

**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

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August 25, 1995. OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

MEMORANDUM

TO: Mr. Gary Gill, Director
Office of Environmental Quality Control

FROM: Rick Egged, Deputy Director *Rick Egged*

SUBJECT: Negative Declaration for the Malama Cultural Park, TMK 5-3-01: 2, 3, 5,
97, 99, 100, Kaunakakai, Moloka'i, Hawaii

The Department of Business, Economic Development and Tourism (DBEDT) has reviewed the comments received during the 30-day public comment period which began on May 23, 1995. The agency has determined that this project will not have a significant environmental effect and has issued a negative declaration. Please publish this notice in the September 8, 1995 Office of Environmental Quality Control (OEQC) Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final Environmental Assessment (EA). If you should have any questions, please contact Chris Chung, Project Manager, at 586-2534.

(((

1995-09-08-HO-FA-Malama Cultural Park

SEP 8 1995

FILE COPY

ENVIRONMENTAL ASSESSMENT

**MALAMA
CULTURAL
PARK**

Maui County
Kaunakakai, Moloka'i

Department of Business, Economic
Development and Tourism

State of Hawaii

August 31, 1995

FINAL

Environmental Assessment

Malama Cultural Park, Kaunakakai, Moloka'i

Summary Sheet

PROJECT: Malama Cultural Park

Proposing Agency: State of Hawaii
Department of Business, Economic Development
and Tourism

Accepting Agency: State of Hawaii
Department of Business, Economic Development
and Tourism

Location: Kaunakakai, Moloka'i
County of Maui

Tax Map Key: 5-3-01:2, 3, 5, 97, 99, 100

Land Area: 11.734 acres

Landowner: State of Hawaii
County of Maui

Existing Uses: Vacant; three areas currently under lease for construction equipment storage, LPG operations, and yacht club activities

Proposed Uses: Development of a 11.734 acre passive as well as active park to support and enhance the socio-cultural, recreational, and potential economic activities envisioned for the island of Moloka'i. Improvements to include a grassed amphitheater and stage area, arts and crafts center, hula halau pavilion, visitor center, canoe storage facility, immersion school, comfort station, and related infrastructure

Environmental Assessment

Malama Cultural Park, Kaunakakai, Moloka'i

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Environmental Assessment

Malama Cultural Park, Kaunakakai, Moloka'i

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1 Description of the proposed action

1.1 Technical characteristics.

This section describes the purpose of the project and how it would be accomplished.

1.1.1 Purpose of the project.

The purpose of the project is to develop a public park which would have as its focus natural and cultural themes expressed through certain physical facilities, plans, operation and management of the park. These themes would be based on the history and prehistory of the site as well as the existing uses of today. The park would provide a focal point for Moloka'i's history and culture. The physical theme of the park would be focused on the natural features of the site which include a wetland, a shoreline, native trees, and historic and prehistoric sites. The cultural theme of the park would be focused on native Hawaiian antiquities, culture, and modern recreational activities popular on Moloka'i including, canoeing, the makahiki, hula, arts and crafts.

1.1.2 How the project will be accomplished.

The project could be accomplished through possible community based management by a Community Development Corporation (CDC). Public funds would be used to develop the basic park infrastructure including clearing, grading, landscaping, utilities and main structures. An initial annual funding stream is proposed for operations, maintenance and as start-up expenses for the CDC. This initial annual funding stream would be reduced annually to zero after four years of operation. It is assumed that after four years, the CDC would be able to shift its funding base from public to other sources which could include grants and income from community activities.

1.1.3 Dimensions of the project.

The overall site consists of 11.734 acres.

1.1.4 Description of the project.

The project would support cultural, recreational and social activities such as makahiki and canoeing events, hula performances, a language immersion school, arts and crafts, Moloka'i history center, learning about endemic plants and endangered native fauna, camping, picnicking, community and family gatherings, fishing, volleyball, horseshoes, walking and beachcombing. The project would include the following facilities to support these activities (see Exhibit I, Site Development Plan and Appendices A, B and C):

- Facilities: Parking, multi-purpose center, restrooms, canoe sheds, picnic tables, arts and crafts workshop and center, administration facilities, hula mound and change area, Moloka'i story center, language immersion campus, wetland natural area.
- Activity areas: Shoreline fishing, canoe storage and launching, makahiki field, camping, picnicking, and recreation.

Landscaping with native Hawaiian trees and shrubs is intended to enhance the theme of the proposed project and is crucial to screening the roads and wetland habitat from the park itself, as well as to provide comforting shade. However, existing kiawe or other non-native trees would remain where practical.

1.2 Socio-economic characteristics.

This section discusses the impacts of the proposed project on the community in terms of both social and economic effects.

1.2.1 Economic impacts.

The proposed project would provide generalized economic impacts to the island of Moloka'i through (1) short term benefits 1.2.3 during construction and (2) long-term benefits through the addition of a facility which would provide a gathering place for cultural activities and potential visitor attraction. For example, the annual Moloka'i to Oahu outrigger canoe races and the Makahiki are two typical events which integrate well with the themes for the proposed facility and which would create a cultural synergy should the park be developed. This could have a beneficial effect on Moloka'i's hotel occupancy rate which was 35 percent in June 1992 compared to 58 percent for Maui County and 71 percent for the State. In 1991 there were 8,000 visitors to Kalaupapa which is Moloka'i's major visitor attraction. Many of these visitors do not travel to Kalaupapa via Kaunakakai, but rather arrive directly from (and return directly to) Oahu or Maui.

The project may potentially create between 33 and 100 jobs by the year 2000.

1.2.2 Economic opportunities.

The proposed project would provide several jobs associated with the development and operation of the various facilities while functioning as an economic development project through the synergy of providing a gathering place for work and practice of cultural activities and the arts. In 1991 (according to the State Department of Labor) Moloka'i had an average of about 1,950 jobs during the year. These included the following major categories: (1) nonagricultural and wage and salary jobs, 1,650 (including Hotels, 250 and Government, 550); (2) nonagricultural, self-employed, unpaid family and domestics, 250; and (3) agriculture, 50. In June 1992, Moloka'i's unemployment rate was 11.5 percent of the workforce as compared to 6.4 percent for Maui County and 5 percent for the State.

1.2.3 Targeted segment of the population.

No specific segment of the population is targeted because this would be a public park open to the entire community and island visitors alike.

1.2.4 Population density.

Moloka'i is relatively rural with a low density of population. The 1990 U.S. census for Moloka'i totaled 6,587 persons. The proposed project would have little if any affect on this situation because it would serve existing residents and visitors and does not serve to generate population growth.

1.2.5 Recreational facilities.

The proposed project would benefit existing recreation at the site and on Moloka'i by enhancing public access and opportunities for fishing, canoeing, and other public land and water-side recreational activities.

1.2.6 Child care provisions.

No special child care provisions are proposed at this time however, the park facility may in the future accommodate this use as demanded.

1.2.7 Relocation of residences.

No relocation of residences will occur.

1.2.8 Costs of the proposed project and economic analysis.

The estimated cost of construction and operation is about \$3,369,500. This includes initial annual funding of a non-profit Community Development Corporation to operate the park. This amount would initially be \$100,000 and would decline to zero funding by the year 2000 based on the assumption that the CDC would supplement public funding with other sources such as grants or other income. Also an estimated \$80,000 annually is required to fund operation and maintenance of the park which

includes the salary of a resident care-taker.

After construction of the project, about 15 full-time jobs would be generated. Initially some of these positions would be publicly funded up until the year 2000 when the CDC would assume all operation and maintenance costs (CDC funding for year 1 = \$100,000, year 2 = \$75,000, year 3 = \$50,000, year 4 = \$25,000, year 5 = 0). These jobs would then be funded by other sources generated by the CDC. Additional jobs may be created through the activities of the CDC, but these would depend on the policies and programs which are ultimately developed. Between 33 to 100 jobs could be created by the year 2000 depending on strategies chosen by the CDC. The project would have an overall economic benefit to Kaunakakai and the island of Moloka'i since it would provide a focal point or gateway to Kaunakakai. It would also provide an attractive public park in Kaunakakai overlooking the harbor and promote cultural tourism elements.

The proposed cultural features to be included in this park are intended to serve and benefit island residents as well as visitors. By making the town (and Moloka'i) more attractive to island visitors, economic stimulation will occur as a result of increased visitor spending and the creation of new service industries to meet island visitor market demands.

1.3 Environmental characteristics.

This section discusses the potential effects of the proposed project on the physical environment. (see Appendix D, Photographs of Site)

1.3.1 Aesthetics.

The proposed project would enhance the existing site and surrounding environment by providing a landscaped park. A degraded wetland area would be enhanced and restored. The area would be more attractive and inviting to the public. Preservation and restoration of historic and archeological

features on the site would emphasize the importance of the "mauka-makai" relationship to the Hawaiian people and restore unique cultural features as focal points along the shorefront.

1.3.2 Air.

There would be some effects during construction from on-site heavy equipment but it would be mitigated per county and state rules. There would be no long term effects since the proposed project includes no air pollution sources and would not generate significant differences in traffic from the existing conditions.

1.3.3 Traffic.

There would be some change and possible minor improvement in traffic patterns because the proposed park would not include the commercial truck traffic which is now generated on the site. However, this may be offset by a marginal increase in private vehicle traffic over the existing levels now occurring at the site.

1.3.4 Noise.

There would be a reduction in noise levels due the displacement of existing commercial trucks and heavy equipment operations from the site. Noise levels during normal park operation would not be significantly different than existing conditions.

1.3.5 Water quality.

Water quality may improve slightly because of the displacement of commercial activities from the site so that any drainage into the groundwater, wetlands or coastal waters would cease. The proposed park would have no adverse effects on water quality and would include hook-ups to the existing Kaunakakai sewer system. The proposed landscaping would aid in retaining surface runoff.

1.3.6 Other environmental effects.

Within the proposed project area, an existing permanent pool wetland (a feeding area for native Hawaiian Stilts) at the site would be enhanced and preserved while an existing degraded wetland, with no permanent standing water, will be filled. These actions would be accomplished in accordance with existing federal, state and county regulations regarding wetlands.

2 Description of the affected environment

2.1 Project location.

The proposed project is located on Moloka'i's south shore (Exhibit 2, Location Map), in Kaunakakai, near the State's commercial harbor. It is accessed by Kaunakakai Place (which leads to the State Harbor from the intersection of the Maunaloa Kamehameha V Highway and Ala Malama Avenue), and from Hio Place off Kaunakakai Place (Exhibit 3, Site Map).

2.2 Land ownership and tenancy.

Land ownership of the Malama Cultural Park site is shared between the County of Maui (7.14 acres, under the jurisdiction of the Department of Parks and Recreation) and the State of Hawaii (4.594 acres, under jurisdiction of the Harbors Division) (see Appendix E - Land Ownership, for the tax map and additional ownership information). The portions of the site now owned by Maui County were previously owned by the U.S. Coast Guard which left a building on the site (3.79 acres, leased by the Department of Parks and Recreation to the Moloka'i Yacht Club) (see Appendix F - TMK 5-3-01:3 Deed, for a copy of the deed and its performance provisions). The County also leases a portion of their property to Goodfellow Construction Company (0.35 acres, estimated). The State leases small portions of their land to Gasco,

Incorporated (0.289 acres); Boswell Trucking (0.289 acres); and Moloka'i Canoe Club (0.227 acres). The acreage figures above, and in Appendix E, next page, are from property tax records and may not reflect present-day shoreline areas, beaches, eroded or accreted lands. Within one year prior to application for construction permits, a survey should be made to obtain a certification of the shoreline. Based on the review of historic maps and aerial photographs, the shoreline has accreted.

It should be noted that when parcel TMK 5-3-01:3 was transferred to the County of Maui by the U.S. Department of the Interior, the deed retained non-exclusive easements so that the U.S. Coast Guard could operate and maintain the navigational range lights on the site. Other provisions of the deed include the following:

- The property must be used for park and recreational purposes by the general public.
- Maui County must submit reports every two years to the Department of Interior describing the use of the property during the previous two years. These uses must comply with all regulations of the Department of Interior and the U.S. Civil Rights Act of 1964.

2.3 Land use.

At present about 6.796 acres are open to public use and the remaining 4.938 acres are in private use. Activities in the public areas include canoe launching, canoe practice and racing (offshore), shoreline fishing and some small craft mooring (offshore) and launching. Approximately three dilapidated and illegal structures (two are on county land and one is on state land) are used by fishermen. Over the years, efforts have been made by the community to clean the site and to protect the significant Malama platform structure. In general, the area is in a state of disrepair and poses

health and safety issues as a result of illegal dumping.

In the areas currently under lease, the three commercial operators operate and maintain trucks and equipment, and store materials and supplies including petroleum products.

The Moloka'i Yacht Club is a membership club and one of its activities includes an annual fishing tournament. The Moloka'i Canoe Club is the largest on Moloka'i and as one of three clubs on Moloka'i, enjoys the only lease and a permanent launching area within the project site.

2.4 Land and related water use plans.

Maui County.

- The *Moloka'i Community Plan of the County of Maui* (January 1984) indicates that the majority of land area at the proposed project site is in use as Park (PK), and that the minority portions of the site are in use as Public/Quasi Public (P). The entire site is proposed to be used in the future for Park/Golf Course uses. This plan was completed on June 14, 1995 and has been forwarded to the Maui County Council for their review and acceptance.
- In the *Drainage Master Plan for Kaunakakai, Moloka'i, Hawaii* (August 1992) a portion of the proposed improvements termed "System B2" (a 5-foot wide, 2-foot deep concrete box culvert) is aligned to the north of Hio Place. The proposed system does not directly affect the proposed park or its uses, and could even improve drainage conditions in the proposed park. The master plan has been completed by a contractor for the Department of Public Works.
- The State Harbors Division (March 1988, *2010 Plan for Kaunakakai Harbor*) is planning improvements to Kaunakakai

Harbor. Improvements include the expansion of the turning basin, expansion of commercial land area and the extension of the pier. None of these directly affect the proposed project, although discussions have been held with the Department of Transportation, Harbors Division to consider minor dredging of the canoe launching areas across the reef from the park to open water along with the dredging of the proposed turning basin. This effort is not scheduled at present, but would benefit the Park and canoe paddlers in the long-term.

2.5 Flora.

The majority of the site is bare earth and unvegetated. Portions of the site are covered with pickleweed and kiawe, and there is a strand of milo trees along the eastern edge of the site, bordering Kaunakakai Place.

2.6 Fauna.

Native Hawaiian Stilts were observed in the permanent pool wetland area (see Section 2.7) located within the project site. Feral cats, mice, rats, mongoose and other introduced species of avifauna were also observed.

2.7 Wetlands.

There are two areas of wetland plants on the site (see Appendix G - Wetland Survey, for description of the wetland areas and a listing of botanical species). One area is located near the Moloka'i Yacht Club at the western edge of the site. It consists of a permanent pool (brackish) bordered by wetland vegetation. The pool appears to be a remnant stream that is narrow and elongated with a slight curve. It adjoins County and private property and native Hawaiian Stilts have been observed feeding in the pool. This permanent pool area is threatened by the frequent dumping of trash, but is restorable and could be protected as a habitat for native species.

The second area is approximately located at the center of the site. Its vegetation consists of pickleweed which is not native to Hawaii and it has no permanent pool. This area is adjacent to the Malama House platform (see Section 2.8) and has been severely degraded as a result of ongoing illegal dumping and filling activities.

2.8 Historic, archaeological and cultural sites.

The proposed project includes the Malama House platform which is known to have been the residence of Kamehameha V. The proposed project has been closely coordinated with the Historic Preservation Division (HPD) of the State Department of Land and Natural Resources (DLNR) and both surface surveys and two exploratory test excavations have been carried out by a professional archaeologist working in coordination with the HPD. This work has resulted in detailed recommendations [Tuggle, H. David Ph.D., Malama Platform Archaeology: 1992 Excavations for Cultural Park Planning (Draft), January 1993] for historic preservation of the sites' features and these recommendations have been incorporated in the overall plan for the Malama Cultural Park.

2.9 Natural resources.

The site is surrounded by lands in an unnatural state including residential, commercial, paved major and ancillary roadways, and unvegetated filled areas.

2.10 Adjacent sensitive habitats or bodies of water.

The proposed project is adjacent to the shoreline and includes a beach which is used for fishing and the launching of canoes and small craft. Although the beach and ocean front are key features of the proposed Malama Cultural Park, no construction is proposed for these sensitive areas.

3 Major Impacts and Alternatives Considered

3.1 Positive significant impacts.

The project provides the following positive impacts which are considered to be beneficial to Moloka'i, but which are not considered adverse in terms of its impacts on the environment.

- Construction of a public park would provide additional recreational and cultural opportunities to the community.
- The proposed project will aid in improving the overall attractiveness of the area to island visitors and as a result provide economic growth and benefits.
- The proposed project, with its landscaping, would improve the visual character of this shoreline area while increasing public access.
- The proposed project is expected to create 15 jobs by 1998 and between 33 to 100 jobs by the year 2000.

3.2 Negative significant impacts.

There are no anticipated adverse impacts as a result of the proposed project which could not be mitigated.

3.3 Alternatives considered, if applicable.

Alternative uses for this site have been considered over the years because of the phasing out of pineapple production on Moloka'i and the demise of pineapple shipping operations which occurred predominantly at the project site. This, coupled with the release of the U.S. Coast Guard facility, presents an opportunity for public use of this shoreline area in

Kaunakakai. Previously, community planning efforts during evaluation of alternative uses arrived at a consensus that a public park was the most appropriate use for these public lands. This effort resulted in the preparation of the Moloka'i Community Plan (January 1984) which designated the site for park development. This plan was subsequently followed-up by the preparation of a proposed Master Plan for a Beach Park at Kaunakakai, Moloka'i (November 21, 1988, Department of Parks and Recreation, County of Maui, prepared by David W. Curtis, AIA).

The present proposal (see Appendices A, B, and C) has evolved from these earlier planning activities and continued to envision the site to be used as a public park with a more cultural perspective. In this sense, the present planning efforts did not examine other alternate uses of the land, but rather at uses within the context of a public park as well as the physical location and cultural context of the site. For example, it is the present effort which identified the existence of the wetlands which has led to its proposed preservation and restoration as a potential park feature as well as the interpretation of significant historic sites.

4 Proposed mitigation measures

4.1 Potential problems and appropriate mitigation including best management practices.

The proposed plan includes filling and landscaping of the degraded wetland in the center of the park, adjacent to the Malama House Platform. However, the plan proposes to preserve and enhance the permanent pool wetland at the western boundary of the site. The proposed project would clean the permanent pool of debris and foreign material and establish landscaping along the banks, and inland, to form a buffer between the

wetland on one side and the park and its human activities on the other. The intent of these actions is to enhance the permanent pool wetland habitat for use by the endangered Hawaiian Stilts or other native avifauna. A public viewing overlook has been included in the conceptual plan as has additional and significant landscaping with shrubs to screen the wetland habitat from the proposed Malama Cultural Park in order to provide a more inviting location for water birds and to minimize human intrusion.

4.2 Mitigation or preservation plan prepared for the Department of Land and Natural Resources State Historic Preservation Division.

A detailed archaeological site report providing recommendations for preservation and enhancement has been compiled as part of the Malama Cultural Park main report (Tuggle, H. David, Ph.D., *Malama Platform Archeology: 1992 excavations for cultural park planning (draft)*, January, 1993). The Malama Cultural Park architectural program (see Appendix A). These recommendations are incorporated in the design of the structures proposed for the park as well as in the layout and landscaping. The main Malama Cultural Park report presents the synthesis of these two reports, and of environmental and planning recommendations made during the planning process by the community and by all consultants on the planning team.

4.3 DLNR, Historic Preservation Division correspondence and agreements

As a result of the current State fiscal situation, inadequate funds are available at this time to prepare and implement a historic sites preservation plan. As such, a meeting was held with the DLNR, Historic Preservation Division to examine the possible phasing of preservation requirements while at the same time allowing design and construction of certain aspects of the Malama Cultural Park project to move forward. The

meeting resulted in the following agreements (see Appendix J):

- Detailed design work for Phase I construction (civil/site work, landscaping, paving, and parking) will provide interim measures to protect the three archaeological sites -- (a) a subsurface cultural deposit (60-03-630); and old pier (60-03-890); and the Malama platform (60-03-1030). Prior to beginning Phase I work, the contractor shall have a qualified archaeologist establish buffer zones for the three archaeological sites. Temporary construction fencing shall be erected to signify the location of buffer zones. During the execution of Phase I work, the contractor's archaeological monitor may make modifications to the buffer zones, if needed.
- Archaeological monitoring for Phase I construction will be stated as a required service of the selected contractor within the final bid drawings and specifications for the project.
- Design plans and drawings for interim archaeological site protective measures will be coordinated with the DLNR, Historic Preservation Division.
- Additional funds will be sought from the legislature to undertake an archaeological interpretive plan which will be coordinated with the DLNR, Historic Preservation Division and implemented during the Malama Cultural Park Phase II design and construction.

4.4 Harbor Navigational Range Lights

The forward and rear harbor navigational range lights are crucial to the safety of vessels entering the harbor. As such, detailed

design work for the park will insure that the navigational range lights are not obscured in order to avoid potential navigational hazards for vessels entering the harbor.

5 Determination

5.1 Determination

The proposed Malama Cultural Park project is not anticipated to cause significant negative impacts to the environment. It has therefore, been determined that a negative declaration will be issued.

5.2 Findings and reasons supporting determination

The following findings are based on the information provided above:

- The proposed project will not involve an irrevocable commitment to the loss or destruction to any natural or cultural resource. Measures have been coordinated with the DLNR, Historic Preservation Division to phase the preparation and implementation of a "preservation plan" for the three significant archaeological sites;
- The proposed project will not curtail the range of beneficial uses of the environment;
- The proposed project will not conflict with the State's long-term environmental policies;
- The proposed project will not substantially affect the economic or social welfare of the community or State. Development of this project will ultimately promote social and cultural aspects of the community while at the same time enhancing the economy through the creation of jobs and as a potential visitor attraction and destination;

• The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities;

• The proposed project will not involve a substantial degradation of environmental quality;

• The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. Measures have been coordinated with the Corps of Engineers to enhance an existing wetland to perpetuate the use of the area as a Hawaiian Stilt feeding and potential nesting site.

• The proposed project will not detrimentally affect air or water quality or ambient noise levels; and

For the reasons above, the proposed project will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and §11-200-12, Hawaii Administrative Rules.

