

# *He'eia Plan*



Prepared for Kāne'ōhe Neighborhood Board  
August 19, 2021



# Our Challenge – Our Strategy

## Five Values

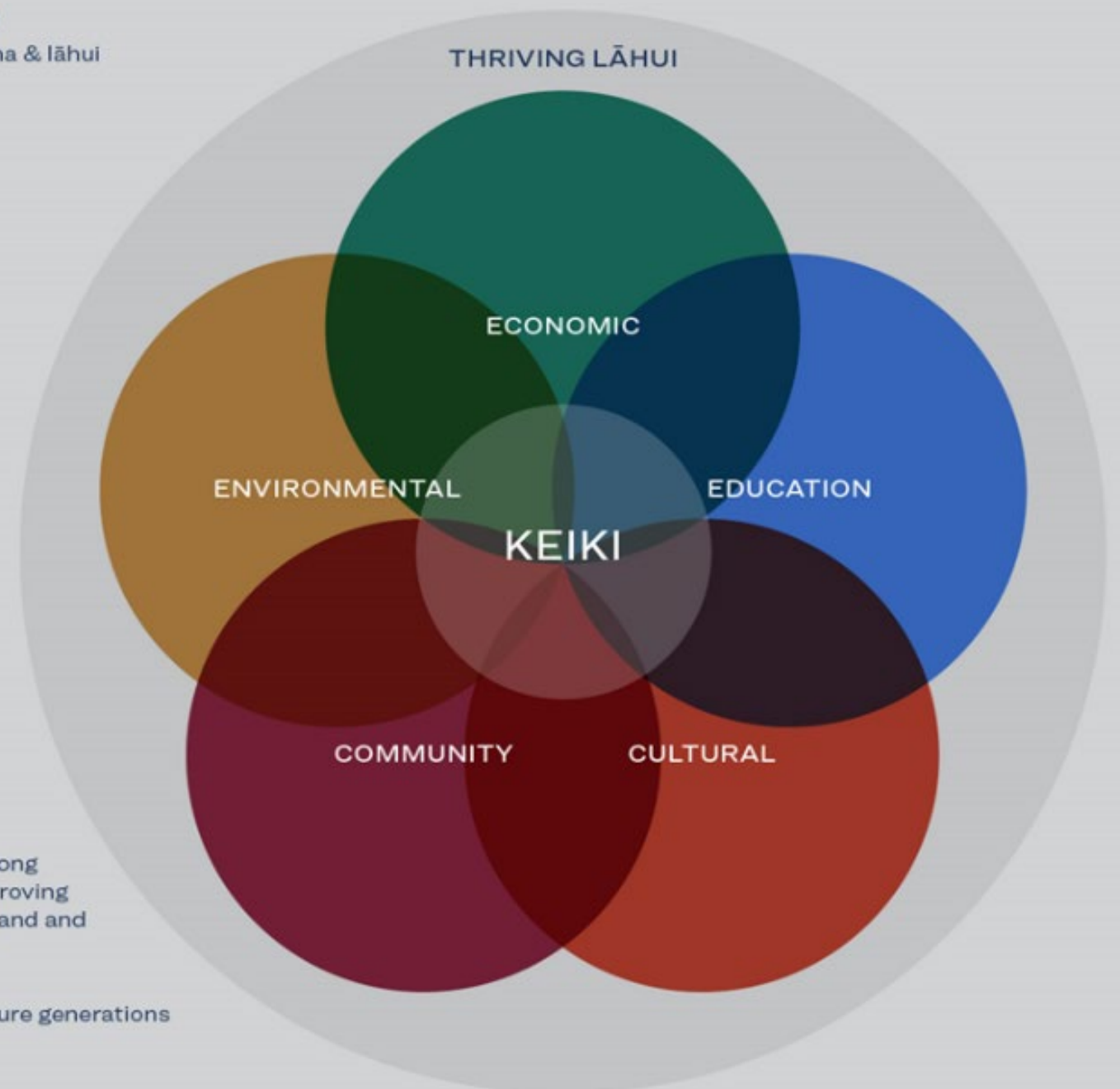
We steward 'Āina Pauahi by balancing returns on Five Values:

- Economics
- Education
- Culture
- Community
- Environment

KS recognizes that a thriving lāhui is not achievable through financial gains alone but that a thriving lāhui is dependent upon the wellbeing of its learners, the greater community, and the 'āina.

