



# POHAKEA WATERSHED

Ma'alaea Mauka

**PERMITTED INTERACTION GROUP REPORT**  
**Meeting 74, March 11, 2022, Agenda Item**  
**2.A.**

Legacy Land Conservation Commission 2022

**LEGACY LAND CONSERVATION COMMISSION  
PERMITTED INTERACTION GROUP REPORT**

**Meeting 74, March 11, 2022, Agenda Item 2.A.**

**Group Members:** Beryl Blaich, Kai Lucas, Jacob Tavares,  
**Group Leader:** Beryl Blaich  
**Group Purpose:** Investigate application for a grant from the Land Conservation Fund

**Applicant:** DLNR Division of Forestry and Wildlife (DOFAW)  
**Application:** Pohakea Watershed (Ma'alaea Mauka)  
**Location (District/Island):** Wailuku, Maui  
**Total acreage:** 257.8  
**Number of parcels:** 1  
**TMKs: Maui County (2)** 3-6-001:018  
**Acquisition Type:** Fee Title (with conservation easement?)  
 Unimproved Real Property?

<b>Estimated Land Value (\$)</b>	\$8,250,000
<b>Estimated Total Project Costs (\$)</b>	\$8,300,134
<b>Funding request (\$)</b>	\$1,000,000
<b>Estimated Matching Funds (%)</b>	88%

**Day/Date/Time of Field Visit:** Monday, March 7, 2022  
**Host(s) and Affiliation(s):** Scott Fretz, DOFAW  
**Group members present:** Beryl Blaich, Kai Lucas, Jacob Tavares

**Field Visit Summary:**

A diverse group of committed representatives from various organizations met commissioners (Criteria 11,13,14). Attendees included representatives from the mayor's office, fire department, forestry, Sierra Club, Maui Ocean Center, environmental and marine consultants, Trust for Public Land, neighborhood condominium owners' association, DLNR, County Councilmember Kelly King, environmental and conservation advocates.

The 3 most compelling issues presented were:

- mitigating fire hazard (Priorities 1C,3,4, Criteria 2A,2B,2C,2E,2F,2G,2I,3,5)
- erosion (Priorities 1C,3,4, Criteria 2A,2B,2C,2E,2F,2G,3,5)
- community access to natural open recreation areas (Priority1A, Criteria 2E,2F,2G,2I,3,4,5,11,13,14)

Dramatic evidence of the ravages of repeat fires and stormwater flood erosion were described by applicants and witnessed by participants. This fire-prone area is a corridor fronting a major highway and habited commercial and residential areas.

Site visit participants walked along the eroding, intermittent, Ma'alaea "Stream" which flows from pasture plain to a 20ft deep eroded gully terminating in a culvert draining into Ma'alaea Harbor. Consultants noted that a single rain event recently moved 60,000 pounds of soil into the harbor.

Purchase context. Land is owned by Spencer family siblings. They have been working with conservationists for years. Last week a new appraisal came in 2 million dollars higher than the previous one. TPL and Maui County Council have raised more than 5 million, and are confident of future fundraising prospects, but are concerned about the timeline. How long will the owners wait, or be willing to sell below market? (Priorities 1A,1C,3, Criteria 2A,2B,2C,2E,2F,2G,2I,3,4,5,6,8,9,11,13,14)

**Application Issues/Questions:**

- What dollar amount is needed to complete the purchase?
- What was the landowner's response to the new appraisal?
- What plans/studies for addressing erosion have been completed?

In response to the question on erosion, the Pohakea Stormwater Plan (attached) and Pohakea Watershed Drainage report were received. They are evidence of substantial investigation and comprehensive plan to address the erosion. Maui Tomorrow Foundation sent before / after pictures from the 2016 fire. (Priorities 1C, 4 Criteria 2A, 5, 9,10,13)