Exhibit 1
Site Development Plan

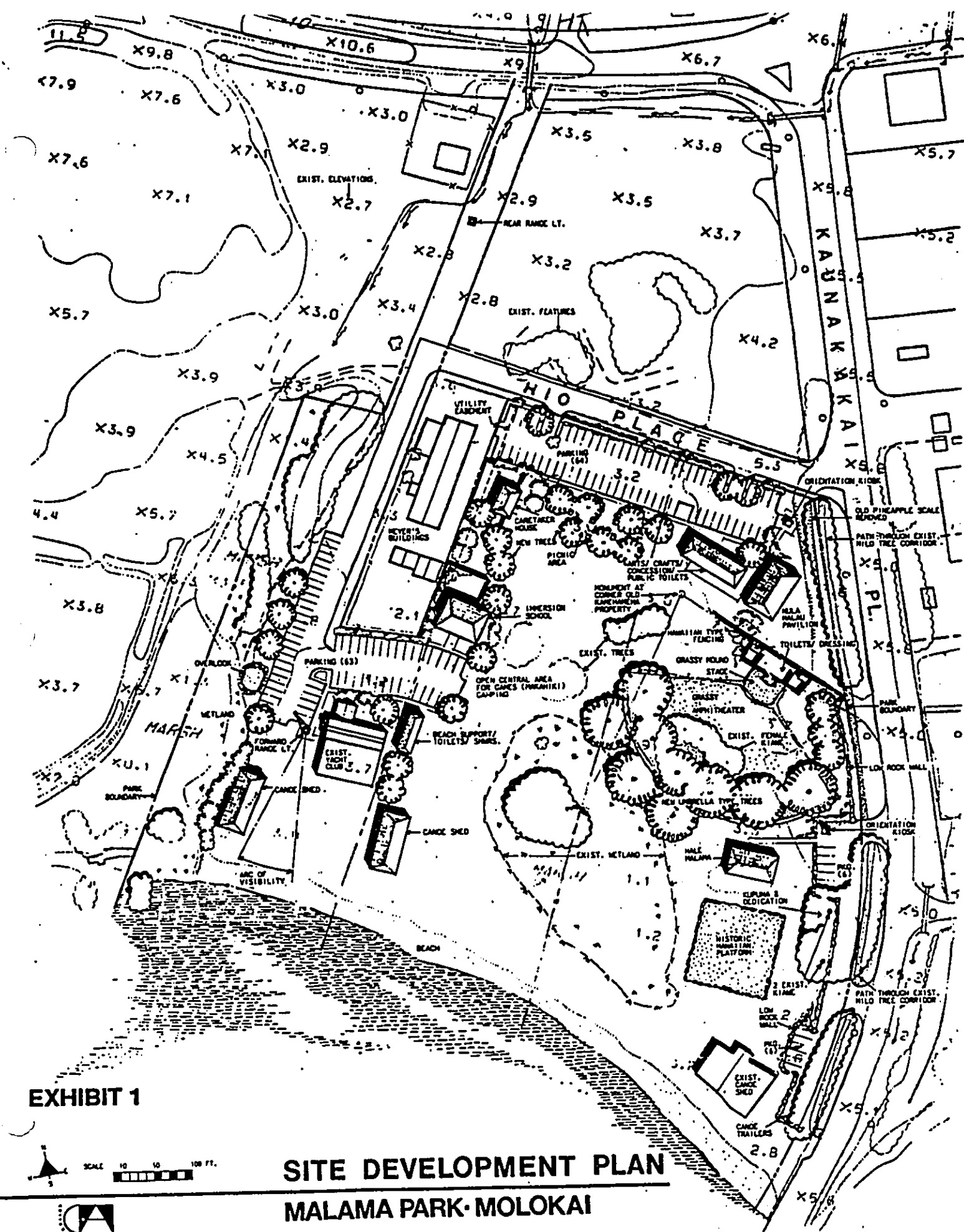
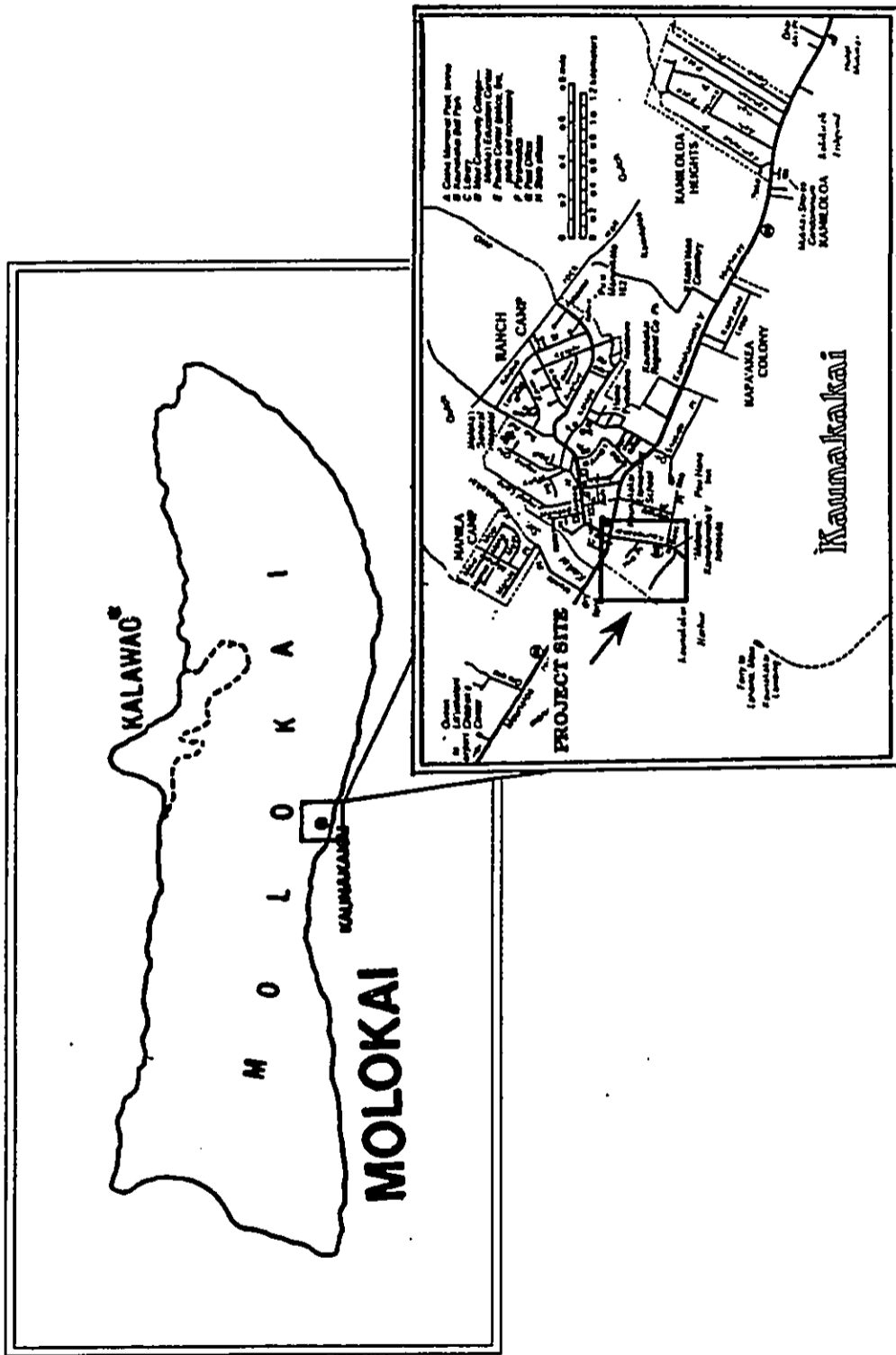


EXHIBIT 1

**SITE DEVELOPMENT PLAN
MALAMA PARK · MOLOKAI**



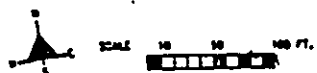
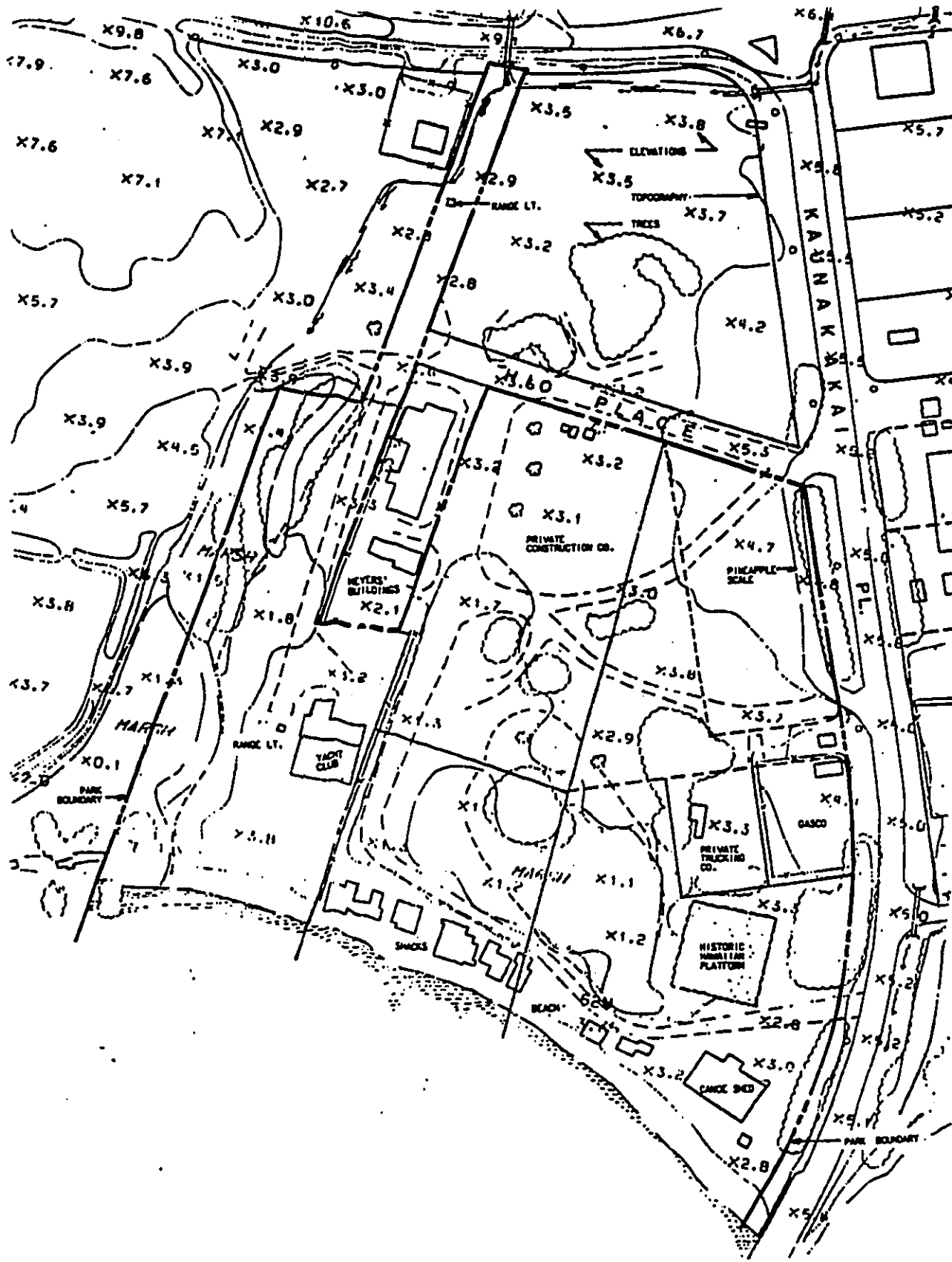
Exhibit 2
Location Map



**LOCATION MAP
MALAMA CULTURAL PARK • MOLOKAI**

EXHIBIT 2

Exhibit 3
Site Map



**SITE MAP
MALAMA CULTURAL PARK • MOLOKAI**

EXHIBIT 3

Appendix A
Malama Cultural Park -- Architectural Program



**MALAMA
CULTURAL PARK**

**A Community-Based Plan
Developed for the Moloka'i Community
By COATES ASSOCIATES
For Tom Coffman Multimedia
Under a contract with the State of Hawai'i
Department of Business, Economic Development & Tourism**

ARCHITECTURAL PROGRAM
MALAMA PARK **KAUNAKAKAI, MOLOKAI**

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7.4	Photographs	

1 INTENT

This Architectural Program serves as a guide for the physical design of Malama Park. It locates the determined uses of the Park and proposes design criteria for each use and for the Park as a whole. The overall and the interrelated physical development of the Park has been considered, the proposed uses considered, and the purpose of Malama Park considered in order to propose the design criteria. These criteria will:

- a. help to insure cohesion,**
- b. help to insure the physical recognition of theme, and**
- c. provide a receptive setting for future community uses contributing to the purposes of the Park.**

The uses and the criteria presented here are the basic guidelines for development. They are meant as minimal physical controls for current and future physical development. Some are dictated by laws, ordinances, or by workable construction practices, but for the most part they are guidelines just sufficient to create a park with the function and the look of its purpose. Future elaboration of the criteria is predicted according on the requirements of the people of Molokai and the organization responsible for park development.

It is recommended that the organization responsible for park development set up a reviewing body (board, committee, consultant, or other) to review design proposals against the Architectural Program. Expert opinion should be utilized by the reviewing body when altering or adding to the Architectural Program.

2 SITE PLANS

Three site plans are included:

2.1 Existing Site Plan. This plan was prepared from a map titled "Aerial Topographic Mapping of Kaunakakai, Island of Molokai" provided by the Maui County Department of Public Works. It is the basic map of all the site plans. It does not represent an on-the-ground engineering survey. By means of informal on site recognizance we added the Hawaiian platform and made a few adjustments to types and locations of other features. We checked the map against the Tax Map (5-3-01) to verify property boundaries.

2.2 Site Development Plan. This plan shows the proposed park layout, locating proposed structures, parking, general planting, and the major physical features. It proposes the removal of the shacks along the beach, the pineapple scale and some lesser trees.

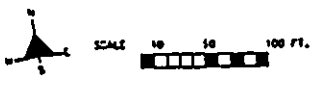
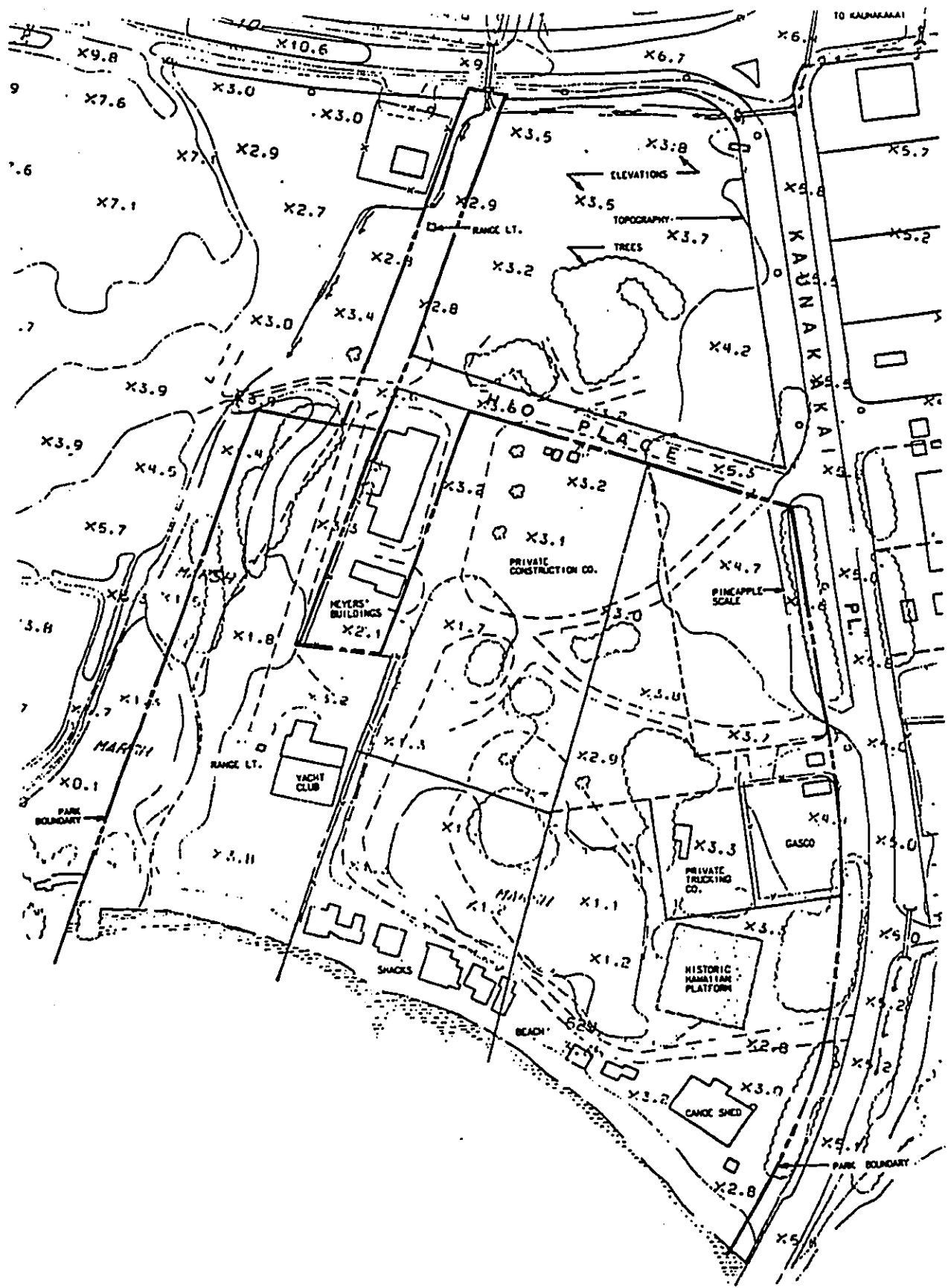
2.3 Utility Extension Plan. This plan indicates likely extensions necessary from the existing utilities. No engineering studies have been done to determine the exact sizing and routing of the utilities.

Preliminary discussions with Maui County engineers indicated that there is a provision to connect the sewer extension to an existing 8-inch diameter stub nearly 10 feet below the surface at a manhole along Kaunakakai Place. High ground water in the Park area will necessitate dewatering during sewer construction.

The current 2-inch diameter water line to the site is inadequate for fire protection and must be replaced with a larger line. A portion of the 4-inch diameter line along Kaunakakai Place will also have to be replaced so that a new 8-inch diameter line can extend from the water loop at the highway all the way to the site. Fire hydrants will likely be required—the exact number to be determined later.

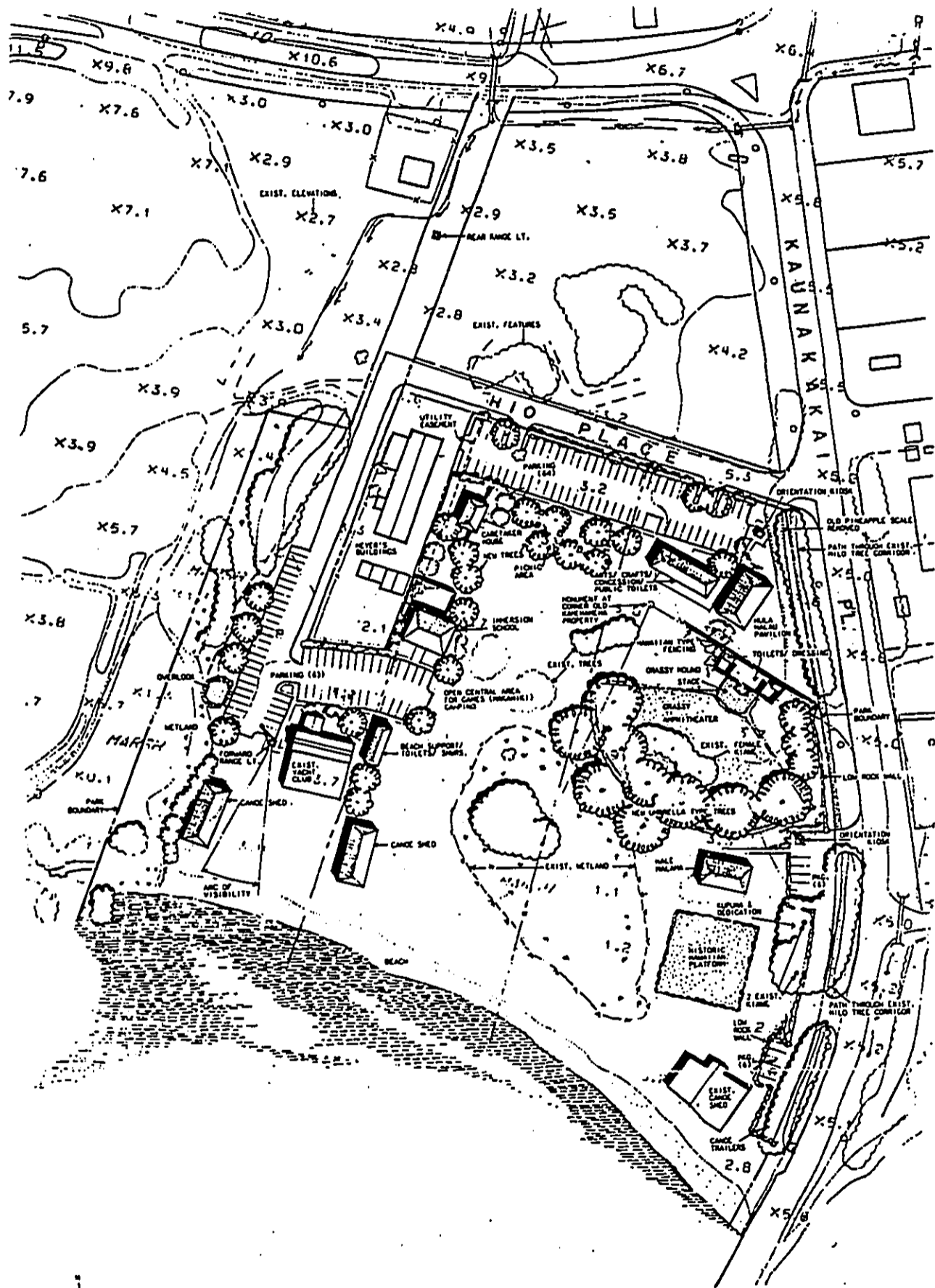
According to Maui Electric Company, the existing overhead service along Kaunakakai Place is 12.47 kv, 3-phase primary service. The existing overhead along Hio Place is 1.2 kv, single-phase primary service.

A utility easement should be provided and maintained on the Park property adjacent to the Meyer's property.



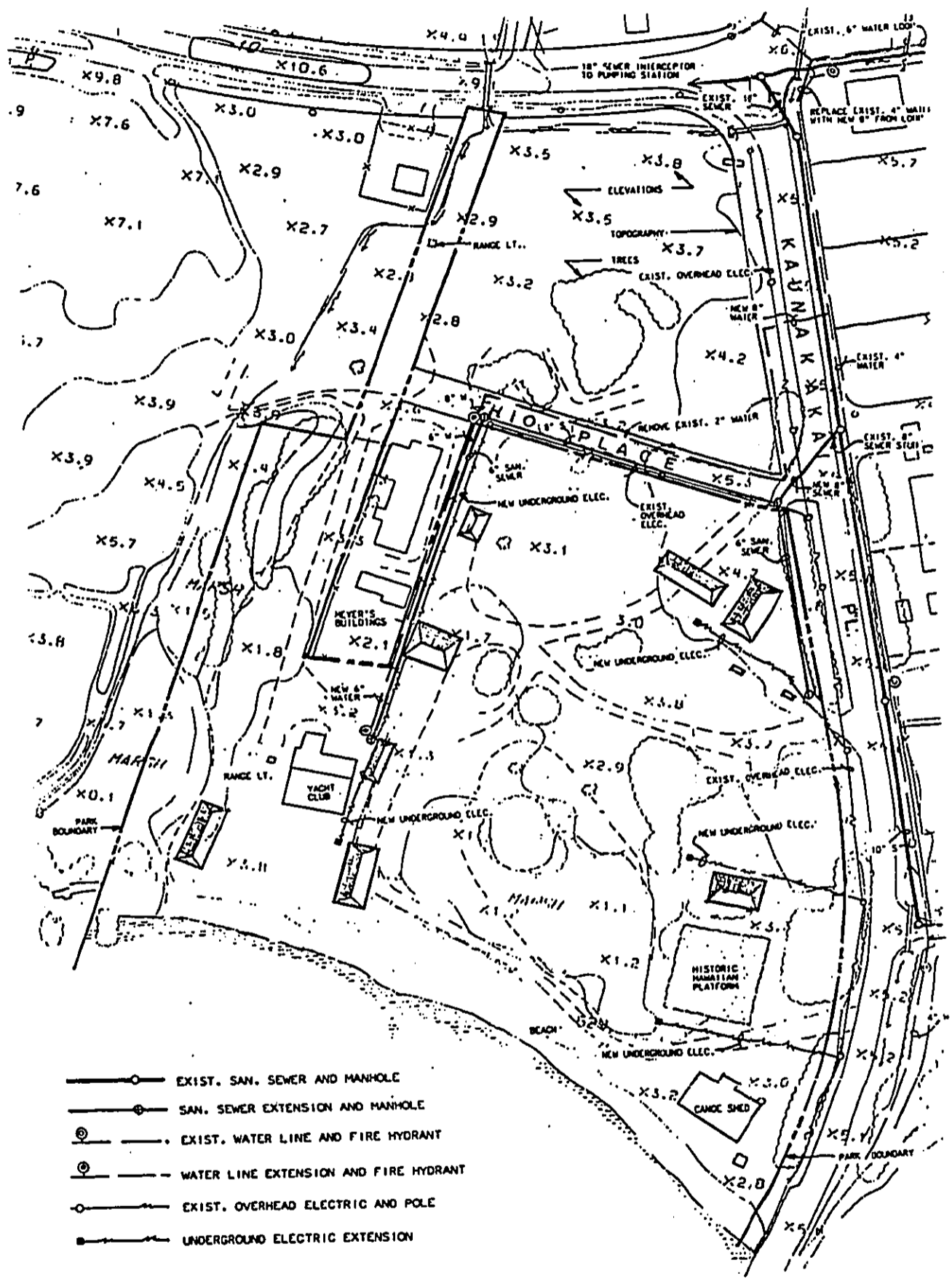
**EXISTING SITE PLAN
MALAMA PARK · MOLOKAI**





SITE DEVELOPMENT PLAN
MALAMA PARK-MOLOKAI





UTILITY EXTENSION PLAN MALAMA PARK, MOLOKAI



3 GENERAL PARK DESIGN CRITERIA



HOUSES ON MOLOKAI - photograph from the Robert E. Van Dyke collection as included in *Six Months in the Sandwich Islands*.