That is why the five values must be balanced and optimized across the portfolio.

KS VISION 2040  
Improve overall well-being of 'āina & lāhui



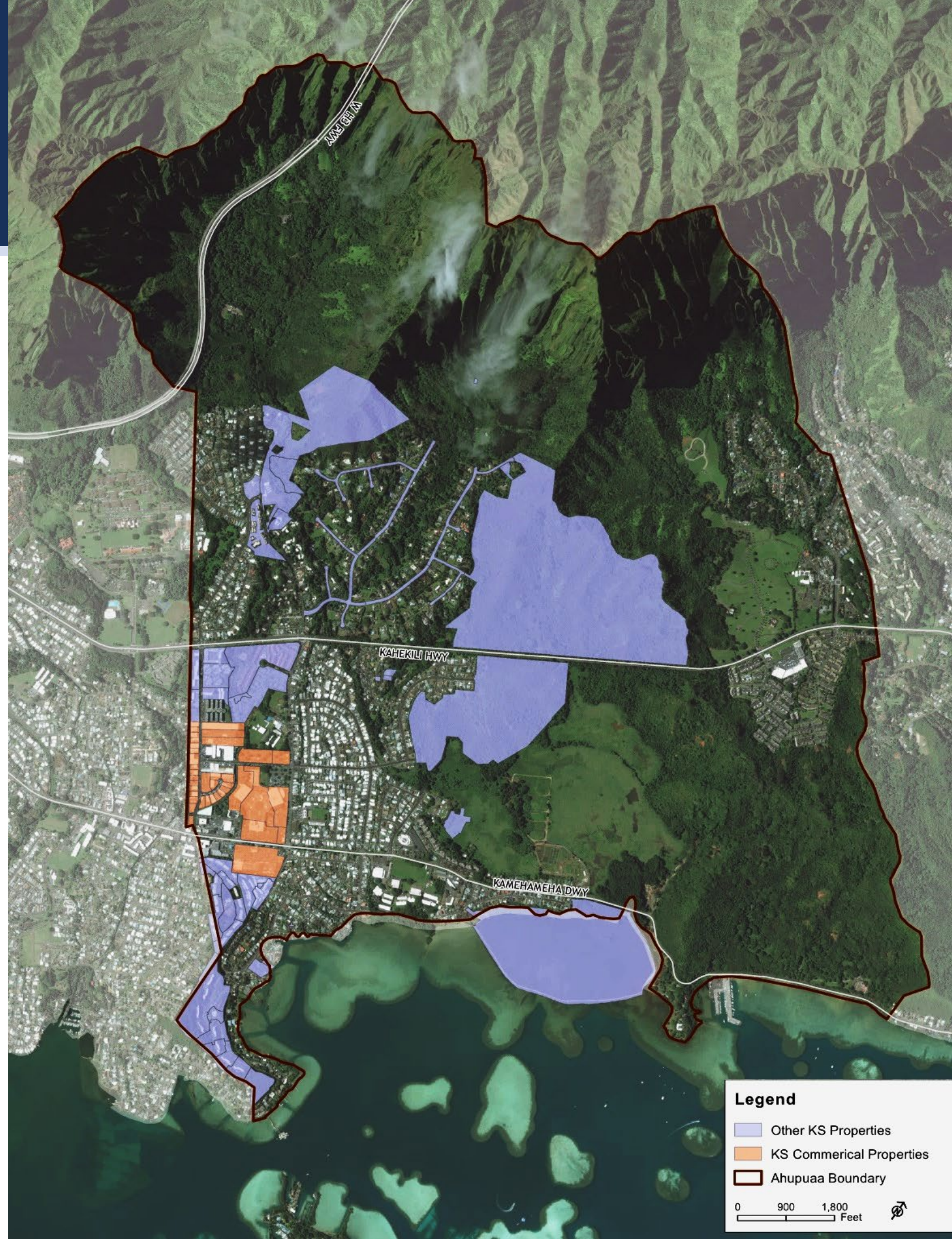
# Overview

## Purpose of the Plan

*To develop a vision, physical master plan, and implementation strategy that will guide and prioritize KS' actions for future planning, redevelopment, and operational use of 55 acres of commercial lands within the context of the greater He'eia ahupua'a.*

## Why He'eia and Why Now?

- Long-term ground leases are reverting back to KS in the next 7-8 years.
- Commercial lands total ~55 acres
- 6% of KS' commercial portfolio value
- Windward Mall is a "top 10" KS asset.
- Alignment KS' Strategic Vision and 'Āina Values