Google Earth "before" the fire



After 2016 fire bare earth



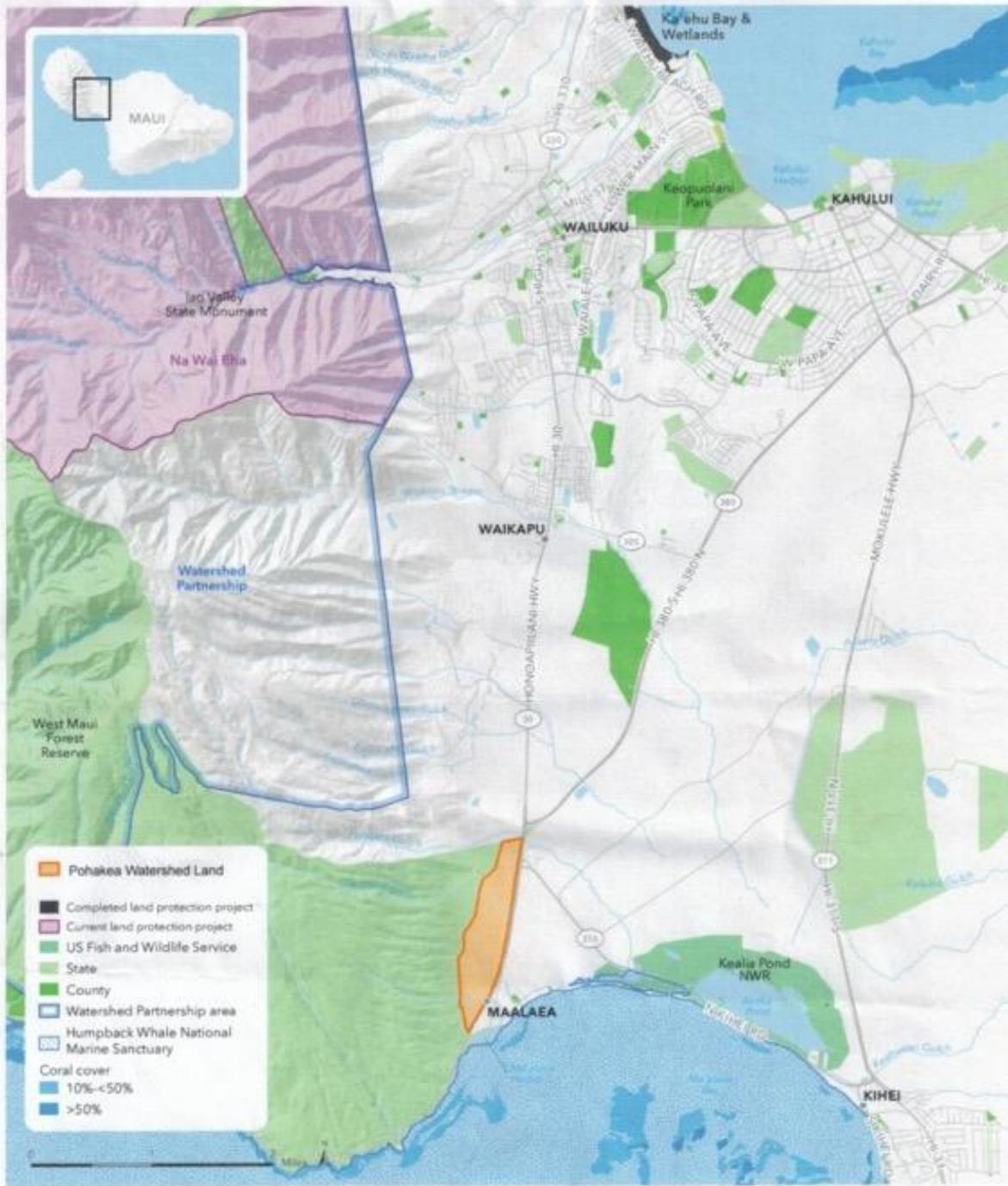
**Assessment of Land Acquisition Priorities** (Hawai'i Revised Statutes § 173A-2.6):

- (1) Lands having exceptional value due to the presence of:
  - (A) Unique aesthetic resources;
  - (B) Unique and valuable cultural or archaeological resources; or
  - (C) Habitats for threatened or endangered species of flora, fauna, or aquatic resources;
- (2) Lands that are in imminent danger of development;
- (3) Lands that are in imminent danger of being modified, changed, or used in a manner to diminish its value;
- (4) Lands providing critical habitats for threatened or endangered species that are in imminent danger of being harmed or negatively impacted;
- (5) Lands containing cultural or archaeological sites or resources that are in danger of theft or destruction; and
- (6) Lands that are unique and productive agricultural lands.

**Assessment of Land Acquisition Criteria** (Hawai'i Administrative Rules § 13-140-39):

- (1) Completeness of the acquisition application;
- (2) Acquisition of interests or rights in land having value as a resource to the State for the preservation of the following:
  - (A) Watershed protection;
  - (B) Coastal areas, beaches, and ocean access;
  - (C) Habitat protection;
  - (D) Cultural and historical sites;
  - (E) Recreational and public hunting areas;
  - (F) Parks;
  - (G) Natural areas;
  - (H) Agricultural production; and
  - (I) Open spaces and scenic resources;
- (3) Linkage of protected acreage of similar resources;
- (4) Opportunities for appropriate public access and enjoyment;
- (5) Presence of environmental hazards;
- (6) Feasibility of a project within the two-year acquisition timeframe;
- (7) Cost of acquisition;
- (8) Proportion of matching funds being leveraged;
- (9) Urgency of need to acquire;
- (10) Status and adequacy of management planning;
- (11) Community support for acquisition;
- (12) Completeness of acquisition funding;
- (13) Connection to regional planning and protection efforts; and
- (14) Capacity for long-term management.





# Pohakea Watershed Land



ISLAND OF MAUI, HAWAII

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A Summary Of:  
**Pollution Sources and Mitigation Strategies for Pohakea Watershed, Maui, Hawaii**

Prepared by Maui Environmental Consulting, LLC  
 Funded by Maui Nui Marine Resource Council  
 with support from  
 Maui County's Office of Economic Development.

**Overview:**



The 5,268 acre Pohakea Watershed begins at an altitude of 4,600 feet at the summit of Hanaula on Mauna Kehalawai and stretches from Kealia Pond west to the eastern ridge of Manawainui Gulch. Upper slopes are steep, leveling off at 400 feet and then gradually dropping to the ocean. Very little rain falls in the watershed but large outflows are possible in several gulches that direct water south and east into Ma'alaea Bay and Harbor during storm events. The majority of the land is rangeland or fallow cropland with 3873 acres dedicated to conservation. Ma'alaea Harbor comprises the only urban district in the watershed. Erosion, which leads to pollution and sedimentation on the adjacent reefs, is a primary conservation challenge along with wildfires exacerbated by regular strong winds in the area.

