

FACT SHEET: Kainalu Ranch Conservation Easement



The Hawaiian Islands Land Trust (HILT) used Legacy Land funds to purchase a conservation easement over 166.98 acres of prime ranch and agricultural lands at Kainalu Ranch, in Waialua, southeastern Moloka'i. By selling the conservation easement, the landowner extinguished development rights on the property and limited the land's use to agriculture, allowing for small ecological restoration projects in areas not viable for agriculture. The conservation easement is perpetual and binding on all future landowners.

Funding and partners:

The State of Hawai'i Legacy Land Conservation Program provided \$1,100,000 towards the purchase of the conservation easement; the Natural Resources Conservation Service (NRCS) of the U.S. Department of Agriculture (USDA) provided \$1,400,000 through the Farm and Ranchland Protection Program, and the landowner provided a \$300,000 reduction in price from the appraised fair market value of the conservation easement.

Public benefits:

Under Hawaii Revised Statutes, section 173A-2.6, the Legacy Land Conservation Program is mandated to prioritize the protection of lands that are unique and productive agricultural lands, as well as lands having resources that are in danger of being modified, changed, or diminished.

A majority of the parcel contains Prime and Priority Soils as designated by the USDA NRCS. The conservation easement protects the soils from conversion to non-agricultural uses and, additionally, natural habitat, open space, and scenic values are also protected, including rare native plants existing in areas of the property that are inaccessible to grazing animals.

The NRCS is providing the landowner with technical assistance in drafting a conservation plan for the property, and the landowner is using a portion of the proceeds of the sale as a stewardship fund for the land. HILT holds the conservation easement to the property, and will monitor the compliance by the current and all future landowners with the terms and conditions of the conservation easement.