**Legend**

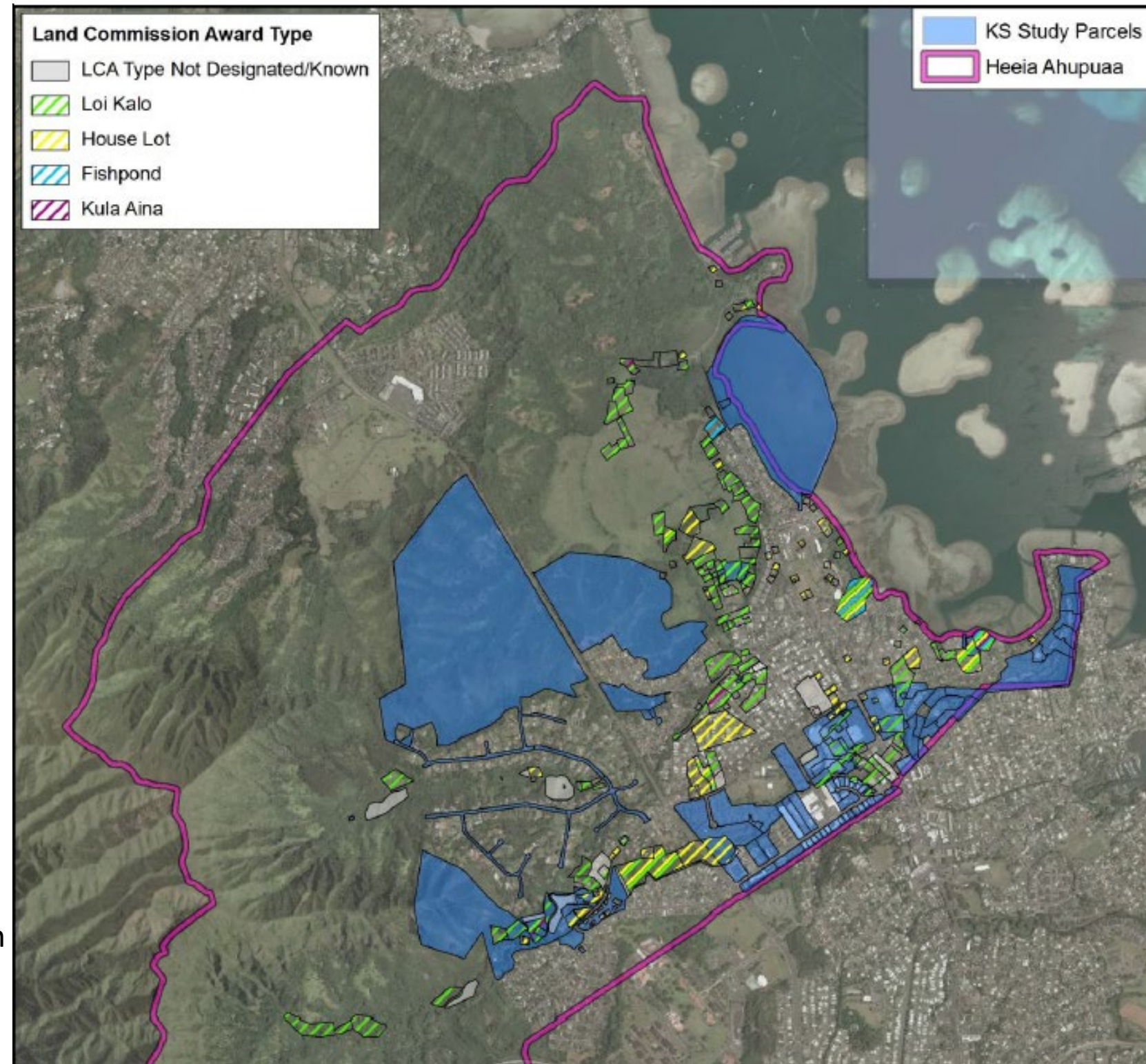
- Other KS Properties
- KS Commercial Properties
- Ahupuaa Boundary