**Sources of Pollution by Area:**

**Agricultural Lands**

Source	Description
Head cuts*	Undersized culverts along Honoapi'ilani Hwy create head cuts and loss of connectivity with floodplain
Farm roads	Dirt roads are a source of sediment especially at stream crossings
Fire breaks	Reduced vegetation and bare dirt is a source of sediment
Powerline corridors	Maintenance (heavy equipment use, tree removal, and earthmoving) is a source of sediment
Maalaea power plant	Effluent associated with industrial activity released into eroded ditch
Cultivated lands	Runoff contains fertilizers, degraded plastics and animal waste
Fallow pastures	Lack of vegetation makes the area a significant contributor to sediment flow
Homeless camps	Human waste

\*Head cuts occur when stream force is directed downward due to a constriction of flow and creates a sheer bluff or cliff known as the kickpoint. Loss of sediment occurs as kickpoints migrate upstream each time a stream flows.

**Conservation Lands**

Powerline corridors	Downed lines and aging poles. Recently burned areas below lines indicate source of fire. Bare patches from the clearing of vegetation and poorly maintained access roads are a source of sediment.
Unimproved roads	Evidence of long term erosion. Failure of berms and waterbars contribute to area as a source of sediment.
Landslides	Steep slopes combined with non-native vegetation increases the number of landslides which leads to loss of topsoil and further loss of vegetation.

### Urban Lands

Dirt lots and parking lots	Located very close to ocean. Source of sediment.
Maalaea commercial parking lot	Stormwater carries untreated sediment, petrochemicals, heavy metals, trash, etc.
Detention basin	Extensive head cutting and channel incision are present above the failed basin. Failure of basin allows stormwater to enter ocean directly.
Car washes	Source of sediment, petrochemicals, heavy metals, trash, etc.
Condo impervious surfaces	Source of sediment, petrochemicals, heavy metals, trash, etc.
Kealia Pond	Helpful buffer for stormwater runoff but sediment is filling up the area preventing natural filtering and other important wetland ecosystem services.

### Recommended Mitigation Strategies:

Pollution Source	Mitigation Strategies
Unimproved roads and powerline corridors	<ul style="list-style-type: none"> <li>• Inventory and assess each as a candidate for decommissioning or mitigation.               <ul style="list-style-type: none"> <li>○ On closed roads, barriers such as rocks, logs or vetiver plantings can reduce runoff. Water bars, sediment traps and other Best Management Practices (BMPs) can reduce transport of eroded sediments.</li> <li>○ Close roads that are severely rutted/eroded or that have not been used for two years.</li> </ul> </li> <li>• Plant contoured vetiver lines to interrupt/spread flows, capture sediment and increase infiltration.</li> <li>• Bury or relocate (away from streams) transmission lines in areas of high fire risk and following BMPs for grading, grubbing, pole maintenance, etc.</li> </ul>
Wind farm road	<ul style="list-style-type: none"> <li>• Improve use of road management BMPs, such as planting vetiver and native plants at kickouts and aggressively cut water bars. This would help retain gravel aggregate on the road.</li> <li>• Add a detention structure at the bottom of the road.</li> <li>• Add a standpipe to the highway culverts to increase retention times.</li> </ul>
Head cuts	<ul style="list-style-type: none"> <li>• Monitor erosion progress at each site.</li> <li>• Reduce the slope and stream velocity by excavating above the knickpoint.</li> <li>• Add boulders to create riffle pools.</li> <li>• Plant native plants.</li> <li>• Increase size of box drains and culverts under the highway to stop water pooling, which accelerates erosion.</li> </ul>
Landslides	<ul style="list-style-type: none"> <li>• Pilot hillslope stabilization projects such as planting vegetation on contour lines six feet apart.</li> <li>• As sediment accumulates, reintroduce native Hawaiian plants.</li> </ul>
Parking lots	<ul style="list-style-type: none"> <li>• Cover dirt parking lots with gravel, pervious pavers, or another suitable substrate.</li> <li>• Use curbs to direct runoff into low impact design elements such as bioretention/rain gardens.</li> </ul>

	<ul style="list-style-type: none"> <li>• Eliminate the dirt lot near Buzz’s Wharf and restore/revegetate the soil.</li> <li>• Incorporate low impact design (LID) systems at 38 sites in the main lot.</li> <li>• Dig out and haul away the existing soil (ideally to a maximum depth of four feet), backfilling with a suitable compost topsoil mix below grade.</li> <li>• Plant native species.</li> </ul>
Detention basin (Hau’oli)	<ul style="list-style-type: none"> <li>• Redesign and enlarge structure (in combination with upstream measures) to handle 100 year floods.</li> <li>• Consider a multi-use design such as embedding a sports field or other public space in the basin.</li> </ul>
Fire	<ul style="list-style-type: none"> <li>• Plant appropriate cover crops in firebreak alleys to prevent them from becoming sediment sources during rain events.</li> <li>• Install 100,000-gallon dip tank (possibly on former ag land) to aid in firefighting.</li> </ul>
Kanaio stream diversion	<ul style="list-style-type: none"> <li>• Restore this stream channel to its natural outfall between Haycraft Beach and Kealia pond.</li> <li>• Consider extending the watercourse to the pond.</li> <li>• Add detention and infiltration BMPs. This would also lessen the demands on the failed Hau’oli street detention basin.</li> </ul>
Agricultural land (formerly Spencer-owned)	<ul style="list-style-type: none"> <li>• Acquire this property and convert into a stormwater management system.</li> <li>• Develop R1 regional wastewater treatment plant to serve condos, commercial area and possibly Waikapu Town.</li> <li>• Use the R1 effluent to irrigate erosion control plantings.</li> </ul>
Kahili golf course	<ul style="list-style-type: none"> <li>• Construct a nutrient curtain by filling a 3x4 foot trench below the course with a mix of hardwood chips, sand, sawdust and biochar to filter pollutants.</li> <li>• Install a floating treatment wetland in the detention pond. This is a raft of buoyant material on which aquatic plants grow hydroponically. The plants absorb nutrients and host denitrifying bacteria.</li> </ul>
Other	<ul style="list-style-type: none"> <li>• <b>Quarry</b> - Consider repurposing the quarry as a detention basin/park when it reaches end of life.</li> <li>• <b>Landfill</b> – Assess the state of the landfill cap and BMPs.</li> <li>• <b>Cesspools in harbor and along Ma’alaea Bay Place</b> – Replace these with a pumped sewer connection to the existing package plant, and later to the regional wastewater plant.</li> <li>• <b>Oysters</b> – Cultivate oysters in the harbor.</li> <li>• <b>Boat yard</b> – Employ BMPs to minimize runoff of heavy metals and other pollutants.</li> </ul>