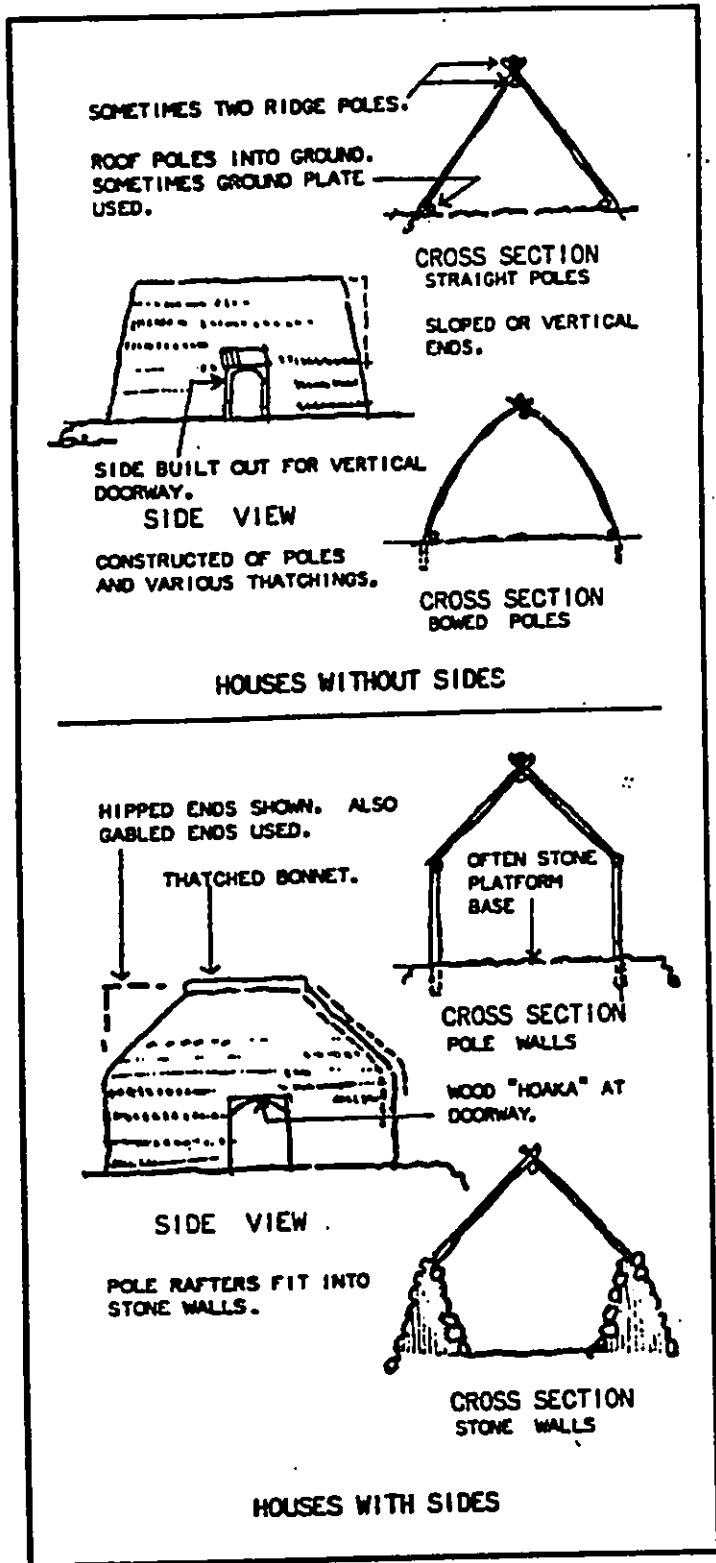
HONOLULU, 1816 - drawing by Louis Choris, Hawaii State Archives.



HAWAIIAN HOUSE, 1925 - Bishop Museum photo.

3.1 Building Form. The story of Molokai begins with the first inhabitants and continues with the present citizens of that island. It has been suggested that Malama Park should remind us of this past while supporting contemporary activities linked to this past: that is, conscious of the Hawaiian beginning, yet alive for today and for the future. In Malama Park the old platform, the occasional artifact, and the old stories remind us that the past of Molokai is an Hawaiian past. It is intended that the Park retain these Hawaiian things, add discoveries, and be constructed to remind us of this past. The design criteria have been created to support these ideas.

Duplication or re-creation of old Hawaiian construction could remind us of the past, but the old construction practices would not suffice as infrastructure for many contemporary uses or for today's planning demands. Many of the proposed park uses did not exist in precontact times and so there has been no Hawaiian construction developed to accommodate them (uses such as the Immersion School, concessions, toilets). Pure Hawaiian building construction



HAWAIIAN HOUSE FORMS

using lashed poles and pili or other thatch is maintenance intensive, not suitable for today's management and funding constraints. But the forms (simple rectangular plans with steep roofs) are distinctive. The form alone is a reminder of the Hawaiian nature of Malama Park, and in this instance it can be adapted for the uses required.

We suggest that the designer use one or more of the Hawaiian house forms illustrated here for all buildings except the canoe sheds, which should be of similar but separate Traditional Form. The resources for building form are:

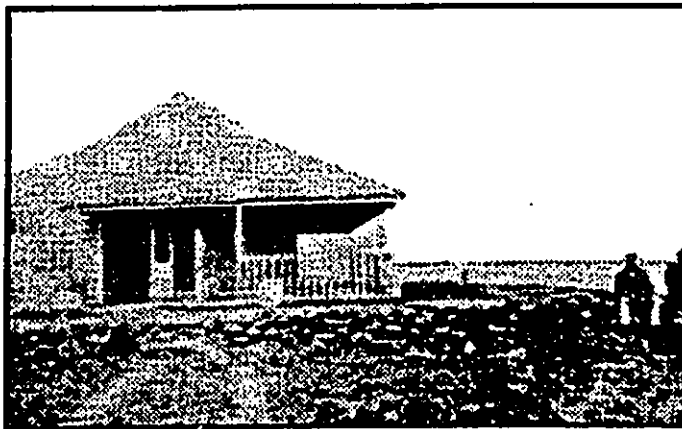
- a. Hawaiian House Forms: Arts and Crafts of Hawaii, II Houses by Te Rangi Hiroa (Peter H. Buck), Bernice P. Bishop Museum Special Publication 45, 1964.
- b. Hawaiian Canoe Shed Forms: Photograph by Mabel Putnam Chilson, Bishop Museum negative number CN 75104.

The Hawaiian Canoe by Tommy Holmes.

Besides consideration of form it will be very important to minimize the use of materials not original to Hawaii. It is practically impossible to use only the old materials, but

when substitutions are made, the character and manner of use of the old material should be considered. For the building design criteria we have selected the use of wood shingles or shakes in lieu of pili or other thatching. Thatching is not excluded from use in the Park, but pili is difficult to gather nowadays and maintenance is constant. Wood shingles and shakes are at least of a natural fibrous material lending themselves to application on the Hawaiian building forms. With age, they will turn a color and texture somewhat reminiscent of thatch.

- 3.2 Site Features. Aside from the constraints of property boundaries, boundary streets, and the ocean, the Park site has certain interior features to be preserved and brought to the attention of the users:



HOUSE OF KAMEHAMEHA V ON THE PLATFORM

- a. Historic Hawaiian Platform. Archeological information to date has not determined the original use of the platform. It is known that Kamehameha V had a house built on it. Later a church was built on the site. Currently nothing stands on the platform.

- b. Wetland: Current laws dictate that this area be preserved unless replacement by an equal or more extensive wetland can be accomplished.
- c. Coast Guard Range Lights: These marine navigational aids are on the site by legal agreement with the U.S. Coast Guard. The area within the 20° "Arc of Visibility" must be kept clear of structures interfering with the sighting of the front light (Range Light No. 28605) from the sea.
- d. Kamehameha Property Line: A portion of the old Royal property is included on the site. Although not apparent today, the property corner should be located and enhanced by the reconstruction of a fence section on the line. The fence should be Hawaiian in character.

- 3.3 Engineering Investigations: Prior to the detailed design of structures, utilities, landscaping, and all physical features of the Park, these engineering studies will be

needed:

- a. Engineering land survey. This should be an on-the-ground survey to locate all existing physical features of the site including topography, extent of wetlands, location of on and off site utilities, the Hawaiian platform location, high tide line, flood zone line, buildings, fences, trees, poles, etc. The survey should be performed after relocation of existing site uses scheduled for relocation has occurred.
- b. Soils investigation. The site is nearly at sea level with high ground water. The investigation should determine the types and depths of soils to a depth necessary for one or two story construction. It should recommend building foundation types, methods to mitigate the effects of groundwater on utilities and other construction, and provide information useful to determine planting varieties.

3.4 Codes and Ordinances: Construction design and use will need to satisfy the requirements of certain Maui County and State Agencies. The following list may not be inclusive of all agencies tasked with reviewing and permitting public construction on Molokai:

- a. Maui County Department of Public Works (building permits building codes administration, land use, wastewater, roads)
- b. Maui County Department of Water Supply (water use and connections)
- c. Maui County Fire Department (fire protection reviews)
- d. Maui County Department of Parks and Recreation (park administration)
- e. Maui County Planning Department (zoning, land use)
- f. State of Hawaii Department of Transportation (use and maintenance of Kaunakakai Place)
- g. State of Hawaii Department of Health (wastewater disposal, public toilets, food concessions)
- h. Maui Electric Company (electrical supply and extensions)
- i. Hawaiian Telephone (telephone connections)

Each of these agencies (and additional agencies as may be included as sources of funding) will apply certain codes, ordinances and standards to the design and construction of the Park and its structures.

The land to become Malama Park is currently zoned "Interim" as defined in the Maui County zoning ordinances. This zoning may need to be changed prior to design and construction of the Park. If so, the designated zoning (likely to be one of the "Park District Zones") will be reviewed by the appropriate planning commission for conformance to the Molokai Community Plan, the State Land Use Plan, the Maui General Plan, and other public considerations. Currently, there are three Park Zones

in the Maui County Zoning Ordinance:

- a. PK-1 for Neighborhood Park Districts,
- b. PK-2 for Community Park Districts,
- c. PK-3 for Regional Park Districts.

Further study and consultation is recommended to determine which of (and if) these zones apply. It seems likely that PK-2 for community parks should apply except that there is a minimum land area requirement of 25 acres for such a park. Malama Park will be about 12 acres in area.

Maui County, as of January 1993, has adopted these building codes with amendments added:

- a. The Uniform Building Code, 1985 edition.
- b. The National Electric Code, 1987 edition.
- c. The Uniform Plumbing Code, 1979 edition.

The U.S. Americans with Disabilities Act-Title III contains design requirements (applicable as of January 26, 1993) for new public buildings.

4 BUILDING DESIGN CRITERIA

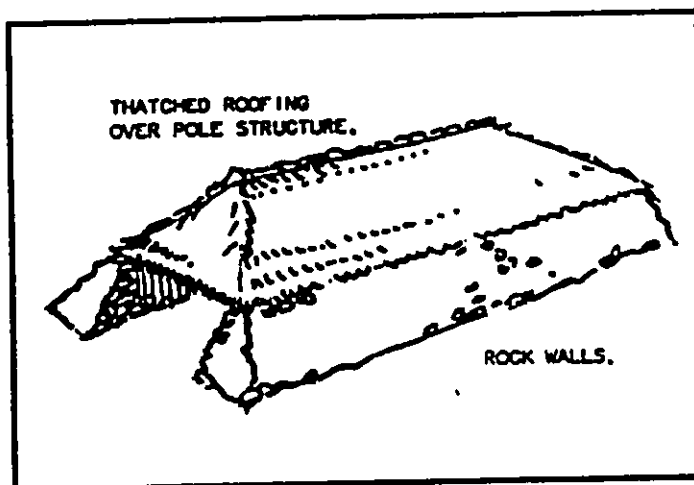
- 4.1 General. The rectangular plan, Hawaiian building form, and shingled exterior are design requirements discussed above. This plan and form should not be compromised by windows, roof overhangs, gutters, or any other feature inconsiderate of the original forms. There are two design approaches to achieving the use requirements while retaining the form:
- The form may be constructed as a shell to shade and surround a contemporary inner structure, or:
 - The form may itself be the exterior walls and roof of the structure. In this case the use would be one very compatible with the form such as a canoe shed or hula halau structure. Glazed openings or other exterior wall inconsistencies are not needed in such structures.

General building design requirements for this "Traditional Form" are shown on the following page.

Each building connected to the water system must also be connected to the public sewer system. Adequate fire protection acceptable to the Maui County Fire Marshall must be afforded each building.

Each proposed park use with its associated structure is discussed in the following sub-sections.

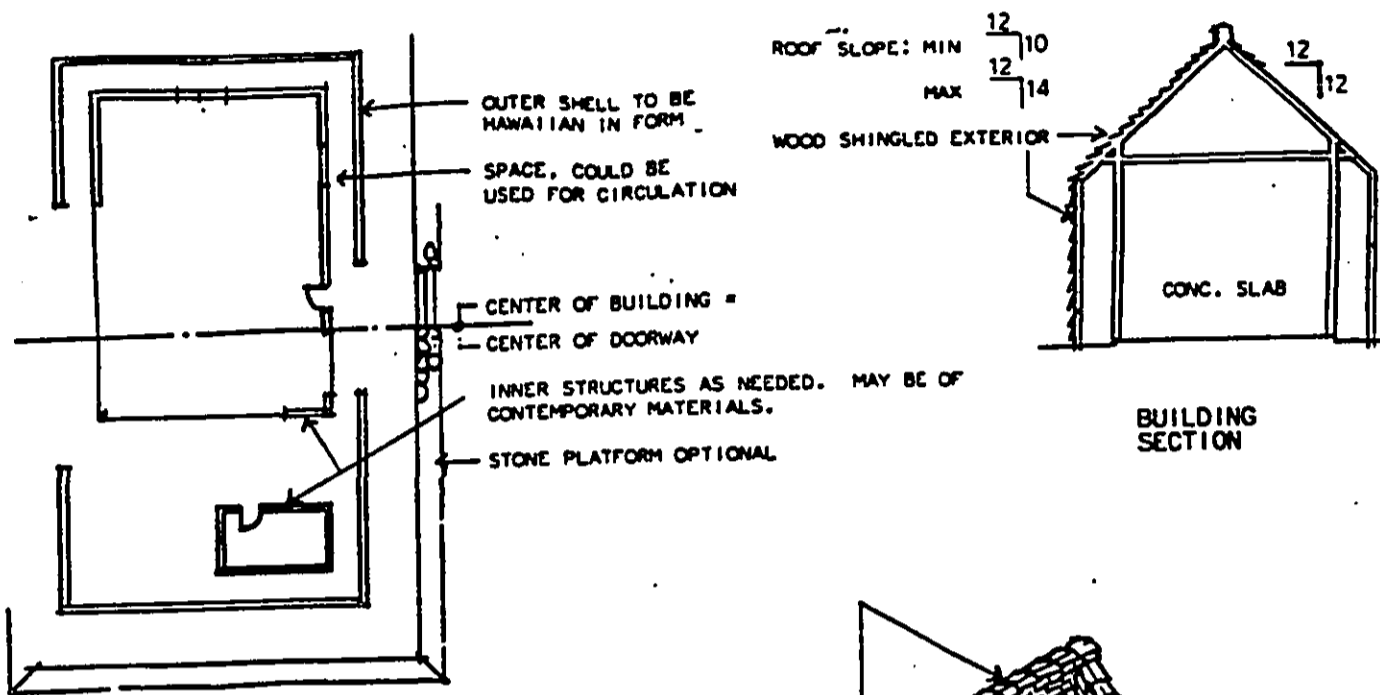
- 4.2 Canoe Sheds-(Hale Wa'a). Two common types of Hawaiian canoe sheds are mentioned in The Hawaiian Canoe by Holmes are:



CANOE SHED WITH ROCK WALLS

- Pitched thatched roof with stone side walls, and
- Pitched thatched roof with open walls, roof supported on poles.

The proposed new canoe sheds should be modeled after these forms. The sheds should be about 30 feet wide and 70 feet long to accommodate 4 to 6



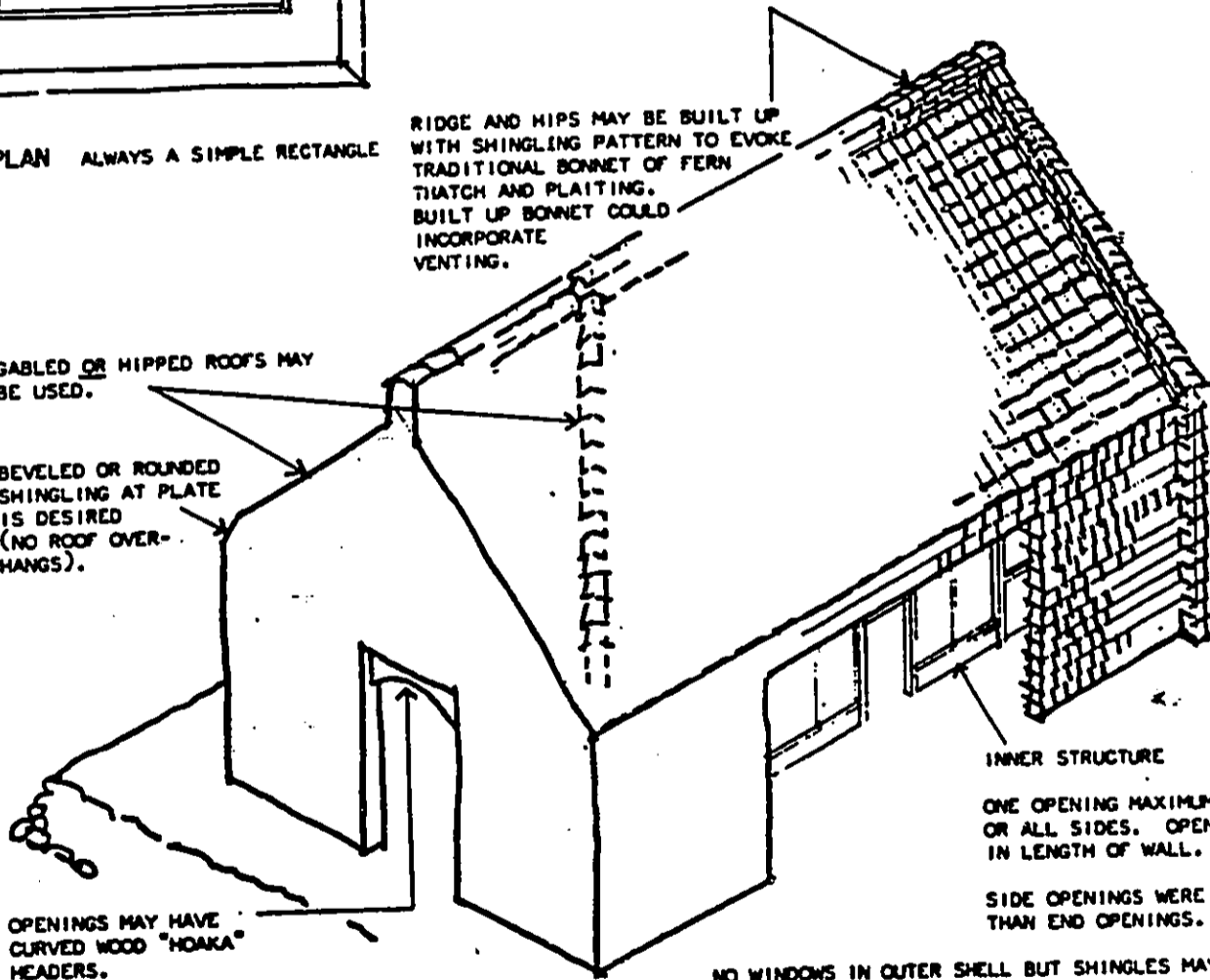
PLAN ALWAYS A SIMPLE RECTANGLE

RIDGE AND HIPS MAY BE BUILT UP WITH SHINGLING PATTERN TO EVOKE TRADITIONAL BONNET OF FERN TATCH AND PLAITING. BUILT UP BONNET COULD INCORPORATE VENTING.

GABLED OR HIPPED ROOFS MAY BE USED.

BEVELED OR ROUNDED SHINGLING AT PLATE IS DESIRED (NO ROOF OVERHANGS).

OPENINGS MAY HAVE CURVED WOOD "HOAKA" HEADERS.



ISOMETRIC VIEW

BUILDING DESIGN CRITERIA - Traditional Form



CANOE SHED WITH OPEN WALLS - photograph by Mabel Putnam Chilson, Moanalua gardens. Bishop Museum collection.

canoes on the ground, with an isle down the middle. The existing canoe shed may remain as an open sided structure with a flat, palm fronded roof, but should never be altered to include plywood, metal, cement block or any material not conforming with the General Design Criteria.

- 4.3 Beach Support Building. This building is associated with canoeing, fishing and the beach area activities. The building should be of Traditional Form as discussed above. It is to be about 700 sq. ft. in floor area and include:
- Showers and toilets for men and for women.
 - Covered space containing a fixed counter with a laundry type sink complete with a garbage intercept. This space is to be used for luau preparations, fish cleaning, etc.
- 4.4 Hale Malama. This building is associated with the Historic Hawaiian Platform and will be used to introduce the Park and its purpose to the public. The building should be of Traditional Form with an inner structure. It is to be about 1600 sq. ft. in floor area and include:
- Space for projection of film or for video displays—seating for 20 people.
 - Walk through display area of about 700 sq. ft.
 - One-person booth or sales desk area to monitor activity.
 - Circulation and storage space.
 - Toilets for men and women.
 - Janitor's sink and supply storage.
- 4.5 Immersion School. This building will function as a pre-school for 19-25 children learning the Hawaiian Language. It must conform to the State of Hawaii Department of Human Services planning requirements for such a facility. It should be of the Traditional Form discussed with an inner structure. It has been located away from most of the site traffic so as not to be frequented by visitors. Yet it is close to vehicle

access and parking. It will require about 2000 sq. ft. of floor area and will include:

- a. Two study areas or class areas.
- b. Office for one person.
- c. Light-duty kitchen or lunch area with two sinks, doubling as a meeting area.
- d. Waiting area for visitor control.
- e. Covered lanai.
- f. Male and female toilets
- g. Janitor sink and storage.

The school will have a fenced yard (Hawaiian fencing - see discussion under Site Design Criteria) for children's play area of about 2000 sq. ft. (size of fenced area specified by DHS).

4.6 Caretaker House. This is to be a one bedroom, one bath house for the Park caretaker and supervisor. It should be in the Traditional Form, possibly with the inner structure for all or part of the building. It would be about 800 sq. ft. in floor area. It should be near automobile parking and should have an outside fenced storage area for park servicing equipment.

4.7 Arts and Crafts Building. This building would be located adjacent to public parking for easy and intensive public use. It too should be of the Traditional Form, utilizing the inner structure for some of the uses inside. The total floor area would be about 1800 sq. ft. to serve these functions:

- a. Concession area for pre-prepared food service during events: 150 sq. ft. room with work counters, sinks, sales window. No cooking to be done in the building, no refrigeration. The concessionaire will bring in the chilled food and iced drinks. Electrical outlets should be available for coffee making, microwave, and other portable equipment supplied by the concessionaires.
- b. Public toilets, men and women, totalling 300 sq. ft.
- c. Covered area, open air, for circulation and customer stand-by: 400 sq. ft.
- d. Arts and crafts workshop/ demonstration room for 15 people, include sink area: 400 sq. ft.
- e. Arts and crafts display/ sales room with display area and sales/ control desk area: 350 sq. ft.
- f. Janitor sink and storage.

4.8 Hula Halau Pavilion. This building will be a place for use by various hula halaus for hula instruction and rehearsal. It is located near the Amphitheater for occasional use

of the Amphitheater in conjunction with the Hula Halau Pavilion. It is close enough to the parking area for the transfer of light-weight equipment. The public toilets in the adjacent Arts and Crafts Building and those toilets with dressing areas in the Amphitheater would be available to the Hula Halau Pavilion. The building should be of Traditional Form with large openings on the sides. The openings could have roll down doors or shutter-type doors to secure the building when not in use and to control the wind. An inner structure may not be necessary for this building. The Pavilion should be 2000 sq.ft. in floor area, open plan with perhaps two areas for rehearsal:

- a. Main floor perhaps 1600 sq.ft. in area, of concrete or the more traditional gravel floor. Mats would be spread for practices.
- b. Raised wood or concrete floor area to serve as a stage - an area for demonstration. A portion of the wall area should be mirrored for self-observation of technique.

