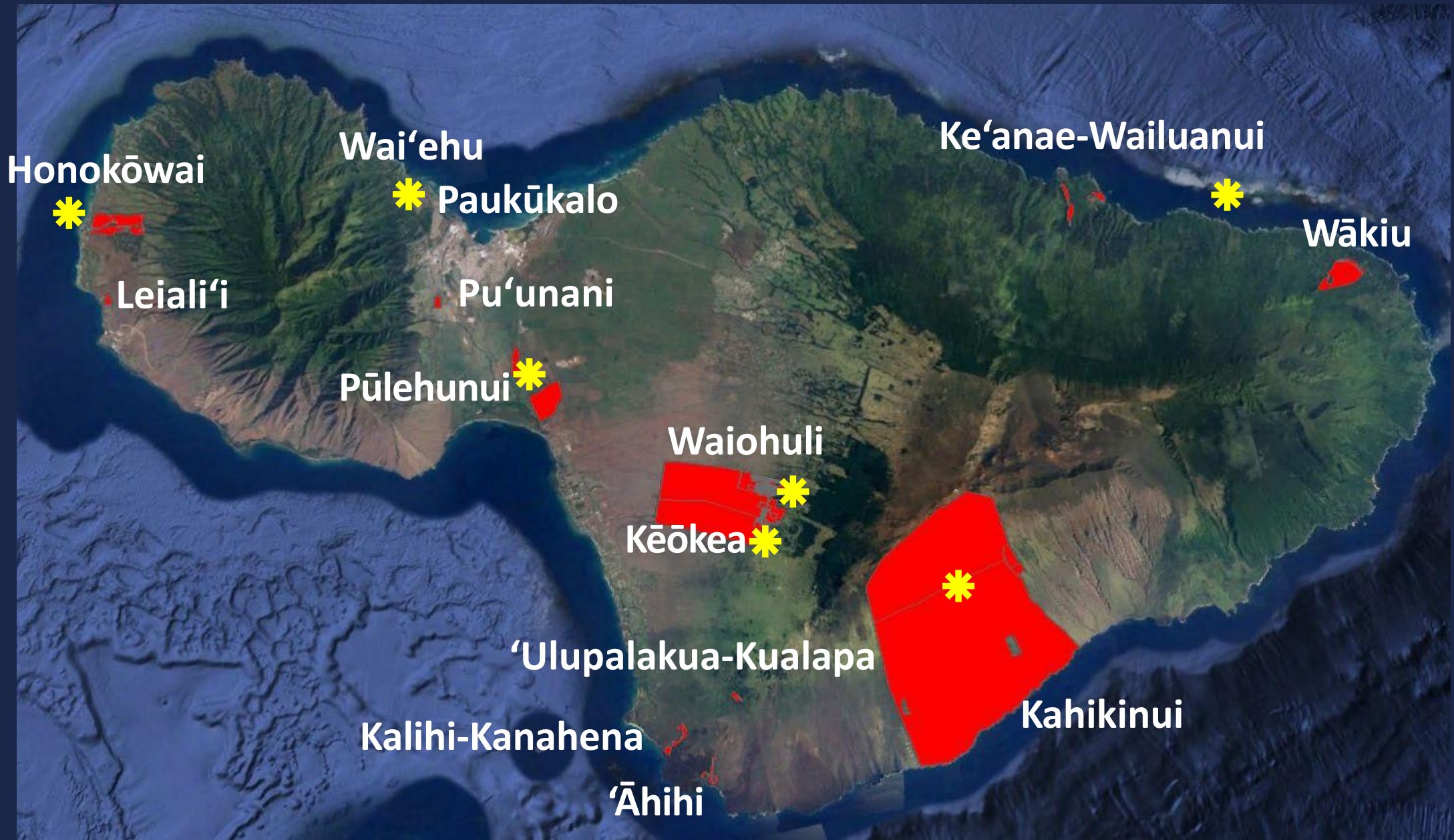
HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