**LEGACY LAND CONSERVATION COMMISSION  
PERMITTED INTERACTION GROUP REPORT  
Meeting 74, March 11, 2022, Agenda Item 2.B.**

**Group Members:** Kanoe Wilson, Frederick Warshauer, Jacob Tavares, Patrick Hart  
**Group Leader:** Kanoe Wilson  
**Group Purpose:** Investigate application for a grant from the Land Conservation Fund

**Applicant:** Hawaiian Islands Land Trust (HILT)  
**Application:** Mahukona Navigation and Ecological Complex  
**Location (District/Island):** Kohala, Hawai'i  
**Total acreage:** 642.46  
**Number of parcels:** 11  
**TMKs: County of Hawaii (3)** 5-7-002:011, :027, :036, :037  
 5-7-003:001, :002, :003, :007, :008, :010, :018  
**Acquisition Type:** Fee Title (with Conservation Easement), Improved and Unimproved Real Property

<b>Estimated Land Value (\$)</b>	\$16,000,000
<b>Estimated Total Project Costs (\$)</b>	\$16,197,000
<b>Funding request (\$)</b>	\$3,000,000
<b>Estimated Matching Funds (%)</b>	81

**Day/Date/Time of Field Visit:** Wednesday, March 2, 2022, 8:30am  
**Host(s) and Affiliation(s):** Shae Kamaka'ala, HILT  
 Patti-Ann Solomon, Kahu Malama of Mahukona  
 Shorty Bertelmann, Nā Kālai Wa'a  
 Lehua Ah-Sam, Nā Kālai Wa'a  
**Group members present:** All

**Field Visit Summary:**

- Group met at the Nā Kālai Wa'a warehouse at 8:30am to meet with applicants which included Shae Kamaka'ala from HILT, Aunty Patti-Ann Soloman, Uncle Shorty Bertelmann & Lehua Ah-Sam from Nā Kālai Wa'a
- Lehua opened the site visit with a pule Nā Aumakua
- Aunty Patti-Ann and Uncle Shorty shared a little of the history of Māhukona prior to the group going to visit different areas of the property
- The group departed into 2 vehicles
- 3 commissioners went into one vehicle with Shae and Aunty Patti-Ann who shared more history about the history of Māhukona
- 1 commissioner into one vehicle with Lehua and Uncle Shorty who shared about history of Māhukona
- The vehicles traveled along both paved and graded dirt roads within the property
- Stop 1: 'Iliahi plants - applicant shared the existence of endangered 'Iliahi in the area (photo provided by Commissioner Warshauer)

- Discussion at this site included:
  - Other plants in the area and potential uses to support NKW efforts; cactus plant that is being used to create light weight material for canoes
  - Potential partnership with Parker Ranch who is a neighbor and runs cattle in the area
- The group departed Stop 1 and continued on the dirt road to the next stop. On the way, passed one of the first phase development projects that have bungalows and reception building, water tanks and parking lot infrastructure (provide photos and background). Development occurring in the area and demonstrates increased threat of development because it's already happening.
- Stop 2: Kamano Bay & Ko'a Heiau Holomoana
  - Viewpoint to look at Ko'a Heiau Holomoana & Kamano Bay
  - Stood on old train railroad, saw evidence of passed development where engineers cut into the hillside for the railroad.
  - This area is still used by families for camping; Portable toilet available for families with the understanding they need to keep it clean
    - Group manages the access, priority given to Kohala 'ohana
    - Helps to manage the marine resources of the area
  - Area where sea life that "holomoana" come to gather eg, spinner dolphins, shark and whale nursery.
  - Uncle Shorty shared about the Ko'a Heiau Holomoana and the pōhaku fronting the heiau
    - Pōhaku were used to alignment and triangulation marker for fishing ko'a and navigation for trans-pacific voyaging
  - Discussed connection to Kohala field system and the unique archaeological features eg. water
- Drive-by Māhukona Beach Park
  - Parking lot was full of vehicles counted over 20 vehicles
  - Snorkelers and swimmers enjoying the ocean
  - Railway Co. Building
- Return to Warehouse and toured Makali'i Voyaging Canoe
  - NKW took us on a tour of Makali'i while in dry-dock
- The site visit completed around 11:30am

### **Application Issues/Questions:**

1. How recent was the appraisal done? Any concerns regarding an increase in appraised value, due to the current increased real estate market values statewide?
2. How can structures on site (ie. cottages) be utilized to fulfill Na Kalai Wa'a's vision for the stewardship and community engagement of this Māhukona property?