4.9 Amphitheater. This facility is to be provided for out-of-doors performances. Though the construction should evoke Hawaiianness (grassy audience area, mound stage, use of the Hawaiian fence), the theater is intended for any out door staged performance - not just Hawaiian cultural performances. A grassy, gently sloped lawn area would be provided for about 1000 people with mats and back rests. Large umbrella type trees are to be planted along the south and west sides for shade. A few trees may be planted within the grassy area itself, though too many trees here would interfere with view of the stage. The stage should be traditional in appearance. It would be a grassy mound (similar to the Hula mound at Moanalua Gardens on Oahu) with an Hawaiian fence back drop to separate the stage from the backstage areas (see discussion of Hawaiian fencing to follow under "Site Design Criteria"). The mound stage is to be 1000 sq. ft. in area. Behind the mound and fence would be:

- a. Backstage assembly area, 1000 sq. ft.



SECTIONAL VIEW OF AMPHITHEATER

- b. Men and women changing areas with toilets, 425 sq. ft. for each. The backstage assembly, dressing and toilet areas should be surrounded by the Hawaiian fence to match and to incorporate the Hawaiian fence along the old Kamehameha property line. The toilet area should be roofed (flat roof no higher than the top of the fence) but the dressing and assembly areas could be open to the sky. There should be access to the Hula Halau Pavilion from the backstage area. An outdoor speaker system should be incorporated.

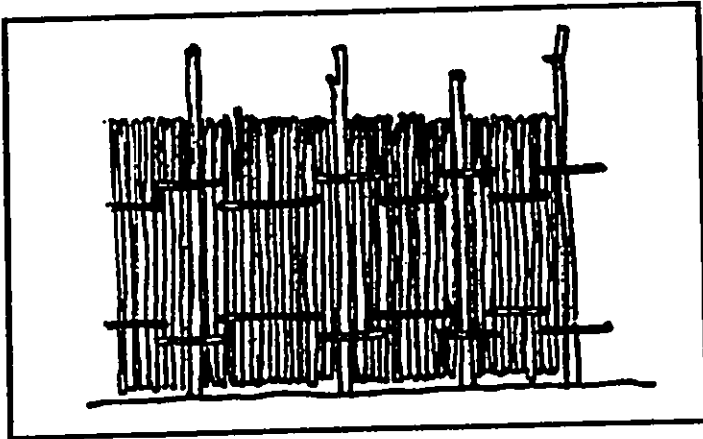
5 SITE DESIGN CRITERIA

5.1 General. Materials used in the design of site features should be used so as to recall the history of the site. As much as is possible, the materials should be of stone and wood. Stonework should not show mortar or grout. Wood should not be surfaced to today's dimensioned standards unless unavoidable - poles and unsurfaced material should be favored. Metal fastenings should be concealed. Bricks, dimensioned pavers, hollow tiles, exposed concrete, etc. should not be used, or at least not exposed outside of the buildings. Plant materials should be of "pre-contact" varieties.

5.2 Utilities. All utility extensions should be buried. Water valve controls should be recessed in ground boxes. Utility box covers should have simulated rock covers if possible. Any lighting or sprinkler controls required to be above ground should be concealed in plantings or within the buildings.

See also Section 2.3.

5.3 Fencing. Fencing, especially at the old Royal Property Line should be designed to resemble the Hawaiian fencing shown here.



FENCE ELEVATION - WOVEN CONSTRUCTION

This fencing is illustrated in Early Hawaiian Prints by R.J. Baker and shown in several sources including Hawaii: A Pictorial History by Joseph Feher. Such fencing was constructed of vertical sticks and poles with horizontal lashings and sticks to "weave" the assembly together.

5.4 Historic Hawaiian Platform. This should be kept clear of shrubbery and plants likely to cause further deterioration. It should be kept in a preserved state and be available for further archeological research.

5.5 Kupuna Area. This area adjacent to the platform and beneath two large existing kiawe trees should be made comfortable for local kupuna (Hawaiian elders) to sit

and converse with people interested in learning about Hawaiian Molokai. Benches should be provided in a conversational arrangement and the area should allow for seating on mats as well. A small monument with the dedication for the Park would be included under these trees.

- 5.6 Rock Barrier Wall. This barrier should be about three feet high, constructed of stone and shall run along the parking areas off Kaunakakai Place. Its purpose is to prevent vehicle access on to the site, especially in the beach area where current vehicle use is damaging both the beach and the wetland, and is threatening to the Hawaiian platform. This rock wall could have a reinforced concrete core, but the exterior appearance should be mortarless.
- 5.7 Overlook. The overlook is located between the western wetland and the west parking area. It is to be in the form of a grassy mound (similar to the amphitheater stage) about 300 sq.ft. in area on top. It should be five feet high with stone steps leading to the top or with a spiral ramp to the top for access by the disabled. The purpose of the overlook is to provide a spot for viewing the wetland and its bird life without intruding into the preserved area.
- 5.8 Orientation Kiosks and Signage. Orientation kiosks should be located at the main points of entry to the park. These as well as all park signage should be constructed of wood and/or stone. Lettering should be carved into the wood or rock. Consideration and study should be given to the use of a petroglyph motif for all signage. All signage should be kept low, well below a standing person's view across the Park (exception might be given to traffic signs exiting the parking areas and small signs less than 3 sq.ft. attached directly to the wall of a building). Wood signs should be used on wood building walls, wood or stone signs on rock building walls.
- 5.9 Picnic Area. This area is adjacent to parking, near public toilets, and shaded by trees. Permanent tables constructed of rock and wood should be provided. A few stone barbeque pits and a ground oven (imu) area should be provided. Trash cans should slip into rock or wood enclosures.
- 5.10 Parking Areas. Asphalt pavement should be used with log or stone wheel stops (not concrete). Minimal striping should be applied, perhaps only to designate the required parking spaces for the disabled. Buffer planting should be used between Hio Place and the large parking lot and between the west parking access and the wetland.

The total on site parking shown is for 139 automobiles. While this is ample for all the daily users anticipated, it may be shy the required parking associated with Makahiki games or an Amphitheater event attracting more than 800 people. However, with the permission of the County, additional parking can be provided along Kaunakakai Place to meet the total parking required for larger infrequent events.

- 5.11 Open Space. The central portion of the Park is left open for general enjoyment and for special events such as the Makahiki or perhaps camping for organized groups. There is room to set up volley ball games, horse shoes, kite flying, and other such activities. Views from this central area will emphasize the ocean-beach in the southerly direction and the sky - mountains to the north. Adjacent non-theme structures (such as the Molokai Yacht Club, Meyer's Buildings, etc.) should be "planted out" from the views.
- 5.12 Plantings and Walkways. Major existing trees are to be preserved. The two kiawe trees adjacent to the Hawaiian platform should be preserved as umbrellas for conversations with the Kupuna and other small gatherings of people. New trees should be added where shade needs to be developed (i.e., Amphitheater, Picnic Area) and where screening is desired (i.e., Immersion School, Molokai Yacht Club, Meyer's buildings). The central area of the site should be left open. The double row of milo trees along Kaunakakai Place should be preserved and the walkway between them developed by cleaning up and lighting. The walkway is just outside of the Park boundary (it is within the road right-of-way) but should be maintained and improved from the highway to the beach as a pedestrian connection from Kaunakakai town to the wharf.
- 5.13 Site Lighting. Overhead street-type lights may be needed in the major parking areas for night use. Such lighting should be kept minimal and be on wood poles, not metal or concrete standards. Throughout the park, low bollard lighting along trails, walkways, and a portion of the beach area is recommended. "Up lighting" from recessed ground fixtures is recommended to accent the Hawaiian fence along the old royal property line. Lighting on and around the various buildings should be shielded for glare - designed to light surfaces such as walks and walls without spreading across the park.

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7 RESOURCES AND REFERENCES

7.1 Published Books

- a. Bird, Isabella. Six Months in the Sandwich Islands. University of Hawaii Press, 1966.
- b. Feher, Joseph. Hawaii: A Pictorial History. Bishop Museum Press, 1969.
- c. Hiroo, Te Rangi (Peter H. Buck). Arts and Crafts of Hawaii - II Houses. Bishop Museum Press, 1964.
- d. Holmes, Tommy. The Hawaiian Canoe.
- e. Judd, Walter F. Palaces and Forts of the Hawaiian Kingdom. Pacific Books, 1975.
- f. Summers, Catherine C. The Hawaiian Grass House. Bishop Museum Press, 1988.

7.2 Reports

- a. Athens, Stephen J. Archaeological and Historical Investigations at a Property Near Kaunakakai Wharf, Island of Molokai. Prepared for Alu Like, Inc., 1983.
- b. Curtis, David W., A.I.A. Proposed Master Plan for a Beach Park at Kaunakakai - Molokai. 1988.
- c. Molokai Chamber of Commerce. Malama Beach Park Resolution.
- d. Molokai Community Plan, January, 1984.

7.3 Maps

- a. Aerial Topographic Mapping of Kaunakakai, Island of Molokai from Maui County Dept. of Public Works.

7.4 Photographs

- a. Aerial photograph of project site. From Air Survey Hawaii.
- b. Photograph of Hawaiian homes on Maui, 1925. Bishop Museum Archives.
- c. Photograph of Canoe Shed at Moanalua Gardens by Mabel Putnam Chilson. Bishop Museum Archives negative no. CN75104.

Appendix B
Malama Cultural Park -- Economics & Finance

MAIAMA CULTURAL PARK



A Community-Based Plan
Developed for the Moloka'i Community
By Tom Coffman Multimedia
Under a contract with the State of Hawai'i
Department of Business, Economic Development & Tourism

ECONOMIC CONCERN & IMPETUS

Planning for this project was contracted by the State Department of Planning, Economic Development and Tourism in 1992 with a concern for the economy of Moloka'i. Moloka'i has a high rate of unemployment and an uncertain economic base. The closing down of the last elements of the pineapple industry compounded Moloka'i's problems. The Moloka'i travel market is weak and the hotel occupancy rate is low.

An earlier plan for a park on this site was developed by Maui County, but was met by community desire for a cultural park. The tone for the appropriation leading to the plan was set by the Moloka'i Chamber of Commerce. In a resolution, the Chamber called for a park which would encompass a wide range of cultural activities on Moloka'i while also stimulating activities which had a potential for improving the economic health of Moloka'i.

Accordingly the planning team became responsible for exploring the economic possibilities tied to the concept of a cultural park.

Four persons were brought into the team to help develop programs of culturally-based economic activity:

Robert Van Dorpe	Cultural Attractions Consultant
Herbert Kawainui Kane	Artist/Historian
Jim Dannemiller	President, Survey Marketing Services (SMS) - Market Development
Dr. Bruce Plasz	Economist

As the importance of community-based action became increasingly apparent, a fifth person was involved as a workshop participant:

Robert Agres	Community-Based Economic Development Officer - State Department of Business, Economic Development & Tourism, State of Hawaii
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Together these individuals represent expertise in cultural attractions, culturally-related projects, feasibility, marketing strategies and analysis of economic impacts. For example, Mr. Van Dorpe was the developer of the Fiji Culture Center and the concept developer for the now-defunct Hawaiian Sea Village program. These were projects in which Mr. Kane played key roles as well.

Mr. Dannemiller has developed numerous marketing strategies in the field of tourism, and his firm recently completed a study of community cultural attractions. Dr. Plasch specializes in analyzing Island economies on a sector by sector basis, and has conducted two extensive studies for Moloka'i. Mr. Agres is perhaps the most conversant person in Hawaii on the concept of community-based economic development. He is in charge of the State's community-based economic development program and recently completed a master's degree on that area.

***ECONOMIC AND CULTURAL ACTIVITY,
CONVERGENT AND DIVERGENT INTERESTS***

The Culture Plan of the Office of Hawaiian Affairs, adopted in 1982, described the creation of halaus for accumulating knowledge and celebrating culture. The OHA plan talked about places for Hawaiians "to be Hawaiian." It said nothing about economics, nor about tourism.

The Cultural Tourism Report of the State of Hawaii, written seven years later, described how culture should be strengthened as a way of encouraging and sustaining tourism, since many visitors want to connect with native culture. The Cultural Tourism Report was about economics and tourism.

The OHA plan had to do with native Hawaiians seeking to strengthen themselves culturally as a desirable end in itself. The Cultural Tourism report had to do with culture being strengthened in order to benefit the entire State of Hawaii.

The first approach is the most readily acceptable to practitioners of Hawaiian culture, but it has no economic base. The second approach is probably the most readily acceptable to the wider society, precisely because it has an economic base.

The challenge is to resolve these two approaches to the extent possible in the context of Moloka'i, which can be accurately thought of as the most Hawaiian of communities which is readily accessible to the outside world.

The potential resolution lies in what Herb Kane defines as mutually respectful host/guest relationship

THE PEOPLE OF MOLOKA'I

Several factors need to be kept in mind regarding Moloka'i's residents:

- (1) They have earned a reputation for staunchly and effectively opposing the development of more destination resorts
- (2) Paradoxically, Moloka'i residents were found to be the most eager of any island community for more tourist development in the State's 1988 survey of the tourism impact on 23 communities.
- (3) A variety of proposals for new destination resort are periodically circulated in Moloka'i, but in point of fact the occupancy of the existing hotel room inventory is low.
- (4) Interest in Hawaiian culture is intense.

Examples of interest in the culture abound. A hula teacher started classes and quickly found she had 200 students. An archaeologist came to dig and found he had a staff of trained helpers, a second tier of volunteer laborers, and several dozens of onlookers and advisers. Punana Leo opened one language immersion school and soon had a waiting list for a second.

The sheer number of people engaged in cultural activities needs to be underscored. Over half the population is of Hawaiian and part-Hawaiian ancestry. The makahiki sports have taken their place alongside Western sports, with all schools and all grade levels participating in enthusiastic and unself-conscious competition. Older people of Hawaiian ancestry are actively honored as kupuna. Older people are sometimes called kupuna regardless of their ethnic background. People of all backgrounds participate in such activities as hula, canoeing, makahiki and crafts. Thus, to a remarkable extent, Hawaiian people contribute to defining what it is to be a member of the community and to be culturally active.

AN EXPLORATORY PROCESS

The keen attention paid to our cultural consultants in the Malama Plan workshops strongly reinforced our belief there is a strong interest among people on Moloka'i for a clearer, more integrated understanding of the ancient past.

Prof. Rubellite Kawena Johnson, of the University of Hawaii, retrieved and extensively revised her research on Moloka'i (see History and Culture report) and shared this in workshops. Her comments spanned the 17 century-long story of human settlement on the island. Her work was extremely well received.

Dr. David H. Tuggle was the project archaeologist. He was sought out and contracted not only for the high quality of his archaeological work but for his interest in interpretation and community involvement. He, too, gave an extensive presentation which was well received. In the process of his digs around the Malama royal platform, many people came forward to do volunteer labor and more came to observe and talk about the process.

THE HOST/GUEST RELATIONSHIP

In a community workshop, Herb Kane described a scenario for a cultural park in which resident people become so immersed in cultural events that others came to watch, or be part of, those events. He cited examples of such events in out-of-the-way places around the globe. He noted that to some extent this is already happening in the annual celebration of the Makahiki. Hence the emphasis suggested in this scenario would be on authenticity, and on non-commercial pursuit of culture by the community, with positive economic spin-offs.

The tenor of Herb Kane's remarks followed papers he has authored on improving the relationship between visitors and community residents, e.g.: *In visiting someone's home, the visitor is entering the territory of his hosts. An instinctive social contract is established. It is assumed that the hosts have full knowledge of the home and everything in it, and would enjoy showing it. It is also assumed that the hosts will serve the visitors, but without being servile.*

Once this host-guest relationship is established in the travel-resort industry, the mood is set for pleasant guest experiences, and difficulties are less likely to develop.

The host becomes secure by being a respected, knowledgeable host: *Upon meeting such a host, almost all visitors will instinctively adopt the manners that would be expected of a guest in someone's home.*

In this vein, consultant Robert Van Dorpe described the processes of research, retrieval of precontact skills, and replication in arts, crafts, performance, rituals, etc., which he has orchestrated in other projects. His emphasis, like Herb Kane's, was on authenticity and gaining security from the pursuit of excellence in the arts, crafts and performance, with economic benefit occurring as a by-product.

These presentations, like Prof. Johnson's, were extremely well-received.

**THE POTENTIAL GUEST:
THE "ALLOCENTRIC" TRAVELER**

There is a research base for believing that there are a substantial number of visitors who want to learn more about Hawaiian culture in an authentic setting.

In his book, "Leisure Travel: Making it a Growth Market...Again!" researcher/author Stanley Plog provided an empirical profile of the conventional versus the adventure or "eco" traveler:

Psychocentric - "self-inhibited, non-adventuresome"
Allocentric - "venturesome and exploring"

"Allo" is Latin for "varied in form," hence the word allocentric suggests the person interested in "a broad diversity of pursuits and challenges."

Plog explains: "Allocentrics seek out the unique and the novel in their travel experiences. They search for destinations where they will feel like they are among the first to discover a location's charms and the culture of its people, long before the destination becomes 'spoiled' from heavy tourism development. Psychocentrics are the last to visit. Heavy commercial development provides evidence that the destination must be a good place for a vacation or else so many people wouldn't go there."

Plog concludes from his research that about four per cent of the travel market is made up of true allocentrics, and their close kin add another 12%.

As to marketing, he also concludes that "almost no message can appeal effectively to both" the allocentric and the sedentary psychocentric.

Interviews suggest that people involved with Moloka'i visitor issues have grasped much of this. Within Destination Moloka'i, there is a debate over whether the budget should be spent on conventional advertising or highly specialized presentations, such as to the Sierra Club convention. The

Moloka'i Chamber of Commerce has sought to use marketing dollars to attracting in-state visitors, in contrast to the view of the State Department of Business, Economic Development and Tourism, which has favored marketing to higher-spending visitors from overseas.

Exploration of the idea of "allocentric" visitors leads rapidly to a reminder of how thoroughly tourism in Hawaii has been planned and developed around the destination resort model. When tourism is discussed in Hawaii, most people have a singular concept of tourism organized in destination resorts. At a community level in Moloka'i, most people understandably do not have mental pictures of other possibilities.

SCENARIOS FOR A NEW TOURISM

Planners, marketers and educators could readily envision many ways in which Malama could be used to stimulate a new form of tourism while strengthening the Hawaiian culture which visitors hope to see. These ideas revolved around Malama serving as:

- (1) A passageway dedicated to sensitizing visitors and creating a host/guest relationship**
- (2) Providing community-based educational and cultural experiences**
- (3) Acting as a dispersal center for island-wide explorations in which Moloka'i would be experienced as a 17-century story**

However, we concluded that to be successful, activity needs to be carefully worked out and agreed upon by a wide spectrum of people in the community.

This may seem like a complex undertaking. However, it can be worth the effort. Even at its simplest level, a Malama Park dedicated to cultural activity, learning and discovery will have its own rewards. It will help Moloka'i integrate its past and its present. It will strengthen interisland exchange. It will help bolster the real practice by everyday people of Hawaiian culture. It will provide a significant number of jobs. It will inevitably enhance the reputation of Moloka'i as a unique place to visit and learn.

If Malama evolves as a community-based economic development proposition, it promises a different and better relationship between residents and visitors. It bears the potential of generating a new definition of tourism which will broadly benefit the economies of Hawaii's communities.

COMMUNITY INPUT

Moloka'i has a reputation as a fiercely proud community which opposes development, even though unemployment is high and incomes are often low. There is, as well, a deep sense of being remote from the center of State government and also of being a stepchild of the Maui County government, which is the only multi-island county government.

Given Moloka'i's reputation for stopping development projects, and given the fact that the conventional park plan had not been implemented for lack of support, an extensive program of eliciting community feedback was pursued (the combination of meetings, presentations, workshops, informal interviews, etc. are elaborated in the summary).

The community input process served as a reminder that there is no science which provides answers to a complex question of culture and economic activity.

Just as elsewhere, there are communities within communities on Moloka'i. The fact that the State tourism impact study found Moloka'i's people wanting "more tourism" does not square with existing stereotypes. Neither does it square with much of the sentiment that emerged in the planning process for Malama.

While the door to planning meetings was always open, the concept of Malama Park resulted in talking with people who are actively interested in culturally-related activities. Inherently, then, community input was weighted on the side of those with a more primary interest in culture.

- (1) Community-based management is seen by virtually everyone as the best approach to the park's development.
- (2) The tone of the relationship between community residents and any and all visitors to the park should be set by a conscious community design.
- (3) The physical space should allow for resident people to go about their

activities without visitors impinging; and a range of niches should be created to accommodate those who wish to interact with visitors as against those who do not.

For example, artists and craftspersons tended to welcome the idea of access. The managers of the language immersion school were most urgent in wanting to be sheltered from any and all intrusions. Their concerns ranged from the safety of small children to protecting children from "being in anything resembling a human zoo."

Other salient points emerged from the community process:

- (1) Many of the people most actively interested in cultural pursuits are most vigorous in their objections to "more tourism."**
- (2) These views are either softened or transformed when alternatives are discussed in a context of community-based management or host/guest relationships.**
- (3) Visitors from other islands are usually not seen as "more tourism" but in fact are more often thought of as participants in cultural events, sports events, learning excursions, etc.**

In sum, the ways in which tourists and tourism are thought of positively are substantially different from how tourists and tourism are generally thought of in the context of the mass tourism so widely practiced in Hawaii.

THE COMMUNITY DEVELOPMENT CORPORATION

While "everyone" wants the Malama Culture Park, many people are wary that it will be the excuse for commercializing and selling the Hawaiian culture.

It is in this context that empowerment of the Molokai community becomes the most important feature of the Malama Park effort. Molokai's people have skillfully acquired a veto power in a certain context -- as a community of people who have made huge commitments to perpetuating and enhancing what they can learn about Hawaiian culture; as people who live remote from the economic mainstream and remote from the centers of government; as people who are often wary of, and untrained in, commercial transactions.

It is only by acquiring power over the Cultural Park that they can effectively determine what the cultural park will be, and the extent to which it will be a dynamic economic force.

BUSINESS PLAN

For all the reasons above, the CDC must be the entity which writes a business plan for Malama Park.

As the consulting team, we looked repeatedly at the issues of economics. We concluded as follows:

- (1) Given a healthy CDC, the Park can support itself.
- (2) Its operation could have an extensive economic impact on Molokai by treating the Park as an orientation center and by treating the island as an educational experience

Business interests with a stake in Moloka'i seem to readily grasp the importance of Malama Park. For example, Malama Park is enthusiastically supported by:

- (1) Moloka'i Ranch (see letter, Jim Mozley)
- (2) Alpha USA (see letter, Henry Ayau)
- (3) Bank of Hawaii (letter, branch manager)

Mr. Van Dorpe and Mr. Kane, as persons who have carefully nurtured the economics of arts and craft on behalf of artisans, are convinced of the potential economic benefit, as is Dr. Plasch (see additional letters, attached).

It is believed the impact will be substantial even if Malama evolves minimally, as a low-maintenance center for cultural activities, since even at the simplest level the Park will help anchor Moloka'i's identity in the travel market. If a plan for community-based economic development evolves and is widely agreed upon, Malama Park could be the answer to many of Moloka'i's long-standing problems.

Despite our optimism, we have declined to write a pro forma for the Park in the belief that it would be presumptuous. It would be counterproductive, in

that it would be preempting a role which should be "owned" by the Molokai community.

Accordingly, our projections on jobs are based on scenarios which flow from an underlying optimism that Malama Park will have an important impact in the economic arena.

JOBS

Malama Park will have an immediate economic impact which is expected to expand over time.

Assumptions regarding the development of jobs were based on successful formation of the Community Development Corporation.

The tasks of the CDC will be to:

- (1) Acquire a community stake hold in Malama**
- (2) Involve activity groups in directing the detailed design of the buildings and the overall features of the park, such as the interpretive program, fence, kupuna seating area and rock walls.**
- (3) Attract seed money to accelerate cultural training and programming :**

The resulting jobs are projected to be:

1993-95: Community Development Corporation Startup - 2 jobs

1994-95: Cultural Program Development as a result of CDC action & grants in the areas of:

Makahiki

Canoeing

Hula

Arts & Crafts

Research & Archaeology - equivalent total 5 jobs

To mid-1995 - total 7 jobs

The park is programmed to open in mid-1995. This will set in motion a new phase of economic activity.