0 900 1,800 Feet

# Existing Conditions

## *Land Legacy & Historic Context*

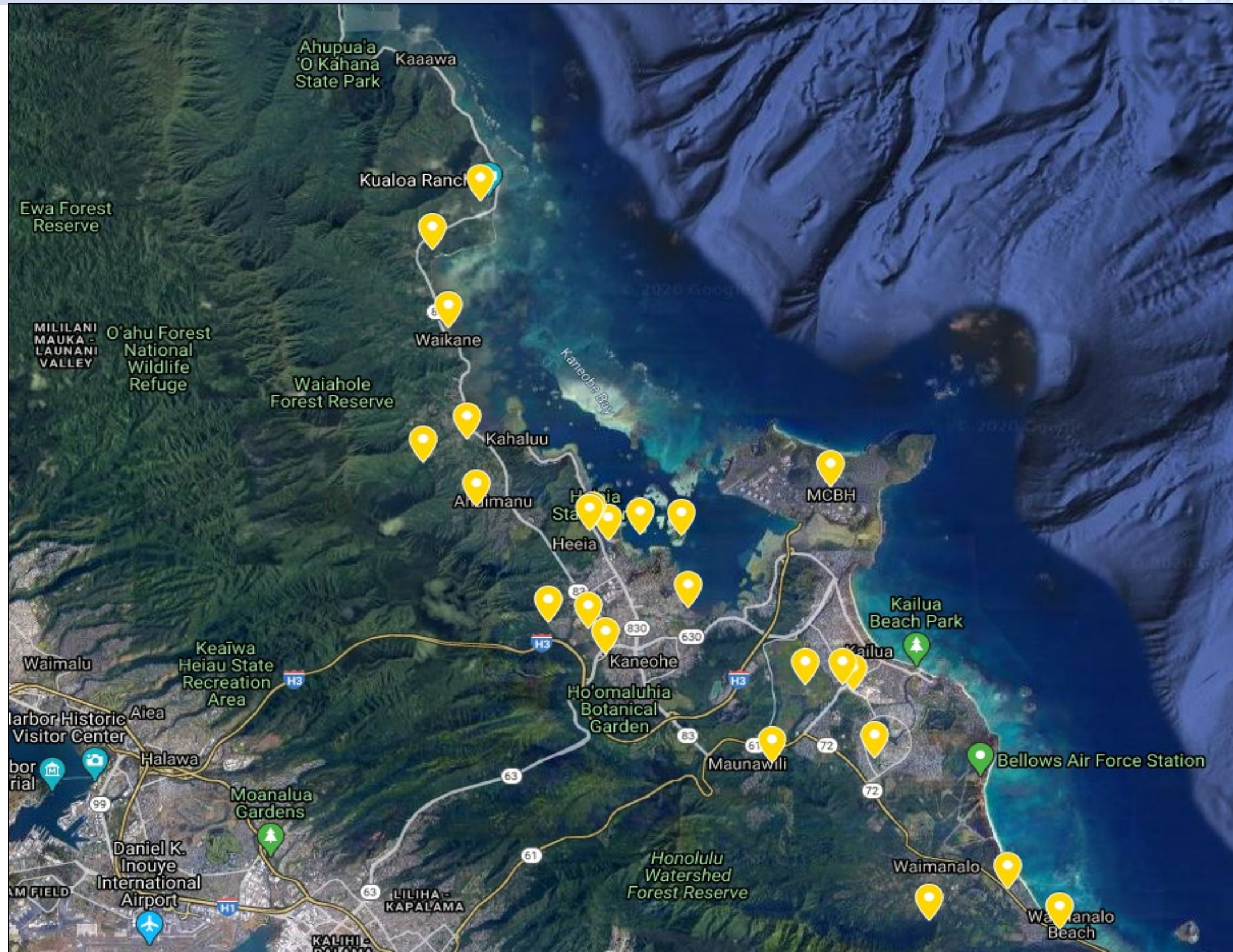
- “The loko kuapā of He‘eia, the ‘anae of Kalimiloa and Ke‘aloha, the octopus fishing reefs of Malauka‘a, the uhu and ‘ōhua fishing grounds, and the ‘umeke of Mōkapu” (1875)
- Mo‘olelo of Kānehulihonua and Keakahuilani
- Home of La‘amaikahiki
- Settlement patterns of ka po‘e kahiko ~1040-1200 AD
- Intensified land and fisheries management evidenced by the landscape of loko i‘a
- Connection through traditions and practices of kūpuna and kupa‘āina that possess ancestral memory
- 45 ‘ili names in kuleana testimonies- ~220 designated lo‘i kalo in Kikiwelawela ‘ili
- Abenera Pākī, Konia, Kamamalu, Pauahi
  - All part of the living legacy that ensured native residents have and continue to thrive and abide on ancestral lands that have become known as ‘āina momona.