### **Assessment of Land Acquisition Priorities** (Hawai'i Revised Statutes § 173A-2.6):

- (1) Lands having exceptional value due to the presence of:
  - (A) Unique aesthetic resources;

- (B) **Unique and valuable cultural or archaeological resources;** or
- (C) **Habitats for threatened or endangered species of flora, fauna, or aquatic resources;**
- (2) **Lands that are in imminent danger of development;**
- (3) **Lands that are in imminent danger of being modified, changed, or used in a manner to diminish its value;**
- (4) **Lands providing critical habitats for threatened or endangered species that are in imminent danger of being harmed or negatively impacted;**
- (5) **Lands containing cultural or archaeological sites or resources that are in danger of theft or destruction; and**
- (6) **Lands that are unique and productive agricultural lands.**

**Assessment of Land Acquisition Criteria** (Hawai'i Administrative Rules § 13-140-39):

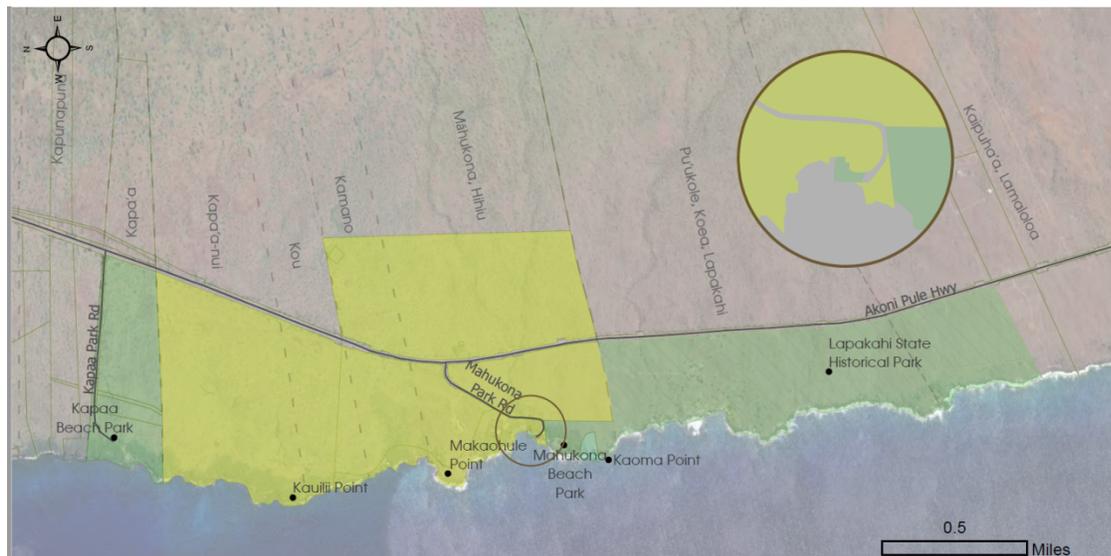
- (1) **Completeness of the acquisition application;**
- (2) **Acquisition of interests or rights in land having value as a resource to the State for the preservation of the following:**
  - (A) **Watershed protection;**
  - (B) **Coastal areas, beaches, and ocean access;**
  - (C) **Habitat protection;**
  - (D) **Cultural and historical sites;**
  - (E) **Recreational and public hunting areas;**
  - (F) **Parks;**
  - (G) **Natural areas;**
  - (H) **Agricultural production; and**
  - (I) **Open spaces and scenic resources;**
- (3) **Linkage of protected acreage of similar resources;**
- (4) **Opportunities for appropriate public access and enjoyment;**
- (5) **Presence of environmental hazards;**
- (6) **Feasibility of a project within the two-year acquisition timeframe;**
- (7) **Cost of acquisition;**
- (8) **Proportion of matching funds being leveraged;**
- (9) **Urgency of need to acquire;**
- (10) **Status and adequacy of management planning;**
- (11) **Community support for acquisition;**
- (12) **Completeness of acquisition funding;**
- (13) **Connection to regional planning and protection efforts; and**
- (14) **Capacity for long-term management.**

**Supplemental information:**

1. **Brief History of the Lands and Conservation Efforts**

The eleven subject properties total a little over 642 acres. These parcels connect Lapakahi State Historical Park to the south and the Hawaii County Mahukona and Kapa'a Beach Parks mid-project and to the north respectively. Mahukona was

historically important as a Polynesian navigation center, and this is paramount in this application's intent. Most of the land is along the dry coast, but nearly a third is mauka of the Akoni Pule Highway. This third is just makai of the former Kohala Field System that did much to feed and empower the Kohala district in pre-contact times and today it supports cattle ranching. In between times, the sugar industry dominated much of the district and Mahukona was important as the major port for shipping. After the demise of the sugar industry, speculators eyed the resort-real estate industry of south Kohala and they hoped for similar opportunities here. They obtained changes of zoning at and around Mahukona in order to facilitate such a transformation. Poor judgment and local opposition has stalled such development since the 1990's, and now the land is available. Relics of infrastructure from sugar years -- rail, port, warehouse and other buildings—and several real estate-promoting modern buildings remain on the property as part of this complex historical setting. These add to the priceless cultural features and significance, and to a community committed to keep and restore all that it can.