DHHL West Maui Development Projects

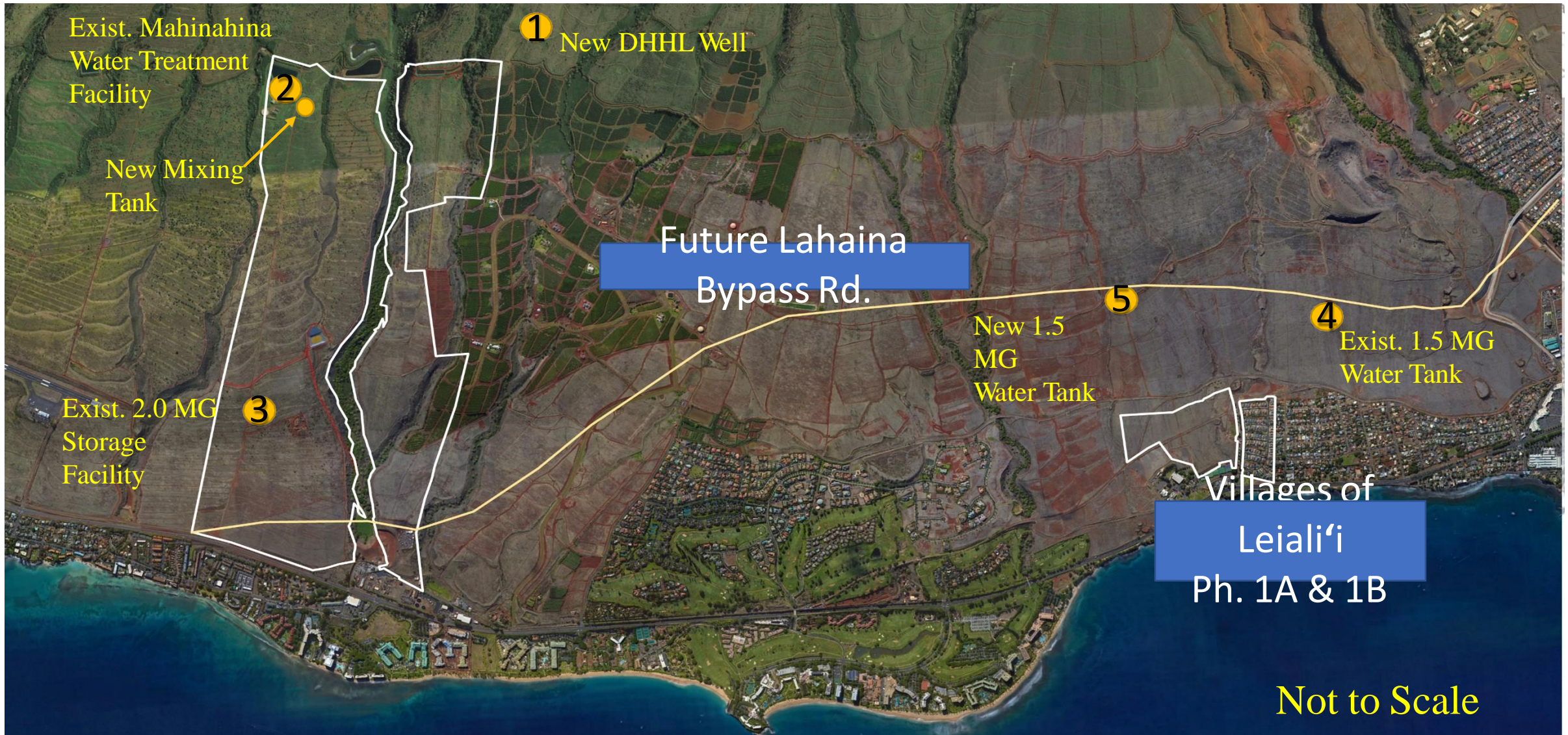
**Presentation to the Maui County Council
Committee on Planning & Sustainable Land Use
Agenda Item PSLU -29**

January 24, 2022





Honokōwai – Villages of Leiali‘i





Honokōwai
Beach Park

Times
Supermarket

Lahaina
WWRF

Honokowai
Reservoir
(not on Property)

Mahinahina WTP
and Reservoir

Kaanapali
Coffee Farms

Aha Mahia St

Kakawaleo Dr.

