

Report of the Executive Director

Heeia Report
September 5, 2018

I. Asset Management

A. Lessee: Kāko'o 'Ōiwi

Update by Kanekoa Schultz on the status of the wetlands.

II. Planning

A. Development of District Plan and Rules:

Staff is proceeding with the development of the Heeia Community Development Plan and Rules. See attached summary for update.

Heeia Community Development District Plan & Rules Update

September 5, 2018

I. Heeia Community Development District Plan

Consultation and Community Meetings:

- Presentations made to Kailua, Kahaluu and Kaneohe Neighborhood Boards.
- HCDA consultant, Townscape, Inc. (Townscape), conducted consultations with lineal descendants and kupuna, community organizations (Koolaupoko Hawaiian Civic Club, Koolau Foundation, Paepae o Heeia, and Papahana Kuaola), University of Hawaii (Hawaii Institute of Marine Biology, SOEST), Department of Health-Water Quality Branch, and Heeia Task Force Members.
- Held Stakeholder meetings (April 24, 2017) and Community Meetings (August 14, 2018)

Draft Plan:

- Townscape has completed a background review, including applicable studies and documents, statutes, and planning documents.
- Townscape has conducted analysis of site resources and constraints.
- Townscape has developed a preliminary Land Use Map.
- Preliminary Land Use Map was presented at the Community Meeting to solicit comments.

Issues:

- Working on Hawaiian terminology for the proposed land uses.
- Fine-tuning proposed land uses and areas, including identifying possible areas for future State Land Use Boundary Amendment from Urban to Agriculture use.
- Townscape will be working on Infrastructure Plan, proposed Roadways and access into the Heeia CDD.

II. Next Steps

- Based on comments received from the consultation process, Townscape will update the proposed Land Use Map.
- Draft Heeia Master Plan to be completed by early October.

III. Heeia CDD Rules:

The Rules section of the project will follow the completion of the DRAFT Plan.

Comments generated from consultations and meetings:

Themes:	Issues:
1. Plan Context	<ul style="list-style-type: none"> A. Provide meaningful Hawaiian terms for the land uses. B. Expand project area to ahupuaa/watershed context <ul style="list-style-type: none"> a. Ecological b. Cultural – Kupuna interviews C. Incorporate research: <ul style="list-style-type: none"> a. Scientific b. Natural and social science research should be incorporated into the planning effort. D. Theme for Heeia: Sustainable Farming & Food Production E. Timeframe: A “LIVING PLAN” with flexible rules. F. Broad-level – (ahupuaa) G. Relationship to Kakoo Oiwi Plan
2. Ecological Role of Heeia	<ul style="list-style-type: none"> A. Role as an estuary/buffer area B. Prioritize stream restoration; restoration of streams should be a priority. C. Address water quality & ground water D. Detention ponds: <ul style="list-style-type: none"> a. Their function b. Ideal area for growing pili grass E. Health of the estuary depends on the health of these wetlands.
3. Land Use	<ul style="list-style-type: none"> A. Maximize potential for agriculture. B. Land Use Designation: <ul style="list-style-type: none"> a. Urban → Agriculture? b. Conservation → Agriculture? Urban? c. Create new Hawaiian land use categories C. Lease Structure: <ul style="list-style-type: none"> a. Allow for multiple leases (Co-op structure?) b. Kakoo Oiwi to serve as Konohiki. D. Include agri-tourism uses, but emphasis should be on food production. E. A broader cultural plan/context is needed, not just identification of cultural sites. Consult with kupuna and people from the area. F. Financial support from HCDA?
4. Facilities & Infrastructure	<ul style="list-style-type: none"> A. Facilities: <ul style="list-style-type: none"> a. What kind of facilities will there be? b. Where will they be located? c. Facility design- Concern about impact on sense of place B. Infrastructure: <ul style="list-style-type: none"> a. What kinds of infrastructure-sewer/water/electric/roads? b. Who will pay for the infrastructure?

Theme:	Issues:
5. Access	A. Entrances: <ul style="list-style-type: none"> a. Location – concerns about abrupt turns into site from Kamehameha Highway b. Public Access-will area be open for public access?
6. Possible Threats	A. Cesspools in watershed are polluting stream and nearshore waters B. Kahekili Highway-Heavy metals polluting stream C. Feral pigs D. DHHL lands in the watershed E. Pollution from on-site facilities F. Climate change and sea level rise
7. Process	A. More Community Involvement: <ul style="list-style-type: none"> a. Request for quarterly meetings b. Consult with kupuna B. HCDA <ul style="list-style-type: none"> a. What is it?
8. Opportunities	A. Tie to State's plans for food independence in light of climate change B. Partner with organizations/agencies to plan/implement projects for watershed management C. Contact DOT to mitigate heavy metals pollution