The management partner in this application, Na Kalai Wa'a, has worked with the landowners for years to protect the landscape and to house their voyaging canoe, Makali'i, and operations in a historic warehouse above the county-owned pier. Now they have teamed up with Hawaii Land Trust (HILT) to secure funding to acquire the lands. Because of the county zoning categories of Resort-Hotel, Ag-1ac and Ag-5ac, this land is expensive, and funds have been sought from different sources for land acquisition and administrative costs. The fair market value of the fee land is estimated to be \$16 million, most of the estimated \$20 million cost of the total acquisition. To this end, State DOFAW and HILT have secured a \$4 million grant from the US Fish and Wildlife Recovery Land Acquisition funding source (January 2022) and HILT has secured \$8 million from the Hawaii County PONC for a Conservation Easement

(December 2021). This request from the State Land Conservation Fund is for \$3 million. \$290,000 in private funding has been raised so far and much more is anticipated.

2. [Māhukona Project Information](#)

**Legacy Land Conservation Commission  
Permitted Interaction Group Written Report  
Meeting 74, March 11, 2002, Agenda Item 2.C.**

**Applicant: Ke Ao Hali'i (KAH – Save Hana Coast)  
Hana, Maui**



**LEGACY LAND CONSERVATION COMMISSION  
 PERMITTED INTERACTION GROUP REPORT  
 Meeting 74, March 11, 2022, Agenda Item 2.C.**

**Group Members:** Beryl Blaich, William Haase  
**Group Leader:** William Haase  
**Group Purpose:** Investigate application for a grant from the Land Conservation Fund

**Applicant:** Kea Ao Hali'i (KAH)  
**Application:** Haneo'o Lands  
**Location (District/Island):** Hāna, Maui  
**Total acreage:** 125.74  
**Number of parcels:** 5  
**TMKs: Maui County (2)** 1-4-007:005, :011, :012, :015, :019  
**Acquisition Type:** Fee Title (with Conservation/Agricultural Easement), Improved Real Property (pasture infrastructure to support grazing)

<b>Estimated Land Value (\$)</b>	<b>\$3,544,700</b>
<b>Estimated Total Project Costs (\$)</b>	<b>\$3,593,700</b>
<b>Funding request (\$)</b>	<b>\$2,658,525</b>
<b>Estimated Matching Funds (%)</b>	<b>26%</b>

**Day/Date/Time of Field Visit:** Tuesday, March 8, 2022  
**Host(s) and Affiliation(s):** Mary Ann Kahana, Ke Ao Hali'i (KAH- Save Hana coast)  
**Group members present:** Beryl Blaich, William Haase

**Field Visit Summary:**

Commissioners met the welcoming hosts on the previously acquired Mokae property for introductions and pule. KAH Board members Scott Crawford, Sam Akoi IV, John “Irish” O’Hara, Mary Ann Kahana, Mavis Oliveira-Medeiros (also aide to Councilman Shane Sinenci) and Robin Rayner were there along with other community members Etta O’Hara, Earle Olivera-Medeiros, Kai, staff at Mokae, and Bobby, available to drive in his new Mule. Kelley Uyeoka ED of nonprofit Huliauapapa, researcher and archaeologist, whose family holds a kuleana property bounded on three sides by TMK (2) 1-4-007:005, attended from the Big Island.

We walked directly across the street, traversed a private parcel, to experience the 8.57 acre parcel [TMK (2) 1-4-007:15]. This AG parcel, which abuts the Hamoa Village Rd. is heavily forested. Sugar was cultivated here. There are large old mango and other fruit trees and long, old rock walls and rock piles. No recent archaeological survey has been conducted, but information from the local

sources suggests a wide variety of archaeological features within and near the property. The parcel is bifurcated by the boundaries of two ahupua'a: Hamoa and Haneo'o.

AG Parcels 1-4-007:0005, 11, 12 and 19 together comprise about 117 contiguous acres. The land is bounded the Hana Highway (west), the Haneo'o Road (north), the old Hana airport (east) and private land to the south. Accesses are from a gate on the Hana Highway and a gate across the street from the popular Koki Beach. This scenic sloping land comprises a substantial portion of the mauka backdrop of Hamoa Village. About half of the land is hilly, densely forested with stands of kukui as well as introduced trees. There is a stream gully. A heiau is said to be located on the hill land. The makai portion is definitely level and highly developable. Cattle are grazing now.

Community members reiterated the importance of these mauka parcels as critical water sources of the underground flows that emerge in the ocean as fresh water springs. These are essential to the vitality and diversity of the marine life of the area.

Renowned cultural sites and profound mo'olelo surround the 117 acres. These include the landform Kaiwiopole, the large, a legendary first fishpond named Haneo'o and the restored and stewarded Kumaka fishpond. Seeing the Kumaka fishpond and being in Mavis and Earle's traditional hale were extra highlights of our visit and attest to the continuing vitality of native Hawaiian life of Hana.

In that hale, which is truly a community meeting place, Kelley Uyeoka told us about the long and continuing challenge for kuleana landowners - particularly her own family – to hold on to their land. Her family land is surrounded on three sides by the 117 acres. An archaeologist, Kelley has done a preliminary archaeological assessment and found a ko'a and platform. This correlates to lore that this area was the site an inland fishpond that was fed through a lava tube. She willingly assists Ka Ao Hali'i with archaeological and historic research.