1995-96: Park Startup

Community Development Corporation - 1

Marketing - 1

Cultural Programming - 2

Maintenance of buildings and grounds - 3

Language Immersion School - 3

Arts/Crafts/Concessions - 1.5

Hula Instruction - 1.5

Sports Promotion & Coordination (Makahiki/Canoeing) - 2

To Mid-1996 - 15 jobs

Projected Impacts 1996-2000

Once the Park is operating, it is expected to directly generate off-site jobs.

Art & Craft sales - Equivalent 5

Cultural Craft Materials Production - (e.g., Sennit, Wauke, Hardwoods, Stone gathering) - Equivalent 5

Archaeology/Research/Storytelling - Equivalent 3

Guides, Excursions around Molokai - Equivalent 5

To Year 2000 - Direct off-site jobs - 18

To Year 2000 - Total direct jobs (18 + previous 15) - 33

If, through the CDC, the community reaches a working consensus on tourism, resulting in a focused promotion and market development program, then the impact is likely to be much greater.

Dr. Bruce Plasch has estimated that if the existing hotel inventory were brought up to the statewide occupancy levels, then unemployment on Moloka'i would be reduced to the statewide average.

Through such logic, we believe that the net impact -- direct and indirect -- on the economy of Molokai is the creation of perhaps as many as 100 jobs.

LAND TENURE

The land is owned by the State and County, with the County parcels being largest (7.14 acres owned by the County, 4.6 acres owned by the State).

State and County officials have been supportive, and the success of the plan will rest on their pooling their interests, as often discussed, into a single parcel, leased to the CDC.

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**MALAMA PARK PLAN - A 12-POINT ACTION PROGRAM
RECOMMENDATIONS FOR COMMUNITY-BASED ECONOMIC
DEVELOPMENT:**

1. Support formation of a community-based corporation and assign management of Malama Park to it.
2. Fund development of cultural programming to occur simultaneously with physical development of Malama Park.
3. Define a mix of support for cultural programming by government and Hawaiian agencies.
4. Organize an interagency task force to support the work of the community development corporation, both for purposes of detailed design of the park and cultural program development.
5. Assign a high priority to cultural programming in arts and crafts which will nurture the Moloka'i economy and stimulate the growing art and replication market.
6. Assign a high priority to cultural programming of hula as a stimulus to the annual Hula Kahiko festival, reinforcing Molokai's identity as the birthplace of hula.
7. Assign a high priority to cultural programming of canoeing in order to attract canoe races and regattas to Malama, reinforcing Malama's precontact role as an interisland canoe landing.
8. Assign a high priority to archaeological and historical investigations which advance the compilation of Moloka'i's story into a 17-century timeline, relating the material to development of a Hale Malama (house of enlightenment).
9. Support enhancement of the existing makahiki program.

10. **As conflicts arise between cultural concerns and economic concerns, treat the cultural concerns of the Moloka'i community as the most important.**
11. **Pursue design guidelines which respect the privacy and sensitivities of those who do not wish to interact with visitors while facilitating a host/guest relationship for those who wish to interact with visitors.**
12. **Constantly keep in focus the starting point of the Malama project, which is the development of a community-based cultural activities park.**



MOLOKAI RANCH, LIMITED

February 10, 1993

The Honorable Milton A. I. Holt
Senator-14th District
State Office Tower, Room 502
Honolulu, Hawaii 96813

Dear Senator Holt:

I am writing to you in support of the Malama Park plan for Kaunakakai. Molokai Ranch, Limited agrees with the goals of the visionaries that have been working diligently to create the program and plans for this project. Malama Park will help Molokai develop a reputation as a learning and teaching center of the ancient Hawaiian culture. The park will create meaningful employment through the archaeology and history program as well as through its support of active Hawaiian arts and crafts.

Malama Park we believe will be a real asset to Kaunakakai by connecting it to the waterfront and creating a central place for activities which will draw people from east and west Molokai. By increasing the knowledge of both visitors and island residents alike regarding ancient Hawaiian culture, Malama Park promises to be a significant source of pride for the community.

We truly appreciate any support that you can lend to this project through your leadership in the state.

Respectfully,

Jim Mozley
Executive Director

JM/la

cc: Walter Ritte, Jr.
Richard H. Egged, Jr.

bcc: Tom Coffman

Alpha U.S.A., Inc.

March 15, 1993

Representative Rosalyn Baker
Majority Leader
House of Representatives
Fax #586-6071

Re: MALAMA CULTURAL PARK

Aloha Representative Baker:

On behalf of Alpha U.S.A., Inc. and also as a Moloka'i resident concerned about the future, I have closely followed the development ideas for Malama Cultural Park.

In the past year I have attended meetings and workshops on three occasions and I stay in touch with the idea through the DBEDT office in Kaunakakai. Most recently I reviewed the summary of the plan.

Let me share some reasons why I think this idea is important for the future health of the community:

Malama will greatly enhance Moloka'i's deserved, natural role as the island for a learning center about the ancient culture and lifestyle.

Malama will educate people to the idea that Hawaii's history began 17 centuries ago, not two centuries ago.

Malama will strengthen many Hawaiian cultural activities in Moloka'i by extending throughout all of Hawai'i - by giving them a proper setting. This applies to the annual Makahiki, in which they bring out such amazing participation from all elements of the community.

With the Hula halau, Malama will bring more recognition of Moloka'i as the birthplace of the hula.

Malama will join the town of Kaunakakai to the ocean. It will provide a central place to bring everyone together - and remind everyone that Kaunakakai was a big inter-island canoe landing in the old days, perhaps the Moloka'i Hoe could begin here someday.

Malama will stimulate arts and crafts which have the potential to strengthen the culture and bring in a lot of money as well. It will create meaningful employment through the archaeology and history program.

City Financial Tower
201 Merchant Street, Suite 2100
Honolulu, Hawaii 96813
Phone: (808) 532-2121 Fax Phone: (808) 532-2130

Representative Rosalyn Baker
March 15, 1993
Page 2

By building pride, and strengthening the concept of taking care of the island (Malama Moloka'i), Malama will create a better environment as well as recreational and social activities for the visitor industry. I personally think Malama can be instrumental in creating a better relationship with visitors based on Moloka'i people's knowledge of the culture and pride in community.

Mahalo & Aloha,



Henry Keawe Ayau, Jr.

DECISION ANALYSTS HAWAII, INC.
BRUCE STEVEN PLASCH, *President*

QUANTITATIVE CONSULTING SERVICES: Economic • Financial • Demographic • Statistical

March 1, 1993

Mr. Tom Coffman
TOM COFFMAN MULTIMEDIA, INC.
45-955 Kamehameha Highway, Suite 305
Kaneohe, HI 96744

Re: Benefits Provided by Malama Cultural Park

Dear Tom:

I have reviewed the summary, with drawings, of the plan for the *Malama Cultural Park*.

From the information provided in the summary, it is clear that the Malama Cultural Park will provide a number of benefits to Moloka'i residents, as well as to residents of other islands and to visitors. First, the Park will help perpetuate and provide an opportunity for both Hawaii residents and visitors to discover and learn more about the rich Hawaiian cultural heritage of Moloka'i. This will occur through the planned storyline covering 17 centuries of the island's history, and through the annual Makahiki games, hula classes and exhibitions, the on-site making and display of arts and crafts, Hawaiian language classes, archaeological digs, etc. Second, this ocean-front park will provide a number of recreational benefits: canoeing, camping, picnicking, fishing, volleyball, horseshoes, beachcombing, a place for family and community gatherings, etc. The Park will also help beautify Moloka'i by providing attractive greenery in a central part of the island. Malama Cultural Park will also contribute to the success of Moloka'i's visitor industry and, in turn, to the needed improvement of the island's economy. The Park, with its emphasis on displaying Hawaiian culture in a living environment rather than in a museum, will attract visitors to view the exhibits, to watch and participate in various activities, and to purchase locally-made arts and crafts. In addition, the Park will introduce visitors to other attractions on the island. The overall effect will be that Moloka'i's reputation as "The Most Hawaiian Island" will be further enhanced, helping to draw visitors to the island who are interested in discovering and learning about *authentic* Hawaiian culture. These visitors will include Hawaii residents from other islands, as well as visitors from overseas. For those who arrive by ferry from Maui, the Park will offer a most attractive gateway to Moloka'i.

Mr. Tom Coffman
March 1, 1993
Page 2

The additional visitors drawn to Moloka'i will support a number of jobs through their purchases of tours, souvenirs, meals, and other goods and services while on the island. In addition, the purchase of arts and crafts, and payment of fees for various classes will contribute to the economic success of Malama Cultural Park.

Thank you for the opportunity to review the summary, and I look forward to being one of the first visitors to Malama Cultural Park!

Sincerely,



Bruce S. Plasch
President

BSP:sc

Appendix C
Malama Cultural Park -- History & Mythology

MALAMA CULTURAL PARK



A Community-Based Plan
Developed for the Moloka'i Community
By Prof. R. Kawena Johnson, Ph.D.
University of Hawaii
For Tom Coffman Multimedia
Under a contract with the State of Hawai'i
Department of Business, Economic Development & Tourism

1993

Introduction

The concept of developing a strong cultural and history component was nurtured throughout the project.

Prof. Rubellite Kawena Johnson of the University of Hawaii led this process. Herb Kawainui Kane made important contributions. Dr. David H. Tuggle, the project archaeologist, focused his investigation in the light of their comments.

This process sparked a lively exploration on Dr. Tuggle's part of the question of whether the Malama platform is also the Mahinahina heiau described by the archaeologist Stokes in 1909 (see archaeology report).

Prof. Johnson presented research to two public workshops, and her notes and papers for the two presentations are attached and forwarded to those who will work on Malama in the future.

Tom Coffman

Report: **Malama Culture Park**
By: Prof. R. Kawena Johnson, University of Hawaii
Presented: Workshop #2, September 24, 1992

In reviewing the documented history of Moloka'i with particular reference to the site in focus, the most productive work is that of George Paul Cooke, *Moololo o Moloka'i*.

The site is (apparently) on the border of two *ahupua'a*, Kalama'ula and Kaunakakai. Kalama'ula was reserved (along with Ualapu'e) to Kamehameha III in the 1848 Great Mahele; Kaunakakai was in the category of "unassigned lands" which were considered property of the crown under Kalakaua and exchanged with the Bishop Estate after the death of Bernice Pauahi Bishop for other lands..

The old wooden wharf at Kaunakakai has existed since 1898 [acc. Cooke, Chap. 8 "Kaunakai Wharf & Harbor Development"] with the mole for the pier completed by 1898. Cooke notes that the rocks used for the mole came from the heiau Ooloo.

Re: Heiau Ooloo: Summers/Sterling [Sites of Moloka'i:85] refer to 'Olo'olo as a "pool" in Kalama'ula, but tradition speaks of water from this pool covering the land in Kaunakakai:

"This pool is located in land of the coconut grove. An article in a Hawaiian newspaper stated:

"In the days prior to annexation, this pool was well cared for and used for bathing by the natives who lived on the beach. It was famous as a favorite bathing pool of the chiefs down to Kamehameha V...

"In the year 1888 there was a heavy downpour of rain which made a flood lasting for days and the water from the pool covered the whole land of Kaunakakai. **This great pool of half an acre** was fed by five springs. When the water subsided the pool was filled with mud. As it rained each time, the pool filled up some more until 1898, ten years later, there wasn't a trace of it left. From that time to this time, kiawe trees grew up erasing all traces of the pool (Ka Nupepa Ku'oko'a, 1922b).

"When water was needed for the homesteaders at Kalama'ula, the old-timers looked for and found 'Olo'olo; it was covered with 4 ft. of silt. For a while, until the salt content became too high, the water from this spring was used by the homesteaders (see p.25).

"A legend about 'Olo'olo is recounted in the same Hawaiian newspaper.

"It is said that since that long ago time when the gods communed with men, a beautiful woman was often seen beside the pool combing her tresses. Perhaps no one had ever conversed with her but she was often seen on a mound of earth just mauka of the pool. Her breasts hung down and that may have been why the pool was name 'Olo'olo (hanging down)" (Ka Nupepa Ku'oko'a, 1922b).

Cooke called 'Olo'olo a "heiau", while Sterling/Summers call it a "pool," but what is important for the site is the connection of the 'Olo'olo site with the Kaunakakai mole, the rocks of which were used 1898-99 to create/extend the wharf.

Unfortunately, the locus of the pool is not given, but should exist somewhere between Site 122 [Sterling/Summers: 85] Kamaloko Pond, Kalama'ula, and Site 123 [Sterling/Summers: 85] Pu'upapai Heiau, Kalama'ula.

Given the description of Site 122, Kamaloko Pond, since the sea could be seen from Kamaloko, and that the pond was also stocked with fish and crab, that the water was deep and "bubbled up from the earth," that the pond responded to tides, that the fish in the pond were taboo to the konohiki (i.e., of Kalama'ula)...

In addition to the description of Site 123, Pu'upapai Heiau, Kalama'ula as:

"located near the crest of the plateau...about 1500 ft. from the sea...bearing 51°28' from Kakalahale...dedicated to Kane and Kanaloa...a platform for human sacrifice, and that the drums were not heard at night...confirmed by Stokes as of sacrificial class and

"torn down [1899] and the stones used to build a pier about 300 yards long, 20 feet wide and 19 feet high...natives say only the stones of this heiau were used..." [Sterling/Summers: 85];

It would appear that the heiau referenced by George Paul Cooke in *Mo'olelo o Moloka'i* was probably the Heiau Pu'upapai, and the proximity of Site 122 and 123 would have placed 'Olo'olo, the bathing pool of the ali'i, somewhere in between Kamaloko fishpond near the sea and the plateau 1500 ft. from the sea, in Kalama'ula.

Yet with regard to yet another site [121], 'Opae'ula, a heiau in Kalama'ula, Sterling/Summers report that this heiau also "was destroyed in 1899 to build the pier

at Kaunakakai [Sterling/Summers:84-85]."

According to George P. Cooke [Moloka'i o Moloka'i], the Kaunakakai harbor was used by small coasting schooners, and cargo was drawn by ox-cart over the shoals.

There is an interesting account about a spring by Cooke:

"In Kalama'ula near the boundary of Kaunakakai, there is a spring which the Hawaiian Homes Commission has developed for irrigation purposes. This spring originally flowed into the ocean, but when it was relocated it was covered over with six feet of silt. The spring bubbled up through an eight inch vent. On clearing the silt away, one could see 'opae (fresh water shrimp) in the spring. John Pua'a, who located the spring for me, told me that sugar cane, bananas and taro were grown on its banks as it flowed towards the ocean. He related also a tale of women catching 'opae with nets in the mountains. One of the women left her net to dry while she went to gather plants. A freshet washing down the valley and on her return the net was gone. The net was found later in the spring at Kalama'ula, which was at least six miles away from the mountains."

Sterling/Summers used the George P. Cooke quote above to describe another spring (other than 'Olo'olo) as Kalama'ula Spring [Sterling/Summers:86] "located near the boundary of Kalama'ula and Kaunakakai."

The question arises as to how 'Olo'olo could have flooded the "whole land of Kaunakakai" during heavy rain?

As to Malama itself, Summers/Sterling quote practically verbatim from the George Paul Cooke book [p. 110; in Summers/Sterling, see p. 87]:

"West of the approach to the Kaunakakai wharf is a built-up platform, the name of which is Ka Lae o ka Manu, the point of the birds. On this site King Kamehameha V had a home* [See Appendix F. 11 "Malama."] which was still standing in 1908. It has since been removed to the village and is on a lot belonging to William Kamakana and his wife. The Reverend Isaac D. Iaea told me that there was a spit of sand beyond this platform where the plover used to settle in the evenings, hence the name, Ka Lae o ka Manu."

The platform is in the ahupua'a of Kaunakakai:

[Sterling/Summers:87ff] "The old name for Kaunakakai was Kaunakahakai, 'Resting-

(on-the beach.' It was a place for the canoes to come, for here there was plenty of fish (Pukui, personal communication). The Hauialia is the wind of Kaunakakai.

"West of the approach to Kaunakakai wharf is a platform that was part of Kamehameha V's home, Malama (see p. 23). The beach in front of this site was used exclusively by the ali'i for sun bathing. There formerly was a spit of sand in front of here called Ka Lae o Ka Manu, so named because the plover used to settle here. At the site of the County Park was a canoe shed (Cooke, 1949:110, 151/Summers/Sterling:87).

[Sterling/Summers:23]: "Kamehameha V's home, Malama, was on the beach at Kaunakakai, just west of the beginning of the present mole. The foundation can still be seen. An early description read:

"The king's own vacation house is called Malama. It is close to the edge of the sand and if the tide is very high, the murmuring wavelets wash up and whisper to the grains of earth which were rubbed off the royal feet at the threshold of the entrance to the lanai.

"It is a grass hut, skillfully thatched, having a lanai all around, with floors covered with real Hawaiian mats. The house has two big rooms. The parlor is well furnished, with glass cases containing books in the English language... This is a very good vacation house for the king, in spite of that sun baked area.

"On the northwest side of the house is a large grass house, and it seems to be the largest one seen to this time. The house is divided into rooms and appears to be a place in which to receive the king's guests. There are four other fine, big houses, mostly thatched. These are surrounded by the houses of those who wait on him and some are houses used for storage.

"The royal residence is set apart from the rest by a wooden fence that encloses it on all sides except the sea side. The king's yard covers about three acres and is planted with trees, mostly coconuts, that are thriving nicely. Another reason why we admire it so is that we saw no faucets since we left Honolulu, but when we got there we saw 'the water that sleeps in the houses of men' (Holoholopinaau, 1870)."

This reporter has not begun to assemble the land transference documentation research that would determine to whom this land was conveyed after Lot Kamehameha V died, but one must assume that he left it to Ruth Ke'elikolani, his half-sister, and that Ruth left it to Bernice Pauahi, from whose estate ASCO

purchased its property in Kaunakakai. Until this data is acquired to confirm that Bernice inherited the Kamehameha V vacation home, Malama, we may continue to surmise from Charles Warren Stoddard that she may have had guests at the same home in Kaunakakai:

"Tuesday 7 October 1854 Kaunakakai, Molokai. We are in Mrs. Bishops house, a country cottage very sparsely furnished...We are close to the sea; the moon is shining upon it and sifting through the mesquite [i.e. kiawe] trees upon the white sand under them. Natives are hanging about... [Stoddard,1933, Diary of a Visit to Molokai in 1884]...

[p. 41]: "...natives were fishing in the lagoon, children sporting near the shore.

Stoddard had visited Moloka'i earlier, in the year 1868.

According to George Paul Cooke [1949:21], a stand of 500 kiawe trees were blown down in a wind storm in Kaunakakai on April 4, 1939.

[George P. Cooke, *Moololo o Molokai*, Appendix F, p. 151: note 11 re "Malama"]:

"'Malama,' Home of Kamehameha V--On the Beach at Kaunakakai (but at present moved to the village, and the property of Wm. Kamakana) where the square rock foundation is, near the beginning of the mole. In front of the King's house was the Sacred sand used exclusively by the Alii (chiefs and Royalty) when they took their sun baths. About fifty feet to the west of this house the King built a residence for Governor Dominis and Colonel Charles Judd. Retainers' houses, before burned, stood where the Standard Oil Company's fuel tanks now stand. Canoe house on beach stood where the present County Park is. This beach was formerly of white sand. Small boats from steamers, later, would come in to get the Meyers' sugar and molasses. There was a shed used to store this sugar."

The importance of Kaunakakai, historically, includes:

- (a) principal city of Moloka'i
- (b) main street of Kaunakakai, Ala Malama, repeats the name of the Kamehameha V residence "Malama"
- (c) Kamehameha held his councils at Kaunakakai [Sterling/Summers:20].
- (d) it belonged within the *kalana* of Kala'e, belonging to the chief/priest Kaiakea, and this *kalana* included:

- (1) from Pu'u Ka'eo, in the mauka portion of Kaunakakai on the East to Kipu on the West;
- (2) the mauka portions of Kaunakakai, Kalama'ula, Kahanui (2) and Na'iwa, Kahanui 3, 'Iloli 2, Pala'au 3, Manowainui, Kipu, and Naiwa 2.

After Kaiakea's death, his lands went to his son, Keku'elikenui, high chief of Kalama'ula.

Keku'elikenui: defined [Sterling/Summers:7] as "a staunch and personal friend of Kamehameha I...Keku'elike's house [i.e. Kalama'ula and the kalana of Kala'eloa, inclusive of Kaunakakai] was the only place where he [Kamehameha] could sleep undressed for fear of violence or treachery" (Fornander, 1880:73 in Sterling/Summers:7).

Discussion

1. The name "Malama:"

(a) *mālama* - to care for, nurture; protect, preserve

(b) *malama* - from *lama* 'torch', as of kukui nut for night reef fishing/ night stone lamp; light of the moon, moonlight; i.e., the nature of the moon goddess, Hina-hanai-a-kamalama and her connection to reef life and tides, abundance of the reef; mother of reef life as Hina-'opu-hala-ko'a 'Stomach-passing-coral; i.e., the mother of Moloka'i-nui-a-Hina, with Sky Father Wakea, as a *punalua* of Papa-hanau-moku, Earth Mother; i.e., enlightenment, light of the moon connected with growth/planting, as by moonlight; and supply, as by fishing; Hina-puku-'ai, -Hina-of-the-abundance of vegetable food, of the *ko'a uka* shrine, and Hina-puku-i'a, of the abundance of fish, of the ko'a kai shrine are all the supply and nurturing facet of enlightenment under Hina.

2. The name *Ka Lae o ka Manu*:

The "Cape" (lae) of the birds (manu) is related to the sacred sand area set aside for the ali'i to use, but which took its name from the plover birds settling down there before sunset, in the evening. Yet, in the history of this area it is said that the area outside was a place where the "natives were hanging out" [Stoddard], that it was a place where the natives did a lot of fishing, and where the children played. *Manu* 'bird' as of *nui manu* refers to "people", i.e., many people; but *manu* 'bird', refers also

to the quality of those wreathed in bird feathers, i.e., chiefly rank. Whereupon, it may be reflected for the present that the *nui manu* who still settle down on the sand toward evening, the plover birds, are on the one hand in the sanctuary of chiefs, whose "children" are the people (*nui manu*) who go there to fish, to enjoy the place also as Moloka'i's children.

3. Other important qualities of the site:

(a) Canoe place; canoe landing; chief area for visiting chiefs to land their canoes

(b) Old name of Kaunakakai, Kau-na-kaha-kai, "Resting-place on the beach"; i.e., rest/recreation

(c) Kaunakakai wind: Hualialia

(d) Within the *kalana* of Kala'e-loa

(e) place (Kaunakakai) where Kamehameha held his councils in 1794-95

(f) Kamehameha V's yard covered five areas adjacent to the house; planted in coconut trees.

(g) early commerce: sugar/molasses, coastal schooners

(h) nearby springs on the border between Kalama'ula and Kaunakakai were 'Olo'olo and Kalama'ula spring; 'Olo'olo when it overflowed from storms would send water over the whole of Kaunakakai; Kaunakakai is built up on the silt from 'Olo'olo and Kalama'ula springs.

APPENDIX F

PLACES OF LEGENDARY AND HISTORIC INTEREST ON ISLAND OF MOLOKAI

(Gathered by the Hui Lokahi o Molokai)

11. "Malama," Home of Kamehameha V — On the Kaunakakai (but at present moved to the village, and the property of Wm. Kamakana) where the square rock foundation is, near the beginning of the mole. In front of the King's house was the Sacred sand used exclusively by the Alii (chiefs and Royalty) when they took their sun baths. About fifty feet to the west of this house the King built a residence for Governor Dominis and Colonel Charles Judd. Retainers' houses, before burned, stood where the Standard Oil Company's fuel tanks now stand. Canoe house on beach stood where the present County park is. This beach was formerly of white sand. Small boats from steamers, later, would come in to get the Meyers' sugar and molasses. There was a shed used to store this sugar.

Briefing: **Malama Culture Park**
Prof. R. Kawena Johnson
University of Hawaii
September 24, 1992

A. Names associated with the location and platform:

1. **Malama** - A name given by Lot Kapuaiwa Kamehameha V to his house in Kaunakakai.

According to Harriet Ne's *Legends of Moloka'i*, Kamehameha called it **Malama** for 'light' and that his home had been built over a structure that had previously already existed there.

