

APPROVED POLICIES FOR THE IMPLEMENTATION OF THE
KAHANA STATE PARK DEVELOPMENT PLAN

March 27, 1992

PUBLISHED PARK GOALS

"That Kahana State Park be:

- a) a center for the interpretation of the Hawaiian ahupua'a system;
- b) a center for the related interpretation of the ecology and history of Kahana; and
- c) used for the education, enjoyment, and appreciation of the citizens of the State of Hawai'i." KAHANA STATE PARK DEVELOPMENT PLAN, Kahana Advisory Council, Draft 7, December, 1985.

"Kahana Valley State Park is conceived as a low-intensity multi-purpose park that incorporates compatible aspects of the resource based recreation activities; research activities; environmental education programs and an operation and maintenance program that will involve the close working relations between the State Parks Division and the Valley residents. The park will place particular emphasis on an environment where Hawaiian values and culture will be embodied in a "living park" concept." KAHANA VALLEY STATE PARK REVISED ENVIRONMENTAL IMPACT STATEMENT, October 30, 1978

POLICY DIRECTIONS

GENERAL PARK DEVELOPMENT

Kahana Valley State Park will be a Hawaiian cultural living park and will include:

- residential housing for families involved in park programs,
- day use areas,
- camping areas mauka and makai,
- centers of historic interest,
- a public trail system,
- public activity center,
- a park administrative center,
- agricultural area(s) open to residents and other farmers,
- and an interpretive program that will incorporate the skills and expertise of valley residents.

A park management program will be established to operate the park. A permanent position for a Park Manager will be requested by State Parks Division for FY 1989-90 Operating Budget.

V. ANTICIPATED ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES -
continued

There were two main factors considered in relocating families in the Approved of Policies set by the Board of Land and Natural Resources, June 24, 1988 and amended March 27, 1992:

1. All residents living in the flood plain (including tsunami areas) or unable to meet current Department of Health sewage requirements will relocate.
2. All residents living in prime areas planned for intensive public park use will relocate.

Some families have lived with periodic flooding for years but modern building regulations make housing developments increasingly difficult. Since 1990 Department of Health regulations require septic tanks with leach fields rather than cesspools. Minimum lot sizes for these septic tanks system is 10,000 square feet and leaching fields require a minimum ground level of approximately 9 feet above sea level in order for the leach line to be a sufficient depth below the ground and at least 4 feet above the water table. The minimum distances required between the leach field and the ocean or streams is also a problem in many of the house lots. The existing house lots in the flood zone are 4 to 8 feet above sea level. If sewage problems are resolved, new homes could be built with floor levels high enough above the ground to avoid floods. However, raising houses significantly will create access problems for elderly and/or handicapped people and may be more of a visual intrusion in the public park area. Even if flood impacts can be avoided, flood insurance is required at much higher rates. Self-help housing, the most affordable type of housing available for residents is not allowed on flood plains. Building homes in a flood plain would cost considerably more in order to meet local and federal codes. All of these increased costs could put some families beyond their ability to pay the mortgage.

Both Residential Areas A and B are located outside the flood plain according to the Flood Insurance Rate Map revised September 4, 1987. The original Phase I development plan included homes located between the existing 100 years base flood zone and the 500 year flood zone. But by moving the village further mauka all home are now located above 500 year flood zone. Another concern is the sheet flow of water and flows in normally dry channels from the valley's steep side hills. All watersheds related to the two housing areas were identified and flood flows were calculated.

If any permittee does not qualify for a long term lease because of financing requirements, State Parks Division will assist the Department of Human Services in placing the resident with available Section 8 Housing.

SUCCESSION

The total number of 31 households will be maintained.

Each lessee may designate a member of their immediate family as a successor provided that they meet the following criteria:

- can and are willing to meet the terms of the lease,
- can and are willing to assume all financial obligations current with the lease, and
- are 18 years of age or older.

In the event an initial designated lessee fails to obtain a lease or an existing lessee does not designate a successor, the State will assign the lease to a qualified lessee selected from a list of nominees established by the Kahana Advisory Council or the exiting resident organizations in Kahana Valley. The nominees who qualify shall:

- have some previous association with Kahana,
- be willing and able to meet all terms of the lease including the program commitment,
- be willing and able to assume all financial obligations concurrent with the lease,
- be 18 years of age or older.
- and/or have a special expertise consistent with the needs of the park interpretive program.

AMENDED BY THE BOARD OF LAND AND NATURAL RESOURCES