**Application Issues/Questions:**

Beyond doubt, the strengths of this application are the vision and knowledge of the grounded, collaborative community nonprofit applicant and their track record. Ke Ao Hali'i has effectively taken on stewardship of lands acquired and placed in conservation over the past three years. These lands are open to the public for traditional practices and recreation. [Criteria 11 and 14]

Equally, the parcels are definitely part of the iconic cultural, natural and scenic landscape of coastal Hana. [Criteria 1. (A) (B) (C) 5. Priorities 2. (D) (G) (H) (I); 3; 4; 14 ]

These lands and their existing resources and potential for restoration are imminently threatened. There is a pending sale of the four contiguous lots. [Priorities 9]

Housing development endangers the land forms and cultural and archaeological sites. [Priorities (2), (3), (5)]

However, the application is missing some basic required components. [Criteria (1), (12)]

AVO LLC, owner of the 8.58 acre parcel, is evidently willing to sell now. Hana Ranch Properties (HRP Hana, LLC), owner of the four TMKs comprising the 117 acres, has an active buyer and has stated willingness to “accept a back-up offer from Ke Ao Hali’i if a pending transaction does not close.”

Ke Ao Hal’i has applied to OHA for matching funds of \$886,175. The status of this needed funding is unknown at this time. [Priorities 12]

Current appraisals and title searches, including for three TMKs((2) 1-4-007:012, 011, 019) which appear to have been kuleana parcels, have not yet been conducted. [Priorities 1]

**Assessment of Land Acquisition Priorities** (*Hawai’i Revised Statutes § 173A-2.6*):

- (1) *Lands having exceptional value due to the presence of:*
  - (A) *Unique aesthetic resources;*
  - (B) *Unique and valuable cultural or archaeological resources; or*
  - (C) *Habitats for threatened or endangered species of flora, fauna, or aquatic resources;*
- (2) *Lands that are in imminent danger of development;*
- (3) *Lands that are in imminent danger of being modified, changed, or used in a manner to diminish its value;*
- (4) *Lands providing critical habitats for threatened or endangered species that are in imminent danger of being harmed or negatively impacted;*
- (5) *Lands containing cultural or archaeological sites or resources that are in danger of theft or destruction; and*
- (6) *Lands that are unique and productive agricultural lands.*

**Assessment of Land Acquisition Criteria** (*Hawai’i Administrative Rules § 13-140-39*):

- (1) *Completeness of the acquisition application;*
- (2) *Acquisition of interests or rights in land having value as a resource to the State for the preservation of the following:*
  - (A) *Watershed protection;*
  - (B) *Coastal areas, beaches, and ocean access;*
  - (C) *Habitat protection;*

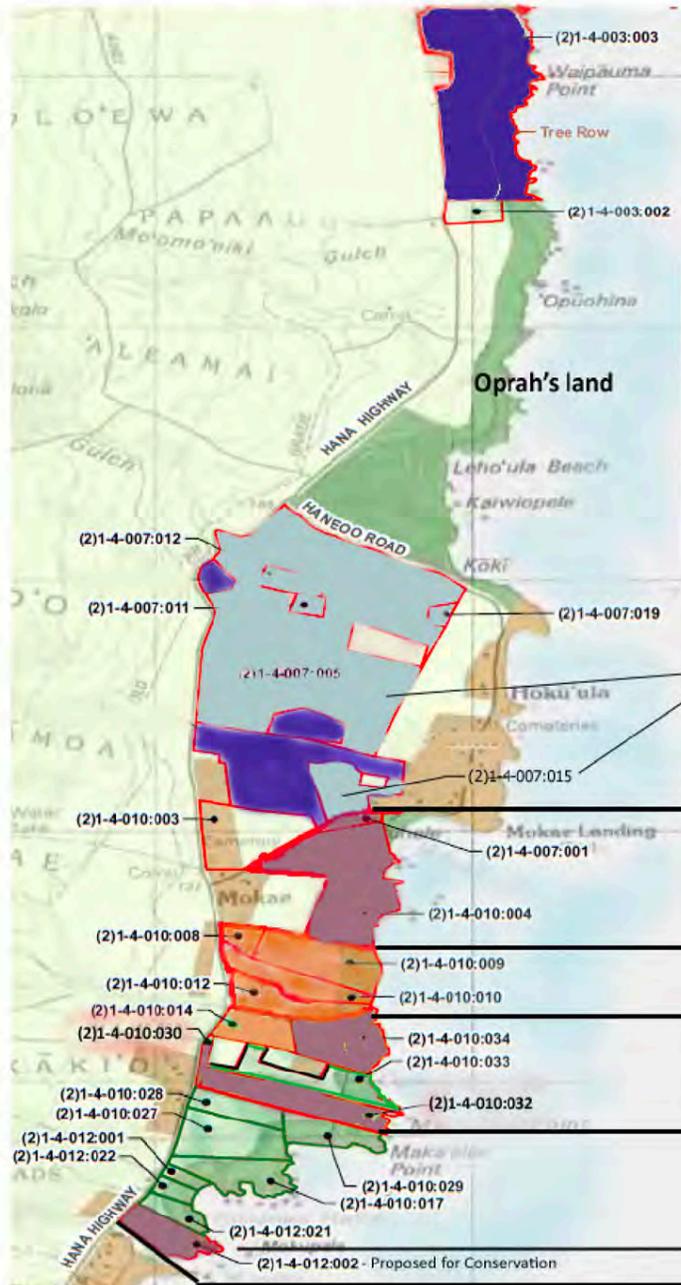
- (D) *Cultural and historical sites;*
- (E) *Recreational and public hunting areas;*
- (F) *Parks;*
- (G) *Natural areas;*
- (H) *Agricultural production; and*
- (I) *Open spaces and scenic resources;*
- (3) *Linkage of protected acreage of similar resources;*
- (4) *Opportunities for appropriate public access and enjoyment;*
- (5) *Presence of environmental hazards;*
- (6) *Feasibility of a project within the two-year acquisition timeframe;*
- (7) *Cost of acquisition;*
- (8) *Proportion of matching funds being leveraged;*
- (9) *Urgency of need to acquire;*
- (10) *Status and adequacy of management planning;*
- (11) *Community support for acquisition;*
- (12) *Completeness of acquisition funding;*
- (13) *Connection to regional planning and protection efforts; and*
- (14) *Capacity for long-term management.*