# Existing Conditions

## Ko'olau 'Āina-based Initiatives

- Paepae o He'eia
- Kāko'o 'Ōiwi
- Māhuahua 'Ai o Hoi
- Papahana Kuaola
- He'eia Natural Estuarine Rese...
- Waikalua-Loko
- KEY Project
- Ho'āla 'Āina Kūpono (Hakipu'u...
- Ho'okua'āina
- OHA Hālawā Luluku Interpreti...
- Hui Ko'olaupoko
- Punalu'u Ahupua'a Farms
- Waimānalo Limu Hui (Ke Kula...
- Sustain Hawai'i: 'Ai Love Nalo
- Kaneohe Marine Corps Base
- Hawai'i Institute of Marine Bi...
- BWS Waihe'e Lo'i Restoration ...
- Kualoa Ranch
- Daniel Anthony - Huli Ka Hon...
- Ka'elepulu Watershed Manag...
- Hāmākua Marsh Ecosystem ...
- Kawainui Marsh Stewardship ...
- Waimānalo Watershed Project
- Hakipu'u Learning Center
- Waikane Restoration



# Ko'olau Community Themes\*

## *Understanding Existing Area Plans*



- Preserve the small-scale, local community culture and environment/feeling
- Utilize an ahupua'a framework in land use and natural resource management
- Preserve access to cultural and historic resources, and cultural education
- Strengthen kuleana to mālama 'āina
- Maintain access to recreational opportunities from mauka to makai
- Restore traditional agricultural systems; lo'i, loko i'a
- Revitalize existing commercial centers
- Foster Kāne'ōhe as a diverse regional and community center for shopping, services, and community activities
- Preserve natural beauty and scenic views of the bays and surrounding mountains
- Support all ages and accessibilities, especially regarding housing need and services
- Establish a Pedestrian-friendly environment

\* Based on Ko'olau Sustainable Communities Plan and Kāne'ōhe Town Plan (City & County of Honolulu)

# Community Consultation Process

*Gathering Collective Intelligence*



## KS Internal Stakeholder Meetings

## One-on-One Interviews

## Digital Engagement

## Stakeholder Group Meetings

## Public Meetings & Events

Two to three meetings with this KS Staff throughout the course of the planning process

Virtual interviews with identified stakeholders

- Project website
- Online Surveys
- Social media strategies
- e-Newsletter

Small group virtual meetings focused on building pilina and gathering mana'ō with interactive "synchronous" exercises

Open House virtual meetings and presentations at milestones of the plan.

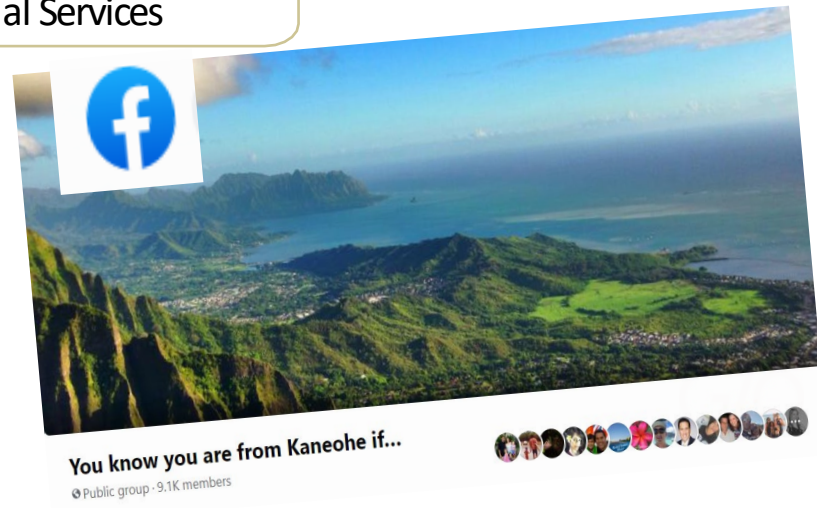
**KS Internal Stakeholder Group**  
*(Staff who work/live in the He'eia/Kaneohe)*

**He'eia 'Ohana : Kūpuna & Kupa'āina**  
*(Families, kumu, and practitioners)*

Windward Mall, KS Communications, Elected Officials Newsletters, & other group lists