Later, the same platform served as the foundation of Kalaiakamanu Church which, when it no longer occupied that site, was rebuilt as Kalaiakamanu Hou Church resituated opposite Kapuaiwa (coconut grove which once held 1000 coconut trees planted by Kamehameha V) in Kalama'ula.

2. **Kalaiakamanu**, probably from *Ka-lae-a-ka-manu*, meaning 'Cape of the Birds' (according to *Mooolelo o Moloka'i* by George Cooke) for the plover birds which came to rest on the sandy beach area directly in front of the site; cp. *Ka-la'i-a-Ka-manu*, intro. p. 5.

3. **Ke one ali'i o Moloka'i** - Royal Sands of Moloka'i is another name for the sandy beach area directly in front of the Malama platform and according to Harriet Ne of Moloka'i took that name because of its association with Kamehameha V and the dignitaries who came to visit and to use the area set aside for the ali'i.

Traditions also ascribe this beach front area as a place which was an old canoe landing. Many famous chiefs stopped there en route to and from other islands in the group, i.e., Peleioholani when he raided Moloka'i, Paka'a when his traveling party was en route to Waipi'o Valley, Hawaii from Kaua'i, and many others.

But, history ascribes to Kaunakakai during the time of Kaiakea, a ruling chief and priest of Moloka'i, also mentioned by historian Joseph Poepoe in his Biography of Kamehameha I as an "uncle" of Kamehameha I, and Kaiakea's

son, chief of Kalama'ula, as a place where he received Kamehameha I and where Kamehameha stayed. [also at Mapulehu/Ualapu'e] before he went on to conduct the invasion of O'ahu in 1795. Poepoe says that Kaiakea was Kamehameha I's chief councilor for Kamehameha in his battle campaigns, since Kaiakea was a close relative of the Hawaii king on the 'I-Mahi clan side [Hamakua/Kohala].

According to Sites of Moloka'i [Summers, 1971, Pacific Anthropological Records, 14, p. 7]:

"...Keku'elike's *house* was the only place where he [Kamehameha] could sleep with his malo off...that he could sleep undressed without fear of violence or treachery' (Fornander, 1880:73).

[*Note: Summers quotes Fornander's reference; Abraham Fornander's wife was a descendant of Keku'elikenui, son of Kaiakea].

[*Note: this consultant is a descendant of Keku'elikenui's sister, 'Akaupalahaha (w), from whom Kamehameha I had Naho-a-o-Kamehameha (w), who married 'Ohulenui (k), priest of 'Ili'iliopoe Heiau in Mapulehu.

These relationships indicate why Kamehameha III set aside, in agreement with the Moloka'i *konohiki*, the ahupua'a of Kalama'ula, Kaunakakai, and Ualapu'e as his private lands and from which Lot Kamehameha V received ownership of Moloka'i lands issued to him during the Great Mahele of 1848, and also should explain why Kalakaua, shortly before his death, arranged to convey the unassigned category of lands on Moloka'i to the Bishop Estate in exchange for other properties in the kingdom. The basis of title recognition is a result of Kamehameha's strong consanguineal and close affinal ties to the family of Kaiakea, through Keku'elikenui and 'Akaupalahaha (w)).

"[p. 19 of Summers, 1971]...Kalola, the widow of Kalani'opu'u, had taken refuge on Maui after her son, Kiwala'o, was killed on Hawaii in a battle with Kamehameha [*actually, Kiwala'o was killed by Ke'eaumoku in the Battle of Mokuohai] and his allies. Keopuolani had fled to Molokai'i, where they then lived with Keku'elikenui...at Kalama'ula. Kamehameha wished to have charge of Keopuolani, a chiefess of nearly the highest possible rank, considerably higher than Kamehameha's." [Summers references Poepoe, 1906a, i.e., Moololo no Kamehameha (Biography of Kamehameha, or History of Kamehameha)]...

[*Note: Keopuolani was Kamehameha I's niece, as her mother was Kamehameha's half-sister; marrying her as uncle/niece would produce a *nia'upi'o* rank child, and would also continue the line of his cousin, Kiwala'o].

[p. 19 of Summers, 1971, continuing]... 'In order to fulfill his wishes, he had to effect a reconciliation with Kalola. 'When the canoes [of Kamehameha] *landed at Kaunakakai* (italics mine), Kamehameha heard what Kalola was seriously ill. Therefore Kamehameha with his chiefs went up and inland to Kalama'ula where Kalola was staying with Keku'elike. When Kamehameha and

"chiefs arrived there, they were welcomed by Kekuelike; Kalama'ula was truly densely populated in those days ' (Poepoe, 1906a) . . . "Kamehameha and Kalola met, and at this meeting Kalola promised Kamehameha that after her death he could have Liliha and Keopuolani" [Summers, 1971:19].

Kamehameha's relationship to Kalola: Kalola (w), grandmother of Keopuolani, was a sister of Kahekili, and also a granddaughter of Kekaulike. Kalola's mother, Keku' iapoiva Nui (w) was a daughter of Kaulahea (King of Maui, and father of Kekaulike) by Kalanikauleleiaiwi (w) . That made Kekuiapoiva Nui of Maui a half-sister of Kekela (w), the grandmother of Kamehameha I, whose mother Kekuiapoiva II, was a daughter of Kekela (w). Keouakupuapaikalaninui (k), father of Kamehameha I married both Kekuiapoiva II (mother of Kamehameha I) and Kalola (w) [mother of Keku'iapoiva Liliha (w), half-sister of Kamehameha I . [See Charts: from Judd, Walter, *Let Us Go*, 1976] .

B. Mahinahina Heiau/Kaunakakai

The suggestion that the raised platform in question could have been within an earlier heiau site may be justified considering the history [acc. Summers, 1971], but the house site of Kamehameha V is referred to as "west" of the Kaunakakai Pier and Mahinaina Heiau as "northeast" of the pier, qualified by "on which a church stood."

The question to ask is: what church is referenced here, Kalaiakamanu? Further qualified by: "drums were heard at night ...human sacrifice heiau" [Summers, 1971:88 Site 131].

Cooke [1919 Chapter 8 "Kaunakakai Wharf Harbor Development] remarks that the

Kaunakakai Harbor (before the extension of the mole in 1899) was used by small coasting schooners and that ox-carts went over the shoals carrying cargo, and that the rocks to build the mole came from the *heiau Oloolo*.

Summers [1971:85] refers to 'Olo'olo as a pond in Kalama'ula, not a heiau .

Is there a discrepancy here?

C. The Malama Platform

1. It is referred to as a "lanai" of the Kamehameha V house in Kaunakakai; and that the "lanai" went all around the house. Peter Buck's pamphlet on Hawaiian houses in *Arts and Crafts of Hawaii* remarks that the lanai of the ancient Hawaiian house as a extension of the doorway was, after contact times, modified by lifting the house so that the lanai was an extension of the roof along one side over a stone platform, that in general, most stone *lanai* in the Hawaiian houses that were yet grass houses did not surround the house.

Buck's study mentions that house types represented since the time of Captain Cook are of three types, one in which the main posts contact the ground and the roof also; another in which the floor of the house does not contact the ground at all, but is a raised floor off the ground or raised sides; one in which the house has walled sides in addition to a hipped or gabled roof.

There were, however, houses that were built on stone platforms and raised off the ground the full length, as in the Marquesas, where houses built on the sides of the valleys must be able to find level and at the same time be positioned on the slopes above river beds to avoid flooding from overflow. The same principle adheres to building houses along the shoreline where the incoming tide affects the house foundation, particularly where there are also seasonal floods that periodically flow through. This second contingency may explain the existence of a high platform which left in its residual state was modified or used as is to provide for the Kamehameha V residential lanai (see attachment).

The heiau possibility, however, cannot be discounted because platforms of the type seen at Malama are in character with platform-type heiau structures. I have seen a much higher platform type at Mahina'akaka Heiau in Puna but which has the raised rectangular feature characteristic of platform precincts.

If the Halawa stonework is any indication of the masonry skill found on Moloka'i,

where terraces up hillsides seem to have provided either agricultural terracing or house sites above the stream flow or irrigated areas, the Honokohau Valley sites on Maui which were likewise first walled and then filled in with earth are reminiscent of the characteristic practice in the building of Hawaiian houses to put up the Posts with some stones around the base of the floor outline, and before the wall panels were completely filled in, raise the inner floor by fill, either of pebbles or earth to a height that would allow the floor mats to remain dry, especially in rainy or wet area.

The question remains, did Kamehameha V raise the platform to his house? Tradition says it was already there. If so, platforms of this size usually suggest platform heiaus and something of a ritual function greater than *ko'a* shrine offerings.

As for oral history versus recorded antiquity of names and epithets or other poetic associations with places in chants, how do you account for this one?

Ula Kala'eloa i ka lepo a ka makani
Ho'onu'anu'a na pua i Kalama'ula,
He hoa i [ka la'i a ka manu]
Manu ai ia i ka hoa laukona.
I keke lauau'a ia e ka moe
Ke kuhi ana ia he kanaka e
O au no keia mai luna a lalo
Huna ke aloha, pe'e maloko
Ike 'a i ka uwe ana iho
Pela ka hoa kamali'i
He uwe wale ke kamali'i.

Nathaniel B. Emerson recorded this chant as that of the *kilu* game, but we are concerned here with the substance of the poetry rather than the occasion at which it was chanted. Emerson says it is Kala'e on Moloka'i, and the use of Kalama'ula in the same context assures us that it is, indeed, Moloka'i. Kala'e is the mauka portion of Kaunakakai and constituted a *kalana*, or land section of more than one ahupua'a.

Red glows Kala'e through the wind-blown dust
Encrusted with dirt the blossoms at Kalama'ula,
A companion is at *Ka-la'i-a-ka-manu*,
Companion to quiet of birds
Birds consumed by love-magic [of *laukona* cane]
Exposing refusal to lie down to sleep

To be pointed out as a person
That I am from top down
To conceal love, hide it within
Seen is the weeping
Like a child friend
It is a child who cries.

The context of the chant within the association of place names includes Kaunakakai and Kalama'ula within the *kalana* of Kala'e. Kaunaleheleha was said to have been the home of Kaiakea, and that Keku'elikenui succeeded to all of his lands. What does that do to *Ka-la'i-a-ka-manu* in the chant? Was Kaunakahakai, as Harriet Ne says, a name given to Kaunakakai after the salt panning was introduced in the time of Kamehameha V, or was it already there before Kamehameha named his home Malama? Perhaps the chant is saying that within the *kalana* of Kala'eloa the wind blows from mauka to makai, crusting the flowers at Kalama'ula with dust, that the person in the chant has a friend in the "calm silence of birds", punning on the name of the sandy stretch of beach that is Kalaiakamanu, and that is really that older association with the makai side of the *kalana*, *Kala'e-loa*.

Appendix D
Site Photographs



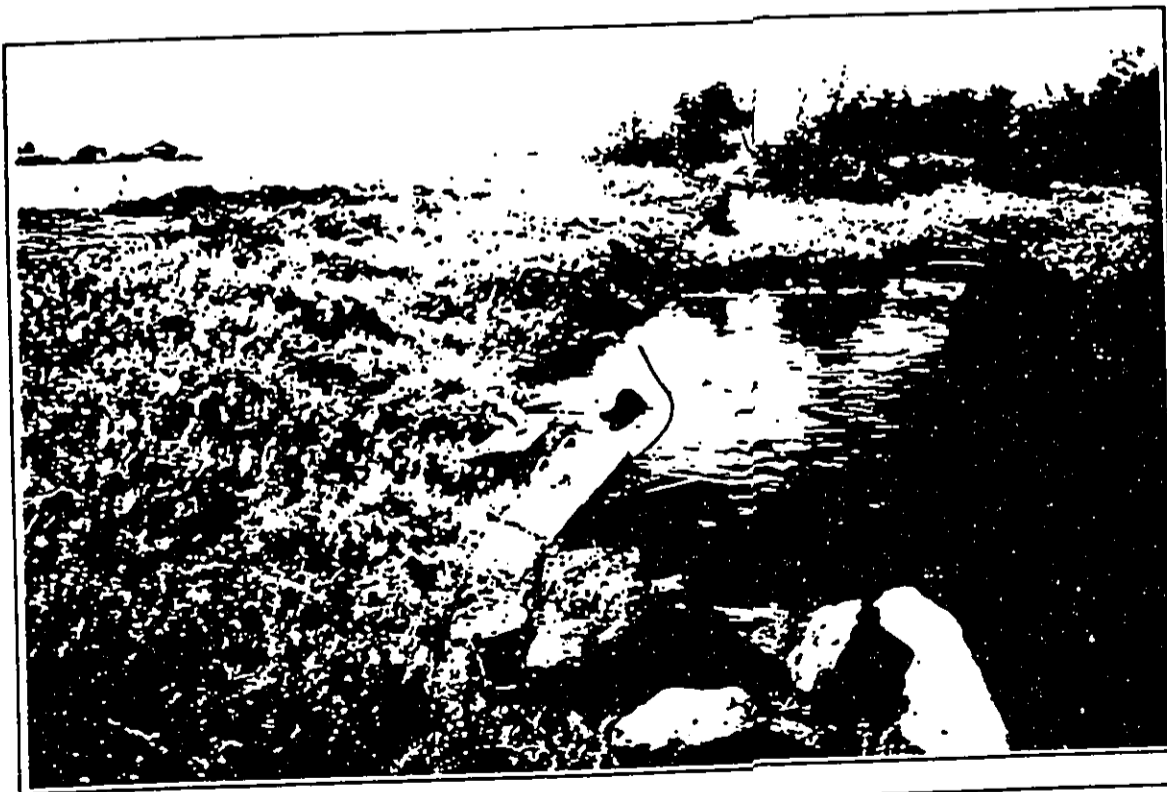
Malama House Platform. The layer of stones in the foreground marks the edge of the platform.



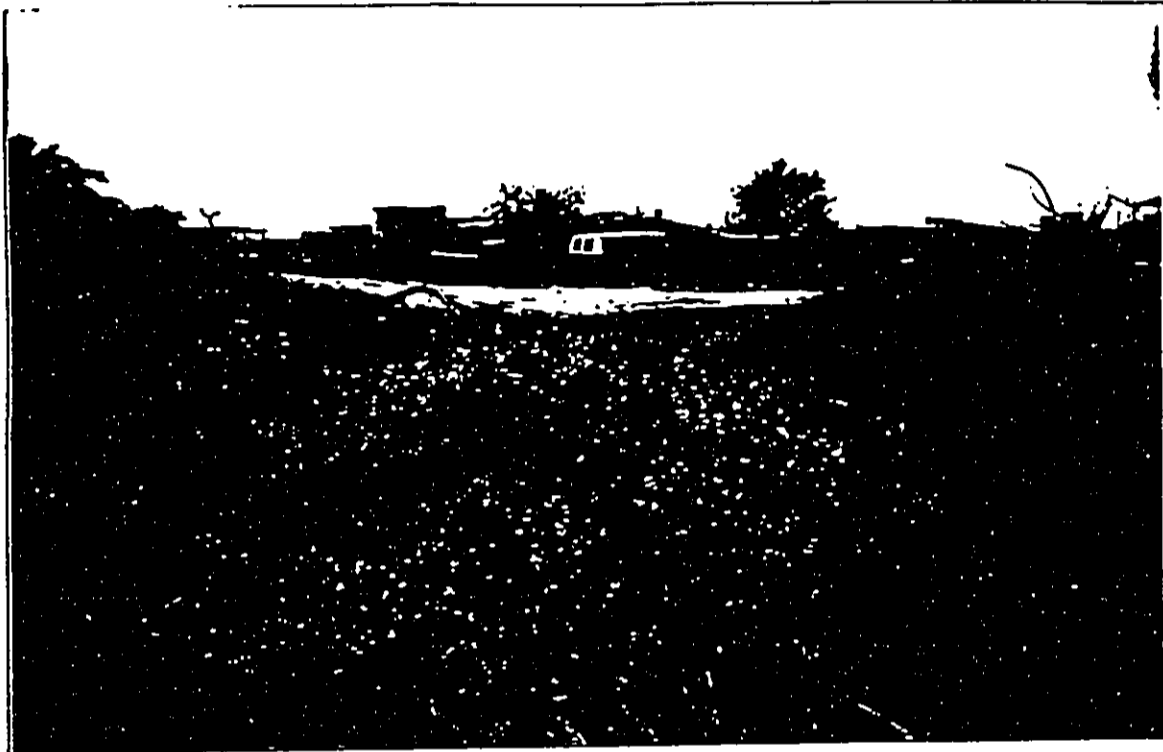
Milo Trees Lining Kaunakakai Place. These are a valuable feature of the site and part of the Kaunakakai Gateway.



Preservable Wetland. This open pool has been seen with Hawaiian Stilts present in it. The vegetation on the banks is pickleweed. Note evidence of recent landfilling.



Preservable Wetland. Same as the above photo, but looking towards the ocean.

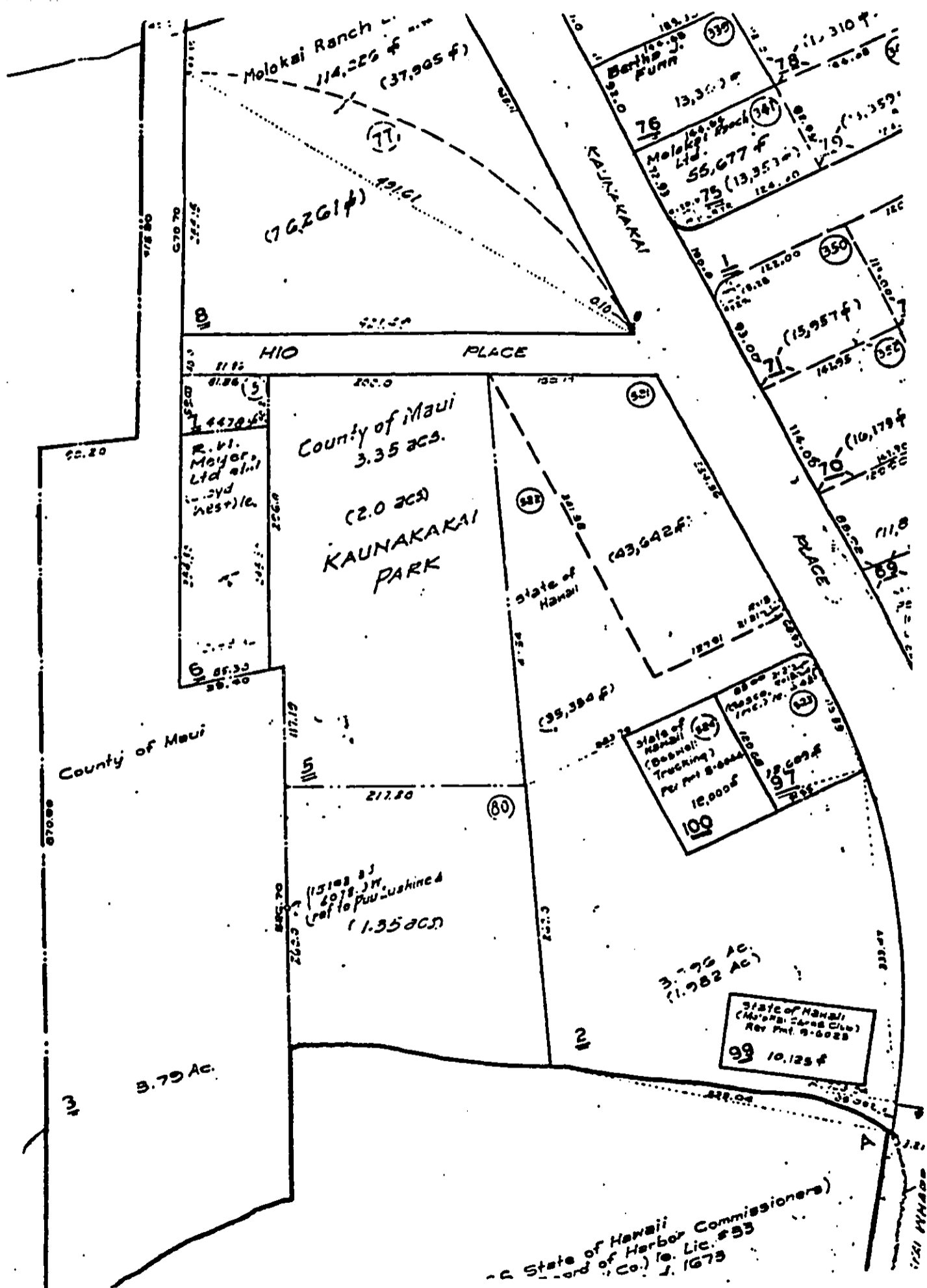


Fillable Wetland. The vegetation in the foreground is pickleweed. This area has no value as waterbird habitat.



Beach Condition Fronting the Site. This is the typical beach in front of the site. Long-term site planning would include the option of dredging an accessway for canoes across the reef flat to deeper water.