# Hāna Maui 400 acres Coastal Pasture Lands Under Threat of Development

February 2022

Location Map

## Ke Ao Hali'i Save Hana Coast



**LEGEND**

- Parcels for sale
- Parcels with Conservation Easement
- Parcels sold to private party
- Parcels under KAH Ownership
- Agricultural
- Rural
- Conservation

Legacy Land Conservation Program  
FY22 Grant Application

Completed purchase March 2020

Legacy Land Conservation Program  
FY21 Grant Application  
Maui OSF FY21-matching funds  
Scheduled to complete March 2022

Completed purchase Nov. 2021

Conservation lands-  
Seller agrees to donated once  
all other parcels are purchased  
Completed purchase Nov. 2021

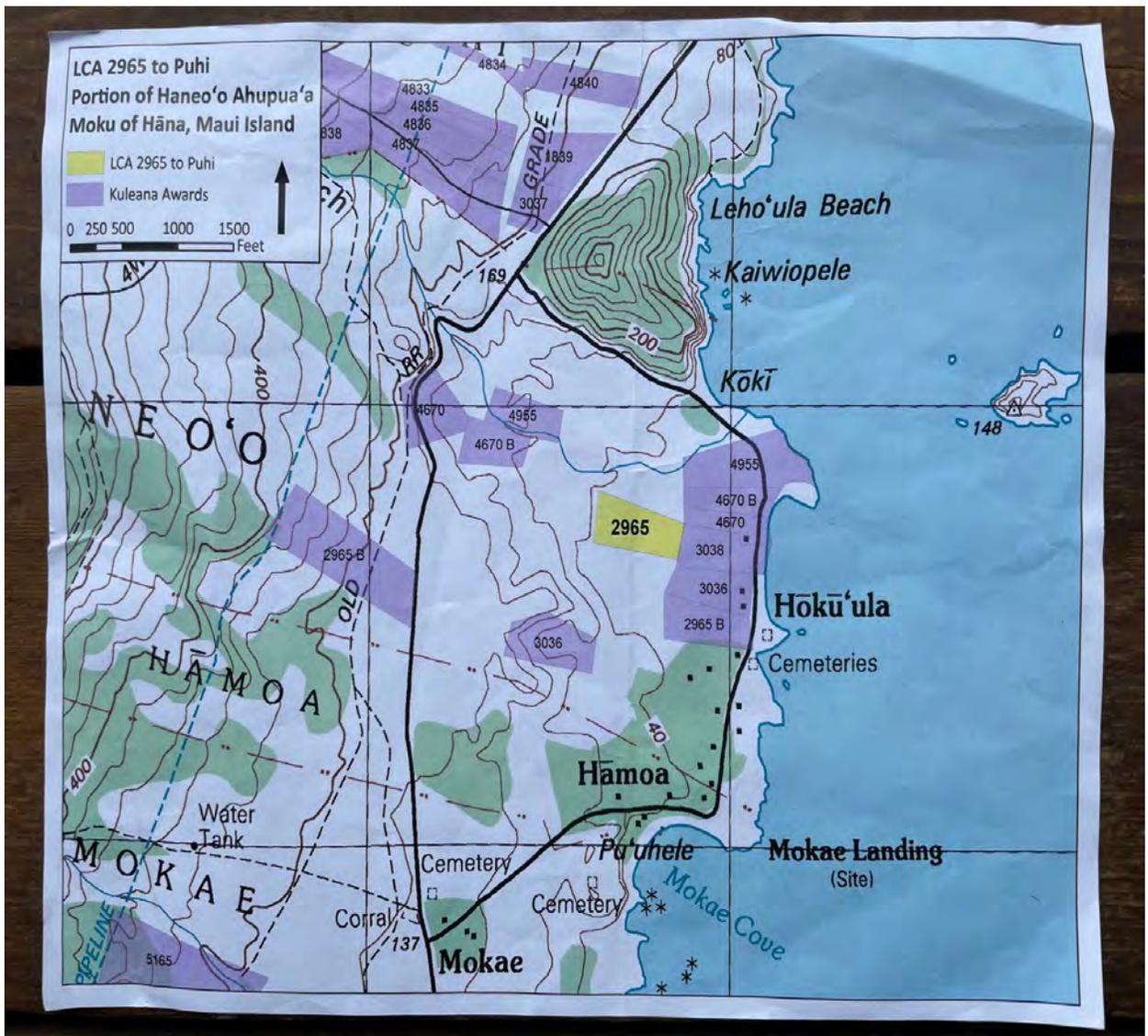
Acquisition funding is being sought for the light blue parcels. Ke Ao Hali'i has acquired the mauve and orange parcels. Hana Ranch Partners is committed to donating the green parcels to the group. (not Oprah's land)



**TMK (2) 1-4-007:015**



**4 PARCELS**  
**TMKs (2)1-4-007:005, 011, 012, 019**



**Yellow = Kuleana parcel of Puhi descendants (Kelley Uyeoka's family)**