Kahakili

Puukoli Rd





Honokōwai Beneficiary Community Master Plan



Table 2-1: Summary of the Alternative that Would Generate the Most Homes/Lots

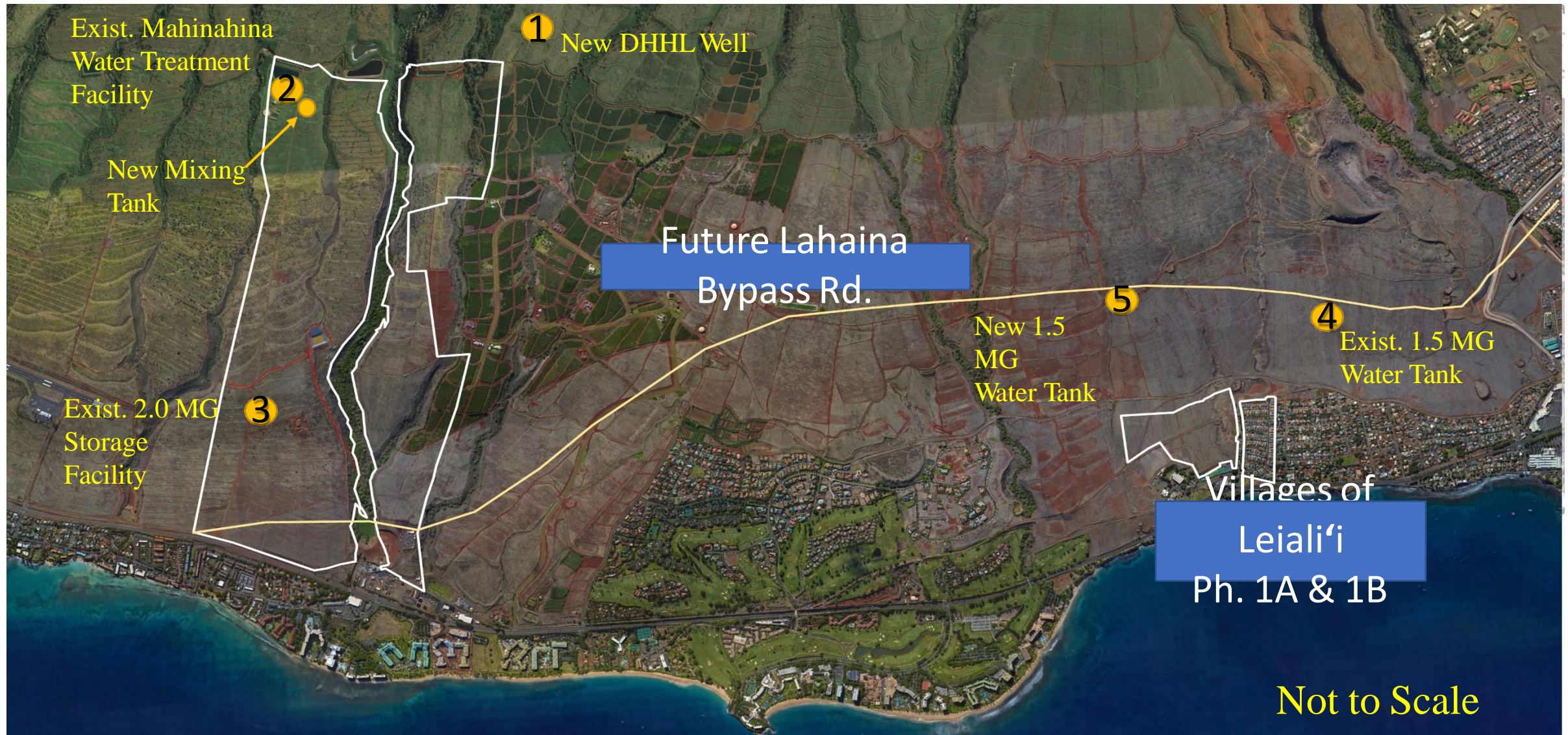
Proposed Uses		Maximum Number of Homes per Acre	Alternative that Would Generate the Most Homes/Lots	
			Acres	lots/homes
Homestead	Subsistence Agricultural Homesteads: 1 to 2 acre lots	1	342	252
	Residential Homesteads: Single-Family (7,500 square foot Lots)	6	75	356
	Residential Homesteads: Multi-Family	15	37	573
	Supplemental Agriculture (Non-residential Homesteads)	-	14	0
Community	Community Use: Agriculture	-	16	0
	Community Use: Parks	-	28	0
	Community Use: Commercial	-	27	0
Other	Conservation: Gulches & Buffers	-	146	0
	Industrial	-	16	0
	Roads	-	58	0
	County Facilities	-	18	0
Total Acres & Lots in Honokōwai			777	1,181



