

STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Heeia Community Development District

November 20, 2019

SUBJECT: Update on the Heeia Community Development District (“CDD”) Plan and Rules Project by Townscape, Inc.

Background:

On July 8, 2011, Act 210 was signed into law creating the He'eia CDD. The HCDA was designated as the local redevelopment authority of the district to facilitate culturally appropriate agriculture, education, and natural-resource restoration and management of the He'eia wetlands.

Pursuant to Hawai'i Revised Statutes (“HRS”) Chapter 206E-5, *Designation of community development districts, community development plans*, the Authority shall develop a community development plan for the designated district. The plan shall include but not be limited to, community development guidance policies, district-wide improvement program and community development rules.

At its meeting of June 7, 2017, the Authority approved the expenditure Hawai'i Community Development Revolving Funds from Kaka'ako to retain a consultant to develop a plan and administrative rules for the He'eia CDD after several failed attempts to secure legislative resources. Townscape, Inc. was selected to prepare the He'eia CDD Plan and Rules.

At its October 4, 2017 meeting, the Authority voted to form a permitted interaction group (Task Force) to investigate and provide its findings and recommendations with regard to the He'eia CDD Plan and Rules.

Since its last update to the Authority on November 7, 2018, HCDA staff along with Townscape, Inc. has continued its consultation with stakeholders and held Task Force meetings to obtain input on the proposed He'eia CDD Plan and Rules.

DISCUSSION:

Townscape, Inc. will be presenting the concepts of the Draft He'eia CDD Plan based on research, stakeholder and community input, and consultation with the Task Force.

The HCDA hopes to complete one final round of outreach on the community development plan for the CDD prior to bringing a final plan to the board for approval and enter into rule making.

He'eia CDD Master Plan

He'eia CDD Plan and Rules

He'eia Master Plan is based on HRS Chapter 206E. Proposed uses include:

- Agriculture and aquaculture along with ancillary facilities.
- Cultural and Educational Facilities/Uses.
- Uses that are sustainable (energy) and consistent with wetlands restoration and management.
- Uses shall be consistent with appropriate County, Federal and State regulations.

Uses are proposed to be sustainable, culturally appropriate, biologically responsible, and/or agriculturally beneficial enterprises.

Hawaiian archaeological, historic, and cultural sites shall be preserved and protected to the extent feasible.



He'eia CDD Master Plan

Vision Statement

Recognizing the value of ahupua'a management principles, promote and cultivate 'aina momona (abundance) for the lands of He'eia for present and future generations through culturally appropriate agriculture, education, and natural resources restoration and management.

Master Plan Principles

Restore the wetlands to support sustainable farming and food production, while protecting and supporting native species habitats.

- Protect water sources, including He'eia Stream, historic 'auwae, springs and groundwater. Re-establish and restore traditional water systems, where applicable.
- Remove invasive species and replace with native ornamental, medicinal and other culturally-significant plants.
- Support all aspects of farming by providing infrastructure, agricultural support facilities and access.

Master Plan Principles

Protect the health of the He'eia ahupua'a, acknowledging that the He'eia CDD is a key component of the He'eia ahupua'a.

- Utilize land management system based on traditional practices, kupuna knowledge and modern science in restoring the wetlands.
- Utilize lo'i, detention ponds and fish ponds to mitigate flood pulse, sediment control and promote ground water infiltration.
- Utilize lo'i and fishponds as salt water intrusion barriers.
- Encourage research and educational opportunities for wetland and ecosystem restoration.

Master Plan Principles

Perpetuate Hawaiian culture to enrich the He'eia District and the broader Ko'olaupoko.

Preserve archaeological, historic and cultural sites, to the extent practical.

- Promote the development of educational and cultural facilities in the District.
- Encourage the sharing of mana'o by community members, cultural practitioners, residents of He'eia and environmental experts.
- Respect the wisdom of kupuna and lineal descendants while encouraging the next generation to carry on the rich heritage of He'eia.
- Restore and create a cultural connection between the District and the broader He'eia community through hands-on experiences, such as tours, workshops, and volunteer service-learning projects.
- Acknowledge and support the remaining kuleana parcels within the District.

Master Plan Principles

Promote economic and environmental sustainability.

Economic Sustainability:

- Support opportunities for enterprise that are consistent with the District's vision.
- Support a venue for produce and products grown within the District.
- Provide support facilities including, poi mill, agricultural processing centers, commercial kitchens, and community areas.