- Focus Groups:**
- » Elected Officials
  - » KS Tenants
  - » Government Agencies & Large Landowners
  - » Culture & 'Āina-based Ed.
  - » Educational Institutions
  - » Ag Innovation/ Food Systems
  - » Health/Social Services

- Broader community participation:**
- » NH Board
  - » Kāne'ōhe Business Group
  - » Open house meetings



# KS He'eia Land Holdings

## Commercial Core & Ahupua'a Programmatic Connections

### LEGEND

- |  |  |  |                              |
|--|--|--|------------------------------|
|  |  |  | He'eia Fishery Boundary      |
|  |  |  | Ahupua'a Boundary            |
|  |  |  | KS Non-Commercial Parcels KS |
|  |  |  | Commercial Parcels           |

### HE'EIA AHUPUA'A

	ACRES
Commercial (Core Planning Area)	55
Agricultural	68
Fishpond	97
Conservation	287
<b>TOTAL</b>	<b>507</b>



Ioleka'a Valley

Ha'ikū Valley

Queen Lili'uokalani Children's Center

Kāko'o'ōiwi (HCDA)

He'eia Kea Small Boat Harbor (DLNR-DOBOR & DAR)

Lae o Kealohi

He'eia State Park

He'eia Pond

Kāne'ohe Bay Ocean Recreation Management Area (DOBOR)

He'eia Park  
He'eia Elementary School

Paepae o He'eia

Samuel Wilder King Intermediate School

Windward Mall

KS Resource Center

Kāne'ohe Bay Shopping Center

Moku o Lo'e

Pōhākea

UH Hawai'i Institute of Marine Biology

Pū'u Pahu

Papahana Kuaola  
Hui Kū Maoli Ola

KS Preschool

KAHEKIU HWY.

HA'IKŪ RD.

KAHUHIPA ST.

ALALO A ST.

MALINA PL.

KOMEHAMEHA HWY.