Villages of Leiali'i Development

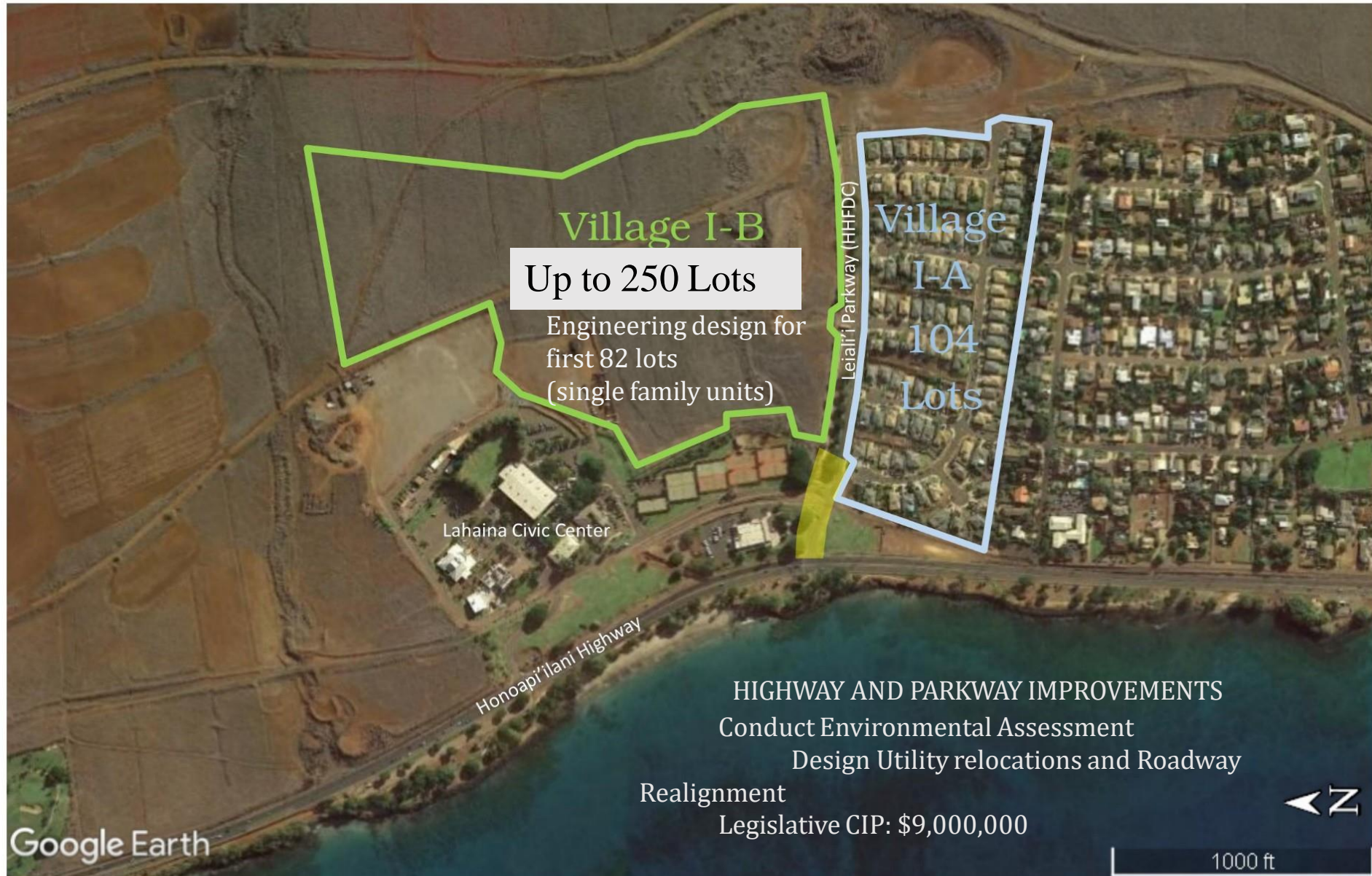


Honokōwai – Villages of Leiali‘i



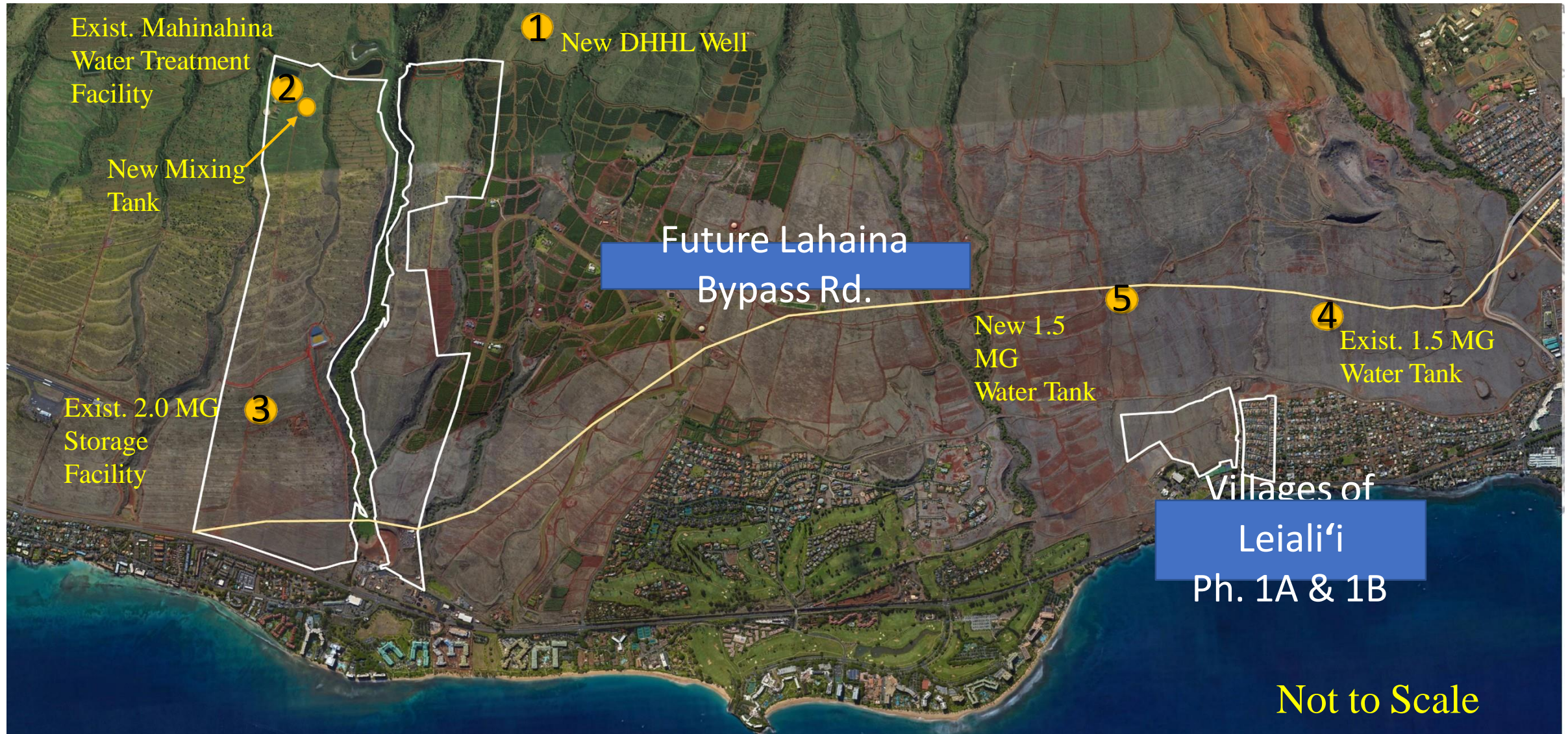


Villages of Leiali'i Development





New DHHL Well





Potential Opportunities to Collaborate

- Development of R-1 water system for Honōkowai Agriculture Homestead lot irrigation
- Development of potable water source
 - Expedite approvals for dedication to County
 - Water development agreement for new well
 - Pro-rate share of costs for Mahinahina Surface Water Treatment Plant
 - Leiali`i 1B Water storage



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DHHL West Maui Development Projects

**Presentation to the Maui County Council
Committee on Planning & Sustainable Land Use
Agenda Item PSLU – 2(2)**

January 24, 2022

The Constitution of the State of Hawai'i

Article XII, Section 2 -- Acceptance of Compact

- The State and its people accept, as a compact with the United States, relating to the management and disposition of the Hawaiian home lands, the requirement that the HHCA be included in this constitution.