Environmental Sustainability:

- Utilize green building, alternative energy, and zero waste strategies where applicable.
- Account for climate change and sea level rise.
- Support agroforestry, a traditional Polynesian method of land management that involves the simultaneous cultivation of farm crops and trees that ensures a continuous food supply.

He'eia CDD Master Plan Land Use Plan

The Land Use Plan for the He'eia CDD is comprised of three land use zones:

- Wao Ho'ōla
- Wao Kahua
- Wao Loko I'a Kalo.



He'eia CDD Master Plan

Land Use Plan

Wao Ho'ōla

- Wao Ho'ōla is the upland or 'aina mauka area of the District and is envisioned as the area of restoration and respite.
- Non-native vegetation will be replaced with native and culturally significant vegetation.
- Wao Ho'ōla provides an opportunity for dry-land agriculture as well as facilities that promote respite and healing.
- Significant historic sites including a granite quarry and terrace will be preserved in place.

Primary Uses:

- Agriculture – Dry Land Crops
- Cultural and Educational Practices
- Facilities for Health and Healing
- Forest Restoration



He'eia CDD Master Plan Land Use Plan

Wao Loko I'a Kalo

- The Wao Loko I'a Kalo zone is the wetland area of the District and is the most vital component of the District. Primary uses include:
 - Mahi'ai (cultivate food) and 'aina momona (land that is abundant, food producing).
 - Lo'i kalo
 - Dryland crops
 - Development of loko I'a (fish and detention ponds)
 - The practice of Hawaiian culture, education and arts.

Primary Uses:

- Agriculture:
 - Crop and Food Production.
 - Community and agricultural support facilities including poi mill, commercial kitchen and community gathering areas.
- Aquaculture and Aquaponics
- Restoration and Resource Management
- Education and Research



He'eia CDD Master Plan Land Use Plan

Wao Kahua

Wao Kahua zone is envisioned as the area of strong foundation to establish educational, cultural and agricultural support facilities. Due to its higher elevation within the 500-year flood zone, facilities can be built to fulfill the agricultural, cultural and educational goals of the District. It is envisioned that the majority of the educational and cultural facilities of the District will be located along Kealohi Road.

Primary Uses:

- Ancillary and support facilities to support agricultural use, including poi mill, commercial kitchen, community gathering areas, and kauhale for agricultural workers.
- Cultural and Educational Facilities.
- Health and Healing Centers
- Community Centers