Appendix E
Land Ownership & Tenancy



State of Hawaii
Board of Harbor Commissioners
Lic. # 53
1979

TMK: 2 5 3 001 002 0000

PAGE: 1

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FOR ASSESSMENT YEAR 1990						
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FOR ASSESSMENT YEAR 1989						
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FOR ASSESSMENT YEAR 1988						
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-----SEE PARCEL SHEETS FOR MORE INFORMATION-----

MK: 2 5 3 001 003 0000

PAGE: 1

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LIBER/PAGE: 21343/ 553 INST-NO:87-00174558 INST-DATE: 08/20/87
REC-DATE: 11/18/87

AREA: 3.79000 ACRE STATE-CONV-TAX: \$.00
FROM: THE UNITED STATES OF AMERICA, ACTING BY & THROUGH THE SECRETARY
OF THE INTERIOR, ACTING BY & THROUGH THE DIRECTOR, NATIONAL PARK
SERVICE

TO: COUNTY OF MAUI

QUITCLAIM:
PORTION OF EXCEPTING 5 (KAUNAKAKAI LIGHTHOUSE LOT)

LCAPP 632, FOR GR 3533 AP 1 3.79 AC DES

F/D: AREA REVISED; BDRY

OWNERSHIP: NAME

F 0011 *COUNTY OF MAUI

F TC %-OWNER TITLE-DESC

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10/07/87-----

OWNERSHIP: NAME

F 0011 *U S A DEPT OF COMMERCE

F TC %-OWNER TITLE-DESC

MAILING ADDRESS: U S DEPT OF COMMERCE
*

-----SEE PARCEL SHEETS FOR MORE INFORMATION-----

10/07/87-----
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FOR ASSESSMENT YEAR 1991
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FOR ASSESSMENT YEAR 1990
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FOR ASSESSMENT YEAR 1989
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FOR ASSESSMENT YEAR 1988
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-----SEE PARCEL SHEETS FOR MORE INFORMATION-----

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PAGE: 1

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L 0011 FORBES, DAVID G S
L 0012 FORBES, YOLA M
O 0011 *STATE OF HAWAII
CREATED FOR EXEMPTION PURPOSES ONLY

FOR ASSESSMENT YEAR 1991
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MAILING ADDRESS: MEYER RW LTD
P O BOX 1017
KAUNAKAKAI, HI

96748

-----SEE PARCEL SHEETS FOR MORE INFORMATION-----

TMK: 2 5 3 001 007 0000

10/07/87-----
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 F 0021 BENJAMIN, SARAH M TRUST 18.98 1/3 OF 41/216
 F 0031 MEYER, ALEXANDER F H TE 2/3 OF 41/216
 L 0011 FORBES, DAVID G S
 L 0012 FORBES, YOLA M

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 FOR ASSESSMENT YEAR 1989 4478 F VALUE: 20400 EXEMPT:
 -PITT: 400 AREA:
 FOR ASSESSMENT YEAR 1988 4478 F VALUE: 16739 EXEMPT:
 -PITT: 400 AREA:

MAILING ADDRESS: MEYER R W LTD
 P O BOX 1017 96748
 KAUNAKAKAI, HI

MAILING ADDRESS: MEYER ALEXANDER F TRUST ETAL
 P O BOX 8 96729
 HOOLEHUA, HI

MAILING ADDRESS: FORBES, DAVID G/YOLA M
 PO BOX 1017 96748
 KAUNAKAKAI, HI

-----SEE PARCEL SHEETS FOR MORE INFORMATION-----

TMK: 2 5 3 001 008 0000

PAGE: 1

10/07/87-----

OWNERSHIP: NAME
F 0011 *MOLOKAI 018

F TC %-OWNER TITLE-DESC

FOR ASSESSMENT YEAR 1991
-PITT: 100 AREA: 2.62200 A VALUE: 445500 EXEMPT:

FOR ASSESSMENT YEAR 1990
-PITT: 300 AREA: 2.62200 A VALUE: 445500 EXEMPT:

FOR ASSESSMENT YEAR 1989
-PITT: 300 AREA: 2.62200 A VALUE: 548300 EXEMPT:

FOR ASSESSMENT YEAR 1988
-PITT: 300 AREA: 114226 F VALUE: 444727 EXEMPT:

MAILING ADDRESS: MOLOKAI 018
PO BOX 1238
LAHAINA HI

96761

-----SEE PARCEL SHEETS FOR MORE INFORMATION-----

TMK: 2 5 3 001 097 0000

PAGE: 1

05/10/88-----
INSTR-DESC: DLNR L/O R/S (NEW LE S-6506) TMB:R880000563
INST-DATE: 05/10/88
REC-DATE:

AREA: 12609 SQ.FT.
TO: GASCO INC
KAUNAKAKAI MOLOKAI 12609 SF TMK 5301-97
PURP: INSTALLATION AND STORAGE OF FUEL GAS TANKS, WAREHOUSE OPERATION
AND BASEYARD
RENT: \$5152 2/1/87 TO 8/31/87; \$736/MON BEG 9/1/87
EFFECTIVE DATE: 2/1/87
TMB NOTE: LE TO GASCO INC EXPIRED 1/31/87
OWNERSHIP: NAME F TC %-OWNER TITLE-DESC
F 0011 *STATE OF HAWAII R P S-6506
L 0011 *GASCO INC

FOR ASSESSMENT YEAR 1991
-PITT: 400 AREA: 12609 F VALUE: 82000 EXEMPT: 82000
-BLDG: 0001 CODE: 000 YB: VALUE: 13500 EXEMPT: 13500
BLDG TOTALS--> VALUE: 13500 EXEMPT: 13500

FOR ASSESSMENT YEAR 1990
-PITT: 400 AREA: 12609 F VALUE: 79400 EXEMPT: 79400
-BLDG: 0001 CODE: 000 YB: VALUE: 13400 EXEMPT: 13400
BLDG TOTALS--> VALUE: 13400 EXEMPT: 13400

FOR ASSESSMENT YEAR 1989
-PITT: 400 AREA: 12609 F VALUE: 82000 EXEMPT: 82000
-BLDG: 0001 CODE: 000 YB: VALUE: 12000 EXEMPT: 12000
BLDG TOTALS--> VALUE: 12000 EXEMPT: 12000

MAILING ADDRESS: GASCO INC
PO BOX 3379 96842
HONOLULU HI

10/07/87-----
OWNERSHIP: NAME F TC %-OWNER TITLE-DESC
F 0011 *STATE OF HAWAII
L 0011 *GASCO INC

FOR ASSESSMENT YEAR 1988
-PITT: 400 AREA: 12609 F VALUE: 79081 EXEMPT: 79081
-BLDG: 0001 CODE: 199 YB: 1982 VALUE: 7589 EXEMPT: 7589
BLDG TOTALS--> VALUE: 7589 EXEMPT: 7589

MAILING ADDRESS: GASCO INC
PO BOX 3379 96842
HONOLULU HI

-----SEE PARCEL SHEETS FOR MORE INFORMATION-----

TMK: 2 5 3 001 099 0000

PAGE: 1

10/07/87-----

OWNERSHIP: NAME

F 0011 *STATE OF HAWAII

L 0011 *MOLOKAI CANOE CLUB

F TC %-OWNER

TITLE-DESC

FOR ASSESSMENT YEAR 1991

-PITT: 100	AREA: 10125 F	VALUE: 50100	EXEMPT:
-BLDG: 0001	CODE: 000 YB:	VALUE: 1000	EXEMPT:
	BLDG TOTALS-->	VALUE: 1000	EXEMPT:

FOR ASSESSMENT YEAR 1990

-PITT: 400	AREA: 10125 F	VALUE: 57400	EXEMPT:
-BLDG: 0001	CODE: 000 YB:	VALUE: 1000	EXEMPT:
	BLDG TOTALS-->	VALUE: 1000	EXEMPT:

FOR ASSESSMENT YEAR 1989

-PITT: 400	AREA: 10125 F	VALUE: 59200	EXEMPT:
-BLDG: 0001	CODE: 000 YB:	VALUE: 1000	EXEMPT:
	BLDG TOTALS-->	VALUE: 1000	EXEMPT:

FOR ASSESSMENT YEAR 1988

-PITT: 402	AREA: 10125 F	VALUE: 56700	EXEMPT:
------------	---------------	--------------	---------

MAILING ADDRESS: MOLOKAI CANOE CLUB
PO BOX 767
KAUNAKAKAI HI

96748

-----SEE PARCEL SHEETS FOR MORE INFORMATION-----

TMK: 2 5 3 001 100 0000

PAGE: 1

10/07/87-----

OWNERSHIP: NAME

F TC %-OWNER

TITLE-DESC

F 0011 *STATE OF HAWAII
L 0011 *BOSWELL TRUCKING

RP S6044

FOR ASSESSMENT YEAR 1991
-PITT: 400 AREA:

12000 F VALUE:

70200 EXEMPT:

FOR ASSESSMENT YEAR 1990
-PITT: 400 AREA:

12000 F VALUE:

68000 EXEMPT:

FOR ASSESSMENT YEAR 1989
-PITT: 400 AREA:

12000 F VALUE:

68000 EXEMPT:

FOR ASSESSMENT YEAR 1988
-PITT: 400 AREA:

12000 F VALUE:

25000 EXEMPT:

MAILING ADDRESS: BOSWELL TRUCKING
PO BOX 85
HOOLEHUA HI

96729

-----SEE PARCEL SHEETS FOR MORE INFORMATION-----

Appendix F
Deed to TMK 5-3-01:3

112

STATE
2000

RECORDATION REQUESTED BY:

COUNTY OF MAUI

AFTER RECORDATION, RETURN TO: 87-174558

OFFICE OF THE COUNTY CLERK
County of Maui
200 South High Street
Wailuku, Hawaii 96793

7 NOV 19 93 29

21343 553

RETURN BY: MAIL

SPACE ABOVE THIS LINE FOR
REGISTRAR'S USE

In accordance with the provisions of Hawaii Revised Statutes, Section 502-31, this page is attached to that certain Quitclaim Deed, by and between the United States of America and the County of Maui.

0000

Kaunakakai Range Lights
Kaunakakai, Molokai, Hawaii
U-HI-563

21343 551

QUITCLAIM DEED

THE UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Director, National Park Service, under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 337), as amended, and particularly as amended by Public Law 485, 91st Congress, and regulations and orders promulgated thereunder (hereinafter designated "Grantor"), for and in consideration of the perpetual use of the hereinafter described premises as and for public park and public recreation area purposes, by the County of Maui (hereinafter designated "Grantee"), does hereby release and quitclaim to Grantee, and to its successors and assigns, all Grantor's right, title and interest in and to the following described property located on Molokai, Maui County, Hawaii and consisting of approximately 3.79 acres:

BEING A PORTION OF EXCEPTION 5 (KAUNAKAKAI LIGHTHOUSE LOT) OF LAND COURT APPLICATION 632, ON A PORTION OF THE LAND OF KAUNAKAKAI, GRANT 3533, APANA 1 TO TRUSTEES UNDER THE WILL OF BERNICE PAUHI BISHOP

Beginning at a point marked by a cross on a cement barrel sunk in the ground surrounded by four driven iron pipes, said point bearing the Kaunakakai Trig. Station $115^{\circ} 42' 00''$ (true) and distant 980.3 feet; thence by true bearings and distances as follows:

1. $215^{\circ} 51' 00''$ 236.7 feet to a point, thence,
2. $114^{\circ} 26' 50''$ 99.4 feet to a point, thence,
3. $216^{\circ} 47' 00''$ 670.7 feet to a point, on government road, thence,
4. $120^{\circ} 02' 00''$ 40.0 feet to a point, thence,
5. $36^{\circ} 47' 00''$ 415.9 feet to a point, thence,
6. $120^{\circ} 02' 00''$ 90.2 feet to a point, thence,
7. $35^{\circ} 51' 00''$ 870.0 feet more or less to a point on the low water line, thence, easterly
8. Along the meanderings of the low water line to a point which bears $35^{\circ} 51' 00''$ and is distant 290 feet more or less from the point of beginning, thence,
9. $215^{\circ} 51' 00''$ 290.0 feet more or less to the point of beginning.

Containing an area of 3.79 acres, more or less.

Together with all water, riparian, fishing and other rights, and rights of way, and other easements incidental or appurtenant to the aforesaid piece and parcel of land.

Reserving over, under, and through the described property for the benefit of the U.S. Government, Aids to Navigation, access, electric utility, and visual easements as outlined on U.S. Coast Guard drawing 14-209-001, Kaunakakai Range Lights Property Map (dated 2/14/85), sheet 1 of 1, Rev. (1), on file in the Office of Civil Engineering, 14th Coast Guard District, and further described as follows:

215 3 555

Description of Aids to Navigation and Access
Easement (to be reserved):

A perpetual non-exclusive easement for the purpose of vehicular and pedestrian ingress and egress, construction, maintenance, repair, and inspection of new or existing aids to navigation and the electric utility lines to rear range light and between the range lights, or for other government purposes. Said easement is bounded and described as follows:

Beginning at the Northwest end of Hio Place, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU LUAHINE" being 14,702.45 feet South and 3,833.26 feet West and running by azimuths measured clockwise from true South:

1. 36° 47' 328.83 feet along the Northwest boundary of Hio Place, Lot 5 of Ld. Ct. App. 632, and the R. W. Meyer, Ltd., et al (Lloyd West) Le Lot, on a portion of the Land of Kaunakakai, Grant 3533, Ap. 1 to Trustees under the Will of Bernice Pauahi Bishop;
2. 33° 50' 51" 122.688 feet;
3. 33° 43' 40" 20.00 feet;
4. 123° 43' 40" 20.00 feet;
5. 213° 43' 40" 20.00 feet;
6. 303° 43' 40" 5.00 feet;
7. 214° 10' 578.40 feet;
8. 126° 47' 5.00 feet;
9. 216° 47' 20.00 feet along the Southeast boundary of Lot 2-A-2 of Ld. Ct. App. 632;
10. 302° 02' 40.00 feet;
11. 36° 47' 150.3 feet along the Northwest boundary of Lot 77 and the Northwest end of Hio Place to the point of beginning and containing an area of 14,277 square feet or 0.3278 acre more or less.

The United States Government shall retain title to existing and future utility lines and poles for the benefit of the aids to navigation structures. The electrical line within the easement reserved herein is subject to relocation by the Grantee at the Grantee's expense, as substitution for the existing location; provided that, such relocation is approved by and accomplished in a manner satisfactory to the agency of the U.S. Government having control over the Aids to Navigation.

21343 556

3

Description of Visual Easement (to be reserved):

A perpetual visual easement to provide an unobstructed view from the sea to Kaunakakai Rear Range Light bounded and further described as follows:

Commencing from a POINT OF BEGINNING, the center of a light called Kaunakakai Rear Range Light, with said POINT OF BEGINNING being located 200 yards 034° from Front Range Light located at 15069.45S and 4112.00W of Government Survey Triangulation Station "PUU LUAHINE".

Thence an unknown distance and 30° 10' 00" azimuth to an unmarked point at the low water line;

Thence along the meanderings of the low water line in a westerly direction to another unmarked point at the low water line and which point is an unknown distance at 38° 10' 00" azimuth from the POINT OF BEGINNING. Contains 51,610 square feet (1.185 acre).

Objects over fifteen (15) feet above ground level shall not be built, grown or by any other means introduced within the areas bounded and described above. The visibility easement contained herein contains 8° 00' of arc.

To Have and to Hold the hereinbefore described property, subject to the reservations, exceptions, restrictions, conditions and covenants herein expressed and set forth unto the Grantee, its successors and assigns, forever.

The hereinbefore described property is granted by the Grantor to the Grantee subject to any and all outstanding easements for streets, utility systems, rights-of-way, railroads, pipelines, and/or covenants, restrictions, reservations, conditions, and agreements of record which now exist affecting the foregoing described premises.

The Grantor expressly excepts and reserves all oil, gas, and mineral rights and deposits in said land to the Grantor or to such person(s) as may be authorized by the Grantor to prospect, mine, and remove such deposits from the hereinbefore described property under applicable laws.

Pursuant to authority contained in the Federal Property and Administrative Services Act of 1949, as amended, and applicable rules, regulations, and orders promulgated thereunder, the General Services Administration determined the property to be surplus to the needs of the United States of America and assigned the property to the Department of the Interior for conveyance to the Grantee.

It is Agreed and Understood by and between the Grantor and Grantee, and the Grantee by its acceptance of this deed, does acknowledge its understanding of the agreement, and does covenant and agree for itself, and its successors and assigns, forever, as follows:

1. This property shall be used and maintained for the public purposes for which it was conveyed in perpetuity as set forth in the program of utilization and plan contained in the application, submitted by the Grantee on March 25, 1987, and amended on July 8, 1987, which program and plan may be amended from time to time at the written request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments will be added to and become a part of the original application.

2. The Grantee shall, within 6 months of the date of the deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed area indicating that the property is a park or recreation area and has been acquired from the Federal Government for use by the general public.

3. The property shall not be sold, leased, assigned or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.

4. From the date of this conveyance, the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the preceding two-year period, and other pertinent data establishing its continuous use for the purposes set forth above, for ten consecutive reports and as further determined by the Secretary of the Interior.

5. As part of the consideration for this Deed, the Grantee covenants and agrees for itself, its successors and assigns, that: (1) the program for or in connection with which this Deed is made will be conducted in compliance with, and the Grantee, its successors and assigns, will comply with all requirements imposed by or pursuant to the regulations of the Department of the Interior as in effect on the date of this Deed (43 C.F.R. Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964; (2) this covenant shall be subject in all respects to the provisions of said regulations; (3) the Grantee, its successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial enforcement of this covenant; (5) the Grantee, its successors and assigns, will (a) obtain from each other person (any legal entity) who, through contractual or other arrangements with the Grantee, its successors or assigns, is authorized to provide services or benefits under said program, a written agreement pursuant to which such other person shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the Grantee, its successors and assigns, by this covenant, and (b) furnish a copy of such agreement to the Secretary of the Interior or his successor; (6) this covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of, and in favor of the Grantor and enforceable by the Grantor against the Grantee, its successors and assigns; and (7) the Grantor expressly reserves a right of access to, and entrance upon, the above described property in order to determine compliance with the terms of this conveyance.

6. The Grantee, by its acceptance of this property, agrees to have additional archaeological excavations and evaluations performed by a qualified archaeologist to determine the nature, extent and significance of all existing and any new historic sites prior to any development on the property. The Grantee agrees to take appropriate measures, as may be recommended by the State Historic Preservation Officer for the State of Hawaii, to protect and/or recover information from significant sites.

7. The Grantee agrees that, in the event that unknown cultural deposits are unearthed during any future site development or construction activities, the State Historic Preservation Officer will be notified immediately, and further agrees that construction in the "find" area will be suspended until an evaluation of the significance of the findings is made.

8. Should any historic site be determined eligible for inclusion on the Hawaii Register of Historic Places and/or the National Register of Historic Places, the Grantee agrees to nominate the site(s) to either or both registers.

9. The Grantee agrees to consult with, seek input and comments from the State Historic Preservation Officer during all aspects of park development.

10. The Grantee further agrees to comply with the requirements of Public Law 90-480 (82 Stat. 718) the Architectural Barriers Act of 1968 as amended by Public Law 91-205 of 1970 (84 Stat. 49) to assure that facilities developed on this property are accessible to the physically handicapped; and, further assure in accordance with Public Law 93-112, the Rehabilitation Act of 1973 (87 Stat. 394) that no otherwise qualified handicapped individual shall solely by reasons of his handicap be excluded from the participation in, be denied benefits of, or be subjected to discrimination under any program or activity in effect on this property.

11. The Grantee further agrees to comply, where applicable, with the provisions of the Flood Disaster Protection Act of 1973 (87 Stat. 975) and the National Flood Insurance Act of 1968 (42 U.S.C. 4102).

12. In the event that there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by the legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to the said premises shall revert to and become the property of the Grantor at its option which in addition to all other remedies for such breach shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said premises and in any and all of the tenements, hereditaments and appurtenances thereunto belonging; provided, however, that the failure of the Secretary of the Department of the Interior to require in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect.

21,43 559

6

13. In the event of reversion of title, the Grantee shall be required to provide protection and maintenance for the property until such time as the title reverts to the Grantor, including the period of any notice of intent to revert.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this the 20th day of August 1987.

UNITED STATES OF AMERICA
Acting by and through the
Secretary of the Interior

APPROVED AS TO FORM
AND LEGALITY:

Howard M. Fukushima
Howard M. Fukushima
Deputy Corporation Counsel
County of Maui

By W. Lowell White
W. Lowell White
Acting Regional Director
Western Region
National Park Service

COUNTY OF MAUI:

By Hannibal Tavares
HANNIBAL TAVARES
Mayor

Appendix G
Wetland Survey

botanical consultants

p.o. box 90765 Honolulu, Hawaii 96835 (808) 923-4193 fax 923-4193

November 23, 1991

Mr. Eugene P. Dashiell-AICP
c/o Eugene Dashiell Planning Services
330 Coaral Street, Suite 202
Honolulu, Hawaii 96813-5544

Dear Gene,

On Sunday, November 17, 1991, I was able to carry out a field inspection of the proposed park site in Kaunakakai, Molokai. In my opinion, at one time this entire property was a wetland, more especially, some sort of salt marsh. Today, and for a long time, much of the area has been covered with fill to create roadways and building sites.

The wetland vegetation which persists on the site is pickleweed or *Batis maritima* L. Pickleweed is an obligate wetland species (it grows only in wet places) and is regarded as a definite wetland indicator species. In addition there was standing water in at least two places on the site. And please be advised that in one of these ponds there were five Hawaiian stilts (*Himantopus mexicanus knudseni*), a listed endangered species (USFWS 1990).

It was not really clear as to how the small, off-shore islands figure into the study site, but here again, wetland vegetation in the form of mangrove trees (*Rhizophora mangle* L.) are flourishing. Mangrove is also an obligate wetland species.

On the proposal map which you sent me I have indicated, as well as I can, where I believe wetland conditions exist on the site. These boundaries will have to be surveyed and confirmed. I did not place any ribbons in the area because I did not know how you felt about flagging in such a public place.

Included is a list of plants found on the site and photographs to illustrate the two vegetation types (Wetland and Fill) presently found in the area.

In the following species list the plant families have been arranged alphabetically within two groups, Monocotyledons, and Dicotyledons. The genera and species have been arranged alphabetically within the families. The taxonomy and nomenclature follow that of Wagner, Herbst, and Sohmer (1990), St. John (1973), and Neal (1965). For each taxon the following information is provided:

1. An asterisk before the plant name indicates a plant introduced to the Hawaiian Islands since Captain Cook or by the aborigines.
2. The scientific name.
3. The Hawaiian name or the mostly widely used common name.
4. Species abundance. Abundance ratings are for this site only and they have the following meanings:

Uncommon = a plant that was found less than five times.

Occasional = a plant that was found between five to ten times.

Frequent = a plant that was found in widely scattered parts of the site in low numbers.

Common = a plant considered an important part of the vegetation

Locally abundant = plants found in large numbers over a limited area. For example the plants found in grassy patches.

This species list is the result of an extensive survey of this site completed at the beginning of the rainy season (November 1991) and it reflects the vegetative composition of the flora during a single season. Changes in the vegetation will occur due to introductions and losses and a slightly different species list would result from a survey conducted during a different growing season.

PLANTS FOUND ON THE PROPOSED PARK SITE, KAUNAKAKAI, MOLOKAI

SCIENTIFIC NAME	COMMON NAME	Abundance
Monocotyledons		
Agavaceae - Agavae Family		
<i>Cordyline fruticosa</i> (L.) A Chev.	Ti	Uncommon
Liliaceae - Lily Family		
* <i>Aloe vera</i> L.	Aloe	Uncommon
Palmae - Palm Family		
* <i>Cocos nucifera</i> L.	Coconut	Uncommon
<i>Prichardia</i> sp.	Lolou	Uncommon
Poaceae - Grass Family		
* <i>Cenchrus ciliaris</i> L.	Buffelgrass	Locally abundant
* <i>Cenchrus echinatus</i> L.	Common sandbur	Locally abundant
* <i>Chloris barbata</i> (L.) Sw.	Swollen fingergrass	Occasional
* <i>Chloris divaricata</i> R. Br.	Stargrass	Locally abundant
* <i>Cynodon dactylon</i> (L.) Pers.	Bermuda grass	Locally abundant
* <i>Rhynchelytrum repens</i> (Willd.) Hubb.	Natal redtop	Common
* <i>Sporobolus virginicus</i> (L.) Kunth	Seashore rush	Locally abundant
Dicotyledones		
Araliaceae - Ginseng Family		
* <i>Schefflera actinophylla</i> (Endl.) Jarms	Octopus tree	Uncommon
Aizoaceae - Fig-marigold Family		
<i>Sesuvium portulacastrum</i> (L.) L.	Akulikuli	Locally abundant
Asteraceae - Sunflower Family		
* <i>Lactuca serriola</i>	Prickly lettuce	Uncommon
* <i>Pluchea symphytifolia</i> (Mill.) Gillis	Sourbush	Uncommon
* <i>Tridax procumbens</i> L.	Coat buttons	Locally abundant
* <i>Verbesina encelioides</i> (Cav.) B & H ex Gray	Golden crown beard	Occasional

SCIENTIFIC NAME	COMMON NAME	1984-----1991
Bataceae - Saltwort Family		
* <i>Batis maritima</i> L.	Pickleweed	Common
Boraginaceae - Borage Family		
* <i>Heliotropium procumbens</i> Mill.		Occasional
Chenopodiaceae - Goosefoot Family		
* <i>Atriplex semibaccata</i> R. Br.	Australian saltbush	Occasional
Convolvulaceae - Morningglory Family		
<i>Ipomoea pes-caprae</i> (L.) R. Br.	Beach morningglory	Locally abundant
Euphorbiaceae - Spurge Family		
* <i>Chamaesyce hirta</i> (L.) Millsp.	Hairy spurge	Occasional
Fabaceae - Bean Family		
* <i>Cassia leschenaultiana</i>	Partridge pea	Uncommon
* <i>Desmanthus virgatus</i> (L.) Willd.	Slender mimosa	Occasional
* <i>Prosopis pallida</i> Kunth	Kiawe	Common
Malvaceae - Hibiscus Family		
<i>Hibiscus</i> sp.	Hibiscus	Uncommon
* <i>Malvastrum coromandelianum</i> (L.) Garke	False mallow	Uncommon
<i>Sida fallax</i> Walp.	'Ilima	Uncommon
* <i>Sida rhombifolia</i> L.		Occasional
* <i>Thespesia populnea</i> (L.) Sol ex. Correa	Milo	Occasional
Nyctaginaceae - Four o'clock Family		
* <i>Boerhavia coccinea</i> Mill.		Occasional
<i>Boerhavia repens</i> L.	Alena	Uncommon
Portulacaceae - Purslane Family		
* <i>Portulaca oleracea</i> L.	Pigweed	Occasional
Rhizophoraceae - Mangrove Family		
* <i>Rhizophora mangle</i> L.	Red mangrove	Locally abundant
Sterculiaceae - cacao Family		
<i>Waltheria indica</i> L.	'Uhaloa	Occasional

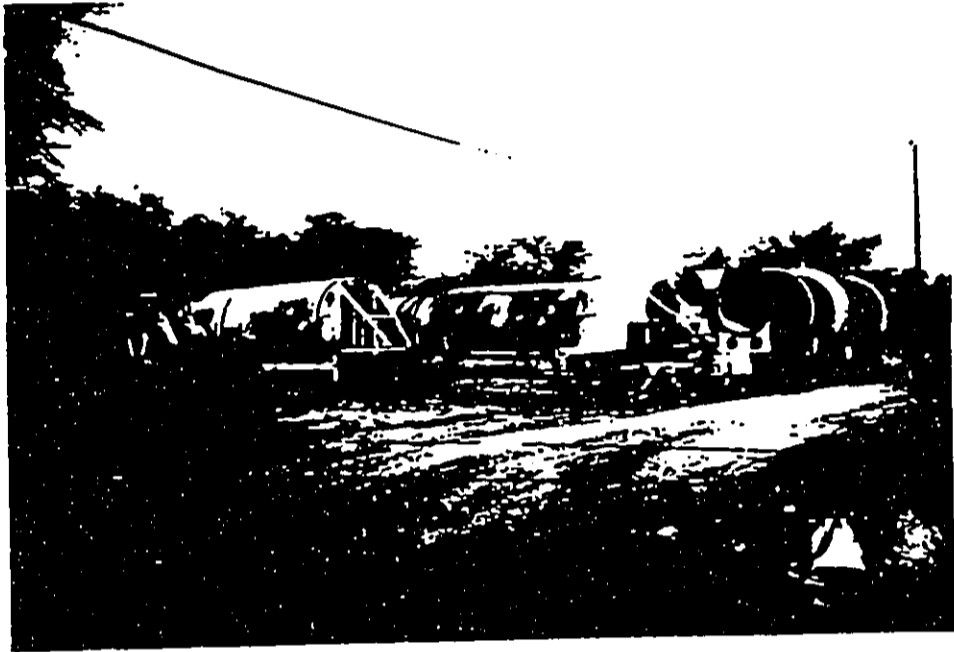


Figure 1. Parking Lot for Heavy Equipment



Figure 2. Parking lot for Canoes.