- The State and its people do further agree and declare that the spirit of the Hawaiian Homes Commission Act looking to the continuance of the Hawaiian homes projects for the further rehabilitation of the Hawaiian race shall be faithfully carried out.



DHHL Land Use Authority

- Under the Hawaiian Homes Commission Act, the Hawaiian Homes Commission (HHC) has **exclusive land use authority** over all DHHL lands and is **not** subject to the zoning powers of the State Land Use Commission or County Zoning.
- DHHL is still subject to rules and regulations related to health and safety (Kepo`o v. Watson, 87 Haw. 91.952 P.2d 379 (1998))
- DHHL has made a policy decision to comply with County Building Code standards to ensure the health and safety of its lessees



County West Maui Community Plan

Community Plan Designations

- Rural Residential
- Residential
- Rural Village
- Neighborhood Center
- Small Town Center
- Transit Oriented Corridor
- Resort/Hotel
- Employment Center
- Industrial
- Special Purpose District
- Public/Quasi-Public
- Park
- Open Space
- Agriculture
- State Conservation



Legend

- Homestead Residential: Single Family
- Homestead Sub-Ag: 1 to 2 acre lots
- Homestead Residential: Multi-Family
- Homestead Supplemental Agriculture
- Community Use: Agriculture
- Community Use: Parks
- Community Use: Commercial
- Conservation: Gulches and Buffers
- Industrial
- County Facilities
- Connection to North Development
- Walking Pathways
- Future Access Easement
- Cultural Sites
- Non-DHHL Lands
- Roadways
- Access Point

Note: Lot Lines are conceptual and for graphic purposes only.



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Table 1

Translating DHHL's Honokōwai Land Use Designations to Community Plan Designations

DHHL Honokōwai Master Plan Land Use Designation	Applicable Community Plan Designation	Approximate Acres
Subsistence Agriculture	Rural Residential	337
Homestead		
Residential Homestead Single-Family	Residential	70
Residential Multi-Family	Residential	35
Supplemental Agriculture	Agriculture	14
Community Commercial	Rural Village	24
Community Agriculture	Agriculture	16
Community Recreation	Public / Quasi Public	28
Industrial	Employment Center	16
Conservation	Open Space	146
Road & County Facilities	Public / Quasi Public	91

Legend

- Homestead Residential: Single Family
- Homestead Sub-Ag: 1 to 2 acre lots
- Homestead Residential: Multi-Family
- Homestead Supplemental Agriculture
- Community Use: Agriculture
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