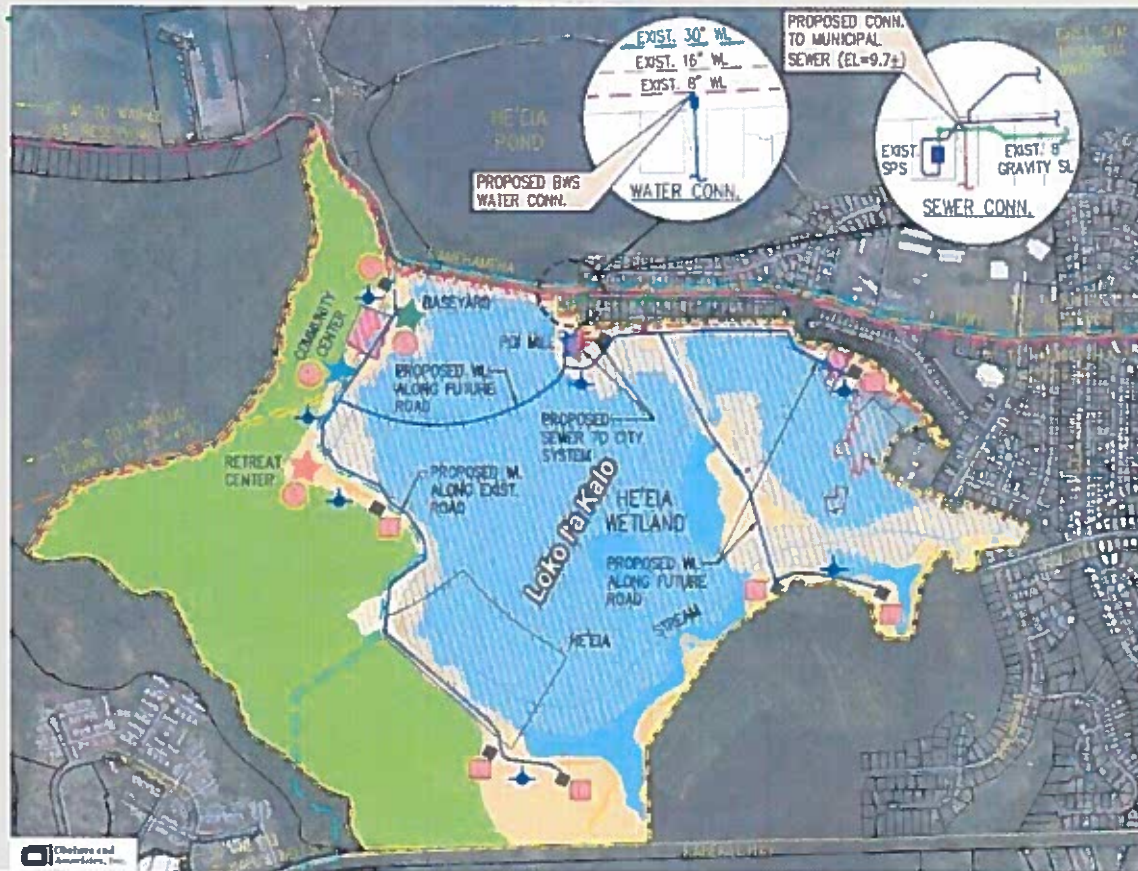
He'eia CDD Master Plan

Alanui – Roadway Plan






- The proposed roadway layout is generally based on historic roads from the 1950s.
- The layout of the proposed roadway system provides access to planned facilities and agricultural uses.
- The major road shown in black is also anticipated to mitigate flood pulse and sediment control.
- Access is also provided to kuleana parcels.



He'eia CDD Master Plan Infrastructure Plan



LEGEND:

- | | |
|---|--|
|  Exist. Sewer Force Main (5FM) |  Proposed Composting Toilet |
|  Exist. Sewer Gravity Main |  Proposed Fire Hydrant |
|  Exist. 8"/6" Water Main |  Septic System |
|  Exist. 16" Water Main | |
|  Exist. 30" Water Main | |
|  Proposed Sewer Line | |
|  Proposed Waterline | |

He'eia CDD Rules

Allowable Uses:

Uses:	
Agriculture:	Educational and Cultural:
Administration, Security and Staff Support	Art and Cultural Centers
Agribusiness	Artisan and Craft Production
Agricultural Support and Processing	Education Centers: <ul style="list-style-type: none"> • Language Arts • Schools • Vocational Training
Aquaculture and Aquaponics	Health and Healing Centers
Base yard, Maintenance and Warehouse	Public Uses and Structures
Boarding Facility/Farm Dwelling	Research and Development
Composting	Retreat and Meeting Centers
Crop Production	
Food Manufacturing and Production	Restoration:
Nursery	Alanui
Livestock	Wetland and 'Auwai
Research and Development	Natural System

He'eia CDD Master Rules

Regulatory Decision Making

Approval	Consultation	Decision
Agriculture:		
Administration, Security and Staff Support	A	D
Agribusiness	A	D
Agricultural Support and Processing	D	D
Aquaculture and Aquaponics	D	D
Base Yard, Maintenance and Warehouse	A	D
Boarding Facility/Farm Dwelling	A	A
Composting	D	D
Crop Production	D	D
Food Manufacturing and Production	A	D
Nursery	D	D
Livestock	A	D
Research and Development	D	D
Educational and Cultural:		
Art and Cultural Centers	A	D
Artisan and Craft Production	D	D
Education Centers:		D
• Language Arts	A	
• Schools		
• Vocational		
• Training		
Health and Healing Centers	A	D
Public Uses and Structures	A	A
Research and Development	A	A
Retreat and Meeting Centers	A	D
Restoration:		
Alamni	D	D
Wetland and Aiwai	A	D
Natural System	A	D

A = Authority, D= HCDA Executive Director

He'eia CDD Master Rules

Next Steps

- Incorporate Public and Authority Comments
- Prepare Draft Final He'eia CDD Plan
- Prepare Draft He'eia CDD Rules
 - Solicit Comments on the Draft Final He'eia CDD Rules
 - Stakeholders and Community Members
 - Adjacent Landowners
 - Neighborhood Boards and Government Agencies
 - Incorporate Comments and Prepare Final He'eia CDD Plan Rules
- Authority Review and Approval
- HRS, Chapter 91 for He'eia CDD Administrative Rules
 - AG and LRB review
 - SBRRB Approval to hold a public hearing
- Final Approval by Governor and Lieutenant Governor's Office

Questions? Comments?

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