Figure 3. Batis Wetland.



Figure 4. Mangroves on Off-Shore Islands.

Sincerely yours,

Evangelina J. Pank, Ph.D.

A handwritten signature in cursive script, reading "Evangelina J. Pank Ph.D.", written over the typed name.

Botanical * Wetland * Environmental

Studies

Appendix H
Correspondence with U.S. Army Corps of Engineers



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FORT SHAFTER, HAWAII 96858-5440



March 9, 1992

REPLY TO
ATTENTION OF

Operations Division

Mr. Walter Ritte, Jr., Coordinator
Department of Business and
Economic Development
Molokai Office
P.O. Box 1949
Kaunakakai, Hawaii 96748

Dear Mr. Ritte:

This responds to your February 10, 1992 letter regarding the proposed Malama Park in Kaunakakai, Molokai, Hawaii.

Your description of the conditions at the property is basically the same description which was given to Mr. Warren Kanai of my staff when he met with you and others to discuss this project on January 22, 1992. At the meeting, you indicated that the portion of the small pickleweed area above the tsunami line would likely be filled.

As Mr. Kanai explained to you, this would require a Department of the Army permit, and could be authorized by nationwide permit. However, he added that the permit would be denied, without prejudice, until you first acquire a project-specific Coastal Zone Management Consistency Concurrence and a Water Quality Certification for the fill. In addition, the Corps would have to satisfy the requirements of Section 106 of the National Historic Preservation Act and Section 7 of the Endangered Species Act before the permit could be issued.

Your proposed enhancement of the permanent pool wetlands on the western side of the property, and possibly adding to the wetland area, would be considered excellent forms of mitigation to compensate for the fill in the pickleweed area.

Please call Mr. Warren Kanai or me at 438-9258 if you have any questions on the above.

Sincerely,

Warren Kanai
for Michael T. Lee
Acting Chief, Operations Division

3/11/92



DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM

CENTRAL PACIFIC PLAZA 300 SOUTH KING ST. SUITE 1100 HONOLULU HAWAII
MAILING ADDRESS PO BOX 2359, HONOLULU HAWAII 96804 FAX (808) 526-2427
KOA OFFICE PO BOX 1749 KAUNAKAKAI HAWAII 96748
TELEPHONE 553-3668 OR 538-0367 FAX 553-2818

JOHN WAIHEE
Governor
MURRAY E. TOWILL
Director
BARBARA KIM STANTON
Deputy Director
RICK EGGED
Deputy Director

10 February 1992

Mr. Michael T. Lee
Acting Chief, Operations Branch
U.S. Army Engineer District, Honolulu
Building #230
Fort Shafter, Hawaii 96858

Subject: Letter of Understanding -- Malama Park, Molokai
Planning Coordination

Dear Mr. Lee:

I would appreciate a letter from you to confirm the following which is my understanding of the Corps' regulatory position with regards to wetland areas on the subject site. This position was expressed in a meeting with Mr. Warren Kanai of your staff, myself, Ms. M. Spero (Division of Land Management), and project consultants (Ms. E. Funk, botanist; Ms. L. Lee, Tom Coffman Multimedia; and Mr. E. Dashiell, planner). I have enclosed a map of the project site which identifies its key features.

1. Permanent pool wetlands. Permanent pool wetlands are located on the western boundary of the site. These wetlands have been degraded over the years and are filled with rubble and debris. E. Funk observed four Hawaiian Stilts in these pools during her inspection on November 17, 1991. We propose to preserve and enhance these pools and the surrounding area. This would take the form of increasing the area of the wetland, cleaning debris and rubble from it, providing a buffer of vegetation around it, and providing an observation site with interpretive information for park-goers. Preservation and enhancement of these permanent pool wetlands, possibly by an increase in area if required, is proposed to serve as mitigation for losses, if any, of other possible wetlands on the subject site. These permanent pool wetlands, apparently segments of a former stream or streams, appear to be isolated from the ocean at present. These pools appear to be remnants of a larger delta system of Kaunakakai stream which has been much filled, diked, channelized and altered.
2. Pickleweed area. E. Funk has identified an area of batis *maritima*, located more centrally to the park, adjacent to the historic Malama House site. This area of batis is somewhat less than one acre. In its center there is a

Mr. Michael T. Lee
10 February 1992
Page Two

small area (approximately 400 square feet) where rainfall collects. This area is very shallow and we believe it is the residue of recent rainfall. If the Corps' makes a determination that this area is a wetland, then we would propose to commensurately increase the area of the permanent pool wetland for mitigation. This area has no direct link to the ocean.

We will be discussing this project with the State Department of Health, Land and Natural Resources, and the U.S. Fish and Wildlife Service. It is our intent to include wetland and wildlife enhancement features in the park plan. We propose to do this by restoring the permanent pool wetland so that it would represent part of the natural history of this shoreline, and also provide habitat for Hawaiian stilts or other waterbirds. Overall, landscaping of the park is proposed to use native species appropriate to the site. We are presently coordinating with the State Office of Historic Preservation regarding historic features within the project boundary and preservation and interpretation of these are major themes of the overall planning effort.

The park itself is envisioned as an economic development activity which could hopefully be self-sustaining. It would provide a location for native Hawaiian activities, such as the Makahiki, and could include displays of historic events or features such as the Malama House. The park would provide a site for public gatherings and events, and perhaps also serve as a visitor and interpretive center. It would include preservation of existing Hawaiian canoe sheds for the canoe clubs on Molokai, and could also serve to host annual events.

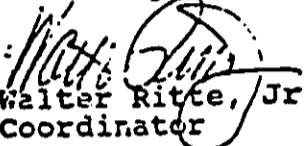
Within the present year we will prepare a conceptual plan and an environmental assessment which will more specifically consider the planning alternatives and environmental impacts. These documents would be presented to the State legislature for their consideration. Only after their approval would detailed planning be carried out. This would probably include detailed design, preparation of plans and specifications and an environmental impact statement, and possibly application for appropriate permits prior to construction.

Your letter would be of great assistance to us during the present conceptual planning phase of this project because of our sensitivity to the environmental values of this site, and also our concern that we optimize the use of the site as best as possible.

Mr. Michael T. Lee
10 February 1992
Page Three

Please call me, or Tom Coffman (Oahu - 247-8181), who is the prime contractor for this project, if you have questions or comments.

Sincerely,


Walter Ritte, Jr.
Coordinator

Enclosure

Appendix I
Correspondence with DLNR, Historic Preservation Division



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

Central Pacific Plaza, 220 South King Street, 11th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

BENJAMIN J. CAYETANO
GOVERNOR
SELW F. NAYA
DIRECTOR
RICK EGGED
DEPUTY DIRECTOR

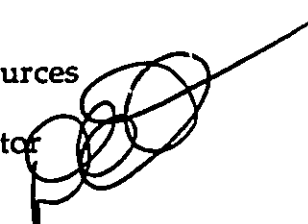
Telephone: (808) 586-2355
Fax: (808) 586-2377

July 18, 1995

MEMORANDUM

TO: Mr. Don Hibbard, Administrator
Historic Preservation Division
Department of Land and Natural Resources

ATTN: Ms. Sara Collins, Archaeologist
Historic Preservation Division
Department of Land and Natural Resources

FROM: Mr. Daniel E. Orodener, Project Director
Honolulu Waterfront Project 

SUBJECT: Malama Cultural Park Draft Environmental Assessment (EA)

Thank you for your comments regarding the Malama Cultural Park Draft Environmental Assessment (EA) which was published in the Office of Environmental Quality Control (OEQC) Bulletin on May 23, 1995.

The Department of Business, Economic Development and Tourism (DBEDT) acknowledges the need to prepare an interpretive plan for the three archaeological sites located within the project area. However, as you are aware, the State is currently experiencing severe financial constraints as well as restrictions. As such, funding to undertake an interpretive preservation plan is not available at this time.

Presently, DBEDT has advertised a request-for-proposals (RFP) to solicit a consultant to undertake detailed design work for the Malama Cultural Park. However, design and construction funds for the project are limited (Design - \$199,000; Construction - \$801,000). As such, phasing of the project (Phase I: civil work/landscaping; Phase II: Buildings) will be necessary. Based on proposals which have been received in response to the RFP, cost estimates for required services exceed the amount allotted design funds by over \$60,000.

Additional funds to undertake Phase II design and construction and the preparation of an archaeological interpretive preservation and wetlands management plans will need to be acquired from the next Legislative session.

However, it is our opinion that the significant investment made in Phase I, will aid us in our efforts to secure additional funding from the Legislature.

Prospective RFP offerors have been instructed that Phase I design work would need to include interim protective measures (i.e., setbacks and fencing) for the various archaeological sites until further legislative funding is appropriated to prepare an interpretive as well as management plan for these resources. At the same time, design work will need to remain sensitive with respect to accommodating the archaeological report recommendations. Furthermore, it is understood that archaeological monitoring services will need to be made a part of the bid documents for construction to mitigate potential impacts to surface as well as subsurface features.

As such, we ask that the State Historic Preservation Division waive the requirement of an interpretive plan at this time in order to allow DBEDT to proceed with the adoption of the Final EA provided the following:

1. Detailed design work for Phase I construction will provide interim measures to protect the three archaeological sites -- (a) a subsurface cultural deposit (60-03-630); an old pier (60-03-890); and the Malama platform (60-03-1030).
2. Archaeological monitoring for Phase I construction will be stated as a required service of the selected contractor within the final bid specifications and drawings for the project.
2. Design plans and drawings for interim archaeological site protective measures will be coordinated with the Historic Preservation Division.
3. Additional funds will be sought from the legislature to undertake an archaeological interpretive plan which will be coordinated with the State Historic Preservation Division and implemented for the remaining Phase II design and construction of the Malama Cultural Park.

If acceptable, these provisions will be incorporated into the Final EA document.

If you have any questions please call Mr. Christopher Chung, Project Manager, at 586-2534.

BENJAMIN J. CAYetano
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

August 7, 1995

MICHAEL D. WALSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
OLBERT COLOMA-AQARAN


AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
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CONVEYANCES
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HISTORIC PRESERVATION
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LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

RECEIVED
MEMORANDUM
AUG 9 8 30 AM '95
BUSINESS DEVELOPMENT

MEMORANDUM

LOG NO: 15156
DOC NO: 9507SC42

TO: Mr. Daniel E. Orodener, Project Director
Honolulu Waterfront Project
Department of Business, Economic Development & Tourism

FROM: Don Hibbard, Administrator
State Historic Preservation Division
Department of Land and Natural Resources 

SUBJECT: Malama Cultural Park Draft Environmental Assessment
Kaunakakai, Moloka'i, Hawai'i
TMK: 5-3-01: 2, 3, 5, 97, 99, 100

Pursuant to the meeting between Mr. Christopher Chung, of your staff, and the Moloka'i archaeologist, Sara Collins, we provide the following response to your proposed revisions of the draft Environmental Assessment (EA).

In general, we concur with your suggested revisions to the draft EA, and recommend the following additional stipulations be added to Provision 1:

1) . . . Prior to beginning Phase I work, the contractor shall have a qualified archaeologist establish buffer zones for the three archaeological sites. Temporary construction fencing shall be erected to signify the location of buffer zones. During the execution of Phase I work, the contractor's archaeological monitor may make modifications to the buffer zones, if needed.

We concur with Provisions 2 - 4 as you have written them, and recommend their inclusion in the final EA.

Should you have any questions, please feel free to call Sara Collins at 587-0013.

SC:jen

Appendix J
Parties Consulted in Preparation of the
Environmental Assessment

In accordance with the State's EIS rules, a copy of the Draft Environmental Assessment was sent to various organizations and individuals with a request for comments on the proposed development. The following is a list of the parties consulted and copies of the correspondence.

Federal Agencies

Department of the Army
U.S. Army Corps of Engineers

State Agencies

Department of Land and Natural Resources
Land Management Division
State Historic Preservation Division
Department of Transportation
Harbors Division
Department of Business, Economic Development and Tourism

County of Maui

Office of the Managing Director
Department of Parks and Recreation
Department of Public Works
Department of Water Supply
Planning Department

Public Utility Groups

Maui Electric Light Company



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 4TH FLOOR
HONOLULU, HAWAII 96813

HOWARD B. MALCOLM, CHAIRMAN
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
SULLIVAN COLMAN-MAHAMA

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND
MANAGEMENT

ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESTORATION

CONVEYANCES
DIVISION

FOLIETY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION

LAND MANAGEMENT
DIVISION

STATE PARKS
DIVISION

WATER AND LAND DEVELOPMENT
DIVISION

June 19, 1995

Mr. Walter Ritte
Department of Business, Economic Development, and Tourism
P.O. Box 1949
Kaunakakai, Molokai 96748

Dear Mr. Ritte:

SUBJECT: Historic Preservation Review of the Draft Environmental
Assessment for the Malama Cultural Park at Kaunakakai,
Kaunakakai, Molokai, Hawaii
TKI 5-3-0112, 3, 5, 97, 99, 100

Thank you for the opportunity to comment on the draft environmental
assessment (EA) for the Malama Cultural Park at Kaunakakai,
Molokai. We provide the following comments.

The property contains three archaeological sites: a subsurface
cultural deposit (60-03-630); an old pier (60-03-890); and the
Malama platform (60-03-1030). We have previously determined that
all three sites are significant under the criteria of the National
Register of Historic Places. In particular, the Malama platform is
significant under multiple criteria: B (association with a
significant person, Kamehameha V); C (excellent example of its site
type); and D (contains information).

We previously approved the archaeological inventory survey report
documenting the historical background research and subsurface
testing conducted on the subject property (Malama Platform
Archaeology: 1992 Excavations for Cultural Park Planning, 1993.
H.D. Tuggie).

In our letter of acceptance of the 1993 report, we also requested
that an interpretive preservation plan be submitted to our office
for review and approval before its implementation. Such a plan
would also include protection measures for any of the historic
sites not being interpreted. To date, we have not received such a
plan for the Malama Cultural Park. While the current draft EA
notes that the Malama Park architectural program "has implemented
the recommendations of the archaeological report in the design of

Mr. Walter Ritte
Page 2

the structures proposed for the park as well as in the layout and
landscaping," these actions do not constitute an interpretative
plan as such.

Therefore, we recommend that, prior to adopting a final EA for the
Malama Cultural Park, that a preservation plan be submitted for
review and approval to the State Historic Preservation Division.

Should you have any questions, please feel free to call our
Molokai archaeologist, Sara Collins, at 587-0013.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

SC:jen

cc: Mr. Tom Coffman, Tom Coffman Multimedia
Mr. Richard Egged, Deputy Director, DBED



DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

EDUARDO J. CASTELLANO
DIRECTOR
SHEILA MATA
DEPUTY DIRECTOR
DEPUTY DIRECTOR

Central Pacific Plaza, 220 South King Street, 11th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2159, Honolulu, Hawaii 96801

Telephone: (808) 546-2155
Fax: (808) 546-2177

July 18, 1995

MEMORANDUM

TO: Mr. Don Hibbard, Administrator
Historic Preservation Division
Department of Land and Natural Resources

ATTN: Ms. Sara Collins, Archaeologist
Historic Preservation Division
Department of Land and Natural Resources

FROM: Mr. Daniel E. Orodienker, Project Director
Honolulu Waterfront Project

SUBJECT: Malama Cultural Park Draft Environmental Assessment (EA)

Thank you for your comments regarding the Malama Cultural Park Draft Environmental Assessment (EA) which was published in the Office of Environmental Quality Control (OEQC) Bulletin on May 23, 1995.

The Department of Business, Economic Development and Tourism (DBEDT) acknowledges the need to prepare an interpretive plan for the three archaeological sites located within the project area. However, as you are aware, the State is currently experiencing severe financial constraints as well as restrictions. As such, funding to undertake an interpretive preservation plan is not available at this time.

Presently, DBEDT has advertised a request-for-proposals (RFP) to solicit a consultant to undertake detailed design work for the Malama Cultural Park. However, design and construction funds for the project are limited (Design - \$199,000; Construction - \$801,000). As such, phasing of the project (Phase I: civil work/landscaping; Phase II: Buildings) will be necessary. Based on proposals which have been received in response to the RFP, cost estimates for required services exceed the amount allotted design funds by over \$60,000.

Additional funds to undertake Phase II design and construction and the preparation of an archaeological interpretive preservation and wetlands management plans will need to be acquired from the next Legislative session.

However, it is our opinion that the significant investment made in Phase I, will aid us in our efforts to secure additional funding from the Legislature.

Prospective RFP offerors have been instructed that Phase I design work would need to include interim protective measures (i.e., setbacks and fencing) for the various archaeological sites until further legislative funding is appropriated to prepare an interpretive as well as management plan for these resources. At the same time, design work will need to remain sensitive with respect to accommodating the archaeological report recommendations. Furthermore, it is understood that archaeological monitoring services will need to be made a part of the bid documents for construction to mitigate potential impacts to surface as well as subsurface features.

As such, we ask that the State Historic Preservation Division waive the requirement of an interpretive plan at this time in order to allow DBEDT to proceed with the adoption of the Final EA provided the following:

1. Detailed design work for Phase I construction will provide interim measures to protect the three archaeological sites -- (a) a subsurface cultural deposit (60-03-630); an old pier (60-03-890); and the Malama platform (60-03-1030).
2. Archaeological monitoring for Phase I construction will be stated as a required service of the selected contractor within the final bid specifications and drawings for the project.
2. Design plans and drawings for interim archaeological site protective measures will be coordinated with the Historic Preservation Division.
3. Additional funds will be sought from the legislature to undertake an archaeological interpretive plan which will be coordinated with the State Historic Preservation Division and implemented for the remaining Phase II design and construction of the Malama Cultural Park.

If acceptable, these provisions will be incorporated into the Final EA document.

If you have any questions please call Mr. Christopher Chung, Project Manager, at 586-2534.

BENJAMIN J. CAYetano
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
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RECEIVED
WATERFRONT PROJECT
MEMORANDUM
AUG 9 8 30 AM '95
BUSINESS DEVELOPMENT
DIVISION

August 7, 1995

LOG NO: 15156
DOC NO: 9507SC42

TO: Mr. Daniel E. Orodener, Project Director
Honolulu Waterfront Project
Department of Business, Economic Development & Tourism

FROM: Don Hibbard, Administrator
State Historic Preservation Division
Department of Land and Natural Resources 

SUBJECT: Malama Cultural Park Draft Environmental Assessment
Kaunakakai, Moloka'i, Hawai'i
TMK: 5-3-01: 2, 3, 5, 97, 99, 100

Pursuant to the meeting between Mr. Christopher Chung, of your staff, and the Moloka'i archaeologist, Sara Collins, we provide the following response to your proposed revisions of the draft Environmental Assessment (EA).

In general, we concur with your suggested revisions to the draft EA, and recommend the following additional stipulations be added to Provision 1:

1) . . . Prior to beginning Phase I work, the contractor shall have a qualified archaeologist establish buffer zones for the three archaeological sites. Temporary construction fencing shall be erected to signify the location of buffer zones. During the execution of Phase I work, the contractor's archaeological monitor may make modifications to the buffer zones, if needed. ✓

We concur with Provisions 2 - 4 as you have written them, and recommend their inclusion in the final EA. ✓

Should you have any questions, please feel free to call Sara Collins at 587-0013.

SC:jen

LINDA CROCKETT-LINGOLE
Mayor



GWEN Y. OHASHI
Acting Director

COUNTY OF MAUI
PLANNING DEPARTMENT
350 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

June 22, 1995

Mr. Walter Ritte, Coordinator
Department of Business, Economic
Development, and Tourism
P. O. Box 1949
Kaunakakai, Hawaii 96748

Dear Mr. Ritte:

Re: Draft Environmental Assessment for the Malama
Cultural Park, TRK: 5-3-01: 2, 3, 5, 97, 99,
and 100, Kaunakakai, Molokai, Hawaii

Our office has reviewed the Draft Environmental Assessment
(EA) for the subject project. The Department of Business, Economic
Development, and Tourism plans to develop a public park on
approximately 11.7 acres of land in Kaunakakai town. The park is
intended to provide a focal point for Molokai's history and
culture. The Property is currently owned by the County of Maui and
State of Hawaii.

Our office has reviewed earlier versions of the Malama Park
plan.

Conceptual plans for park were not enclosed with the Draft EA
for us to determine the location, number, and size of structures
contemplated. The subject properties are located in the Special
Management Area (SMA) and will require an SMA Permit. The project
may also require a Shoreline Setback Variance depending on the
location of the structures.

Our office has the following comments on the draft EA:

1. It is stated on p. 6 of the draft EA that the 10-year
update of the Molokai Community Plan should be completed
in 1993. However, it should be noted that the Molokai
Planning Commission completed their work on the Molokai
Community Plan Update on June 14, 1995. This update
next goes to the Maui County Council for their review
and action. It is unknown at this time as to when the
Council review will be completed since it has not
started yet.

Mr. Walter Ritte, Jr.
June 22, 1995
Page 2

2. The Planning Department will have the opportunity to
further review the environmental and infrastructural
impacts of the Malama Park project in the context
of the Special Management Area Use Permit review.

Thank you for providing with an opportunity to review the
draft EA. Should you have any further questions, please contact
Clayton Yoshida of this office.

Yours truly,

Gwen Ohashi

GWEN OHASHI
Acting Director of Planning

CIV
cc: Colleen Suyama
Clayton Yoshida, AICP
Project File

6/22/95



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

Central Pacific Plaza, 220 South King Street, 11th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2158, Honolulu, Hawaii 96804

BENJAMIN J. CAVETIANG
DEPUTY DIRECTOR
RICH EGGED
DEPUTY DIRECTOR

Telephone (808) 586-2353
Fax (808) 586-2377

July 17, 1995

Ms. Gwen Ohashi
Acting Director of Planning
Planning Department
County of Maui
250 S. High Street
Wailuku, Maui 96793

Subject: Draft Environmental Assessment for the Malama Cultural Park,
Kaunakakai, Moloka'i, Hawaii

Dear Ms. Ohashi:

Thank you for your comment letter dated June 22, 1995 regarding the Draft Environmental Assessment (EA) for the Malama Cultural Park project located in the town of Kaunakakai on the island of Moloka'i.

With respect to your comments we offer the following responses:

1. Conceptual plans and technical studies prepared in 1993 for the Malama Cultural Park will be made a part of the Final EA in order to provide a sense of location, size and scope for the project. However, keep in mind that detailed design work will reexamine the 1993 planning documents in order to attain more efficient and cost effective designs for the various proposed park improvements in light of the State's current economic constraints. As such, the size and scope of specific project elements may be reduced.
2. The Department of Business, Economic Development and Tourism (DBEDT) intends to process and obtain approvals for all required governmental entitlements including a Special Management Area Use Permit (SMA) and a Shoreline Setback Variance (SSV) depending on the location of the structures. *See 2.4*
3. Revisions will be made to page 6 of the Draft EA with respect to the completion of the Moloka'i Community Plan Update on June 14, 1995 and that the updated plan will be forwarded to the Maui County Council for their review and action.

4. As part of the SMA permit approval process, detailed design plans for the park will be submitted to Maui County in order to provide further opportunity to review the environmental and infrastructure impacts of the project. ✓

Thank you again for your comments. If you have any questions please call me at 586-2534.

Sincerely,

Christopher G. Chung
Christopher G. Chung
Project Manager

DEPARTMENT OF TRANSPORTATION



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5