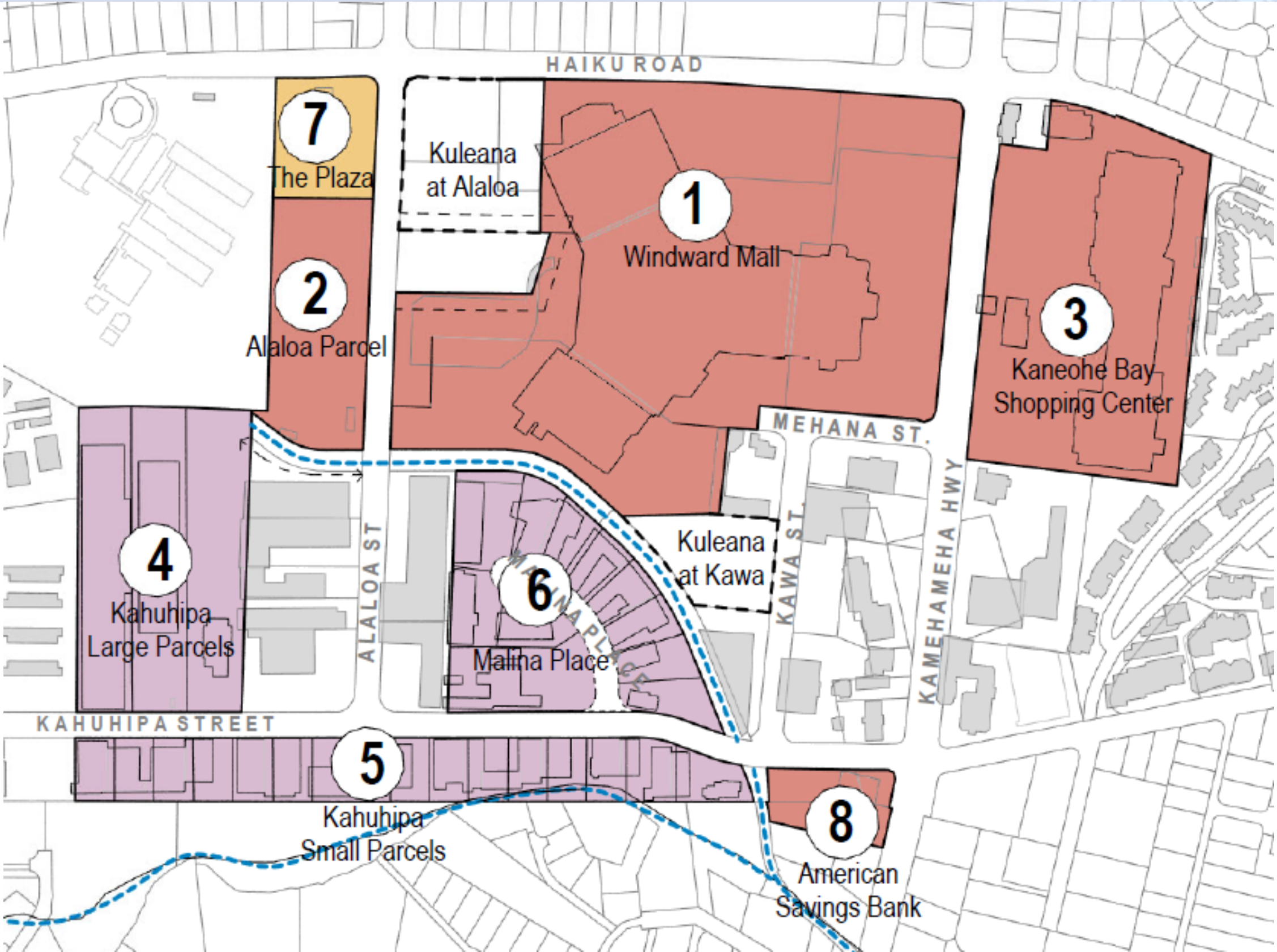
Windward Community College

Hakipū'u Learning Center



# KS He'eia Commercial Core

## Property Uses - Zones



# Vision & Goals

## GOAL 1:

Evolve as a center of 'āina momona with an abundant food system that creates jobs and local economic opportunities within the community

## DEFINITIONS/EXAMPLES:

- Strong food system that includes job creation, expansion of economic opportunities, and contributes to the local economy.
- Promote traditional, indigenous aquaculture and agriculture practices.
- Consider innovative, sustainable agriculture and food manufacturing practices.
- Give deference to 'āina.



# Vision & Goals

## GOAL 2:

Stimulate commerce created with and for community



## DEFINITIONS/EXAMPLES:

- Encourage relationship and connection between regional areas of aloha 'āina initiatives and commercial growth/redevelopment areas.
- Authentic places that reflect community values and needs.
- Identify opportunities for temporary incubators that promote 'āina-based products and services in the commercial core.



# Vision & Goals

## GOAL 3:

Promote ho'ōla (health) and wellness in people, places, and policies to improve quality of life



## DEFINITIONS/EXAMPLES:

- Maintain and promote areas of wellness, recreation, treatment, and healing (hō'ola).
- Surroundings/ built environment support wellness and safety through open space, walkability, bike paths, complete streets principles, etc.
- Systems approach to improve learner outcomes by improving holistic wellbeing.



# Vision & Goals

## GOAL 4:

Encourage and deliver learning opportunities to grow future 'ōiwi (native) servant leaders enabling prosperity and contribution to the Ko'olau community



## DEFINITIONS/EXAMPLES:

- Leverage existing relationships with educational institutions and community organizations to connect educational opportunities in the region to all learners.
- Develop innovative partnerships to guide learners towards post-secondary success.
- Integrate educational opportunities into the commercial core.
- Ensure all education opportunities foster a culture of service and instills a consciousness of 'āina.



# Vision & Goals

## GOAL 5:

Optimize economic portfolio value to reinvest in KS' mission and strengthen the local economy

## DEFINITIONS/EXAMPLES:

- Achieve an optimal mix of tenants/partners to create a sustainable and thriving community.
- Provide opportunities that celebrate the diversity of local residents and living needs - multigenerational, single family, workforce.
- Steward and reinvest in our assets to ensure long-term productivity and relevance.



# Next Steps

## TARGET TIMELINE:

- Community Consultation – Ongoing
  - Public Open House Meeting – To Be Scheduled
- Draft Plan – Spring 2022
- Final He'eia Plan - Summer 2022

## CONTACT US:

- Survey: <http://www.surveymonkey.com/r/KSHeeiaPlanSurvey>
- Website: <https://www.ksbe.edu/heeia/>
- Email: [HeeiaPlan@ksbe.edu](mailto:HeeiaPlan@ksbe.edu)

# Mahalo!

