

**He`eia Community Development Authority**  
**He`eia Community Development District**  
**Report and Recommendations**  
**July 2015**

Section 206E-202 (b) *“The Authority shall ...facilitate culturally appropriate agriculture, education, and natural resource restoration and management of the Heeia wetlands...”*

- I. Current use:
  - **Kakoo Oiwi:** HCDA granted Kakoo Oiwi (Kakoo), a 501 (c) (3) nonprofit organization, a 38 year lease in January 2010 for the approximately 405 acres that comprises the district. The lease provides for a five year planning period with no rent, beyond the \$1.00 per year base, and a nominal rent of 2% of gross income from January 2015 through 2025, should commercial agriculture take root.
  - The use of the premises is for *“wetlands restoration, agricultural and commercial cultivation of agricultural products, including any supporting ancillary uses, and for the construction of improvements....within the context of recreating an ahupuaa...”*
  - Kakoo developed a master plan for the area (see attached map) in consultation with some of the families of He`eia. Kakoo has cleared portions of the property and currently has taro lo`i and diversified agriculture crops under cultivation.
  - Kakoo has three full time staff members: Farm Manager, Education Coordinator and a Marketing Director. In addition, Kanekoa Schultz provides oversight as the Executive Director, paid by The Nature Conservancy, and Kakoo has a contracted bookkeeper.
  - **HCDA actions:** HCDA has conducted soil conservation and archeological inventory survey studies. HCDA has the responsibility to develop a master plan, develop an infrastructure plan, conduct an Environmental Impact Statement (EIS) and to draft rules for this community development district. Requests for CIP funding through the legislature for the past three years to move forward with the EIS have not been successful.
  
- II. **Recommendations for HCDA Board.** Section 206E-202 outlines the responsibilities of HCDA to develop a He`eia Master Plan and to manage development within the district according to that plan. HCDA has been operating using primarily the master plan developed by Kakoo. Developing an HCDA master plan through a process that is inclusive and engages community stakeholders is critical to building a broad base of support for restoration and management of the He`eia Meadowlands. While important for all community planning processes, it is even more critical for He`eia given the role of the community in protecting and preserving He`eia over the years. At the same time, the current leasee is making progress on stewarding the land and HCDA should support the work of this nonprofit, where possible.

He`eia district members offer the following next steps for the HCDA Board to fulfill its *kuleana* for the land:

- a. **Conduct a site visit to He`eia with the full HCDA board in 2015**
- b. **Revisit, potentially revise, and adopt an HCDA He`eia Master Plan to help HCDA** *“facilitate culturally appropriate agriculture, education, and natural resource restoration and management of the Heeia wetlands”* . Development of the plan will require that HCDA:
  - i. Create a process that includes broad community input of stakeholders from within the *ahupua`a* and the surrounding community;
  - ii. Assess cultural and environmental assets and potential impacts through an EIS process; and
  - iii. Recognize the existing plans of Kako`o O Iwi, the Ko`olaupoko Sustainable Communities Plan, and the Ko`olaupoko Watershed Management Plan
- c. **Support Kako`o O Iwi to successfully steward the land.**
  - i. Consider infrastructure improvements;
  - ii. Consider developing a grant program to support Kakoo with agricultural equipment needs; and
  - iii. Require progress reports every six months from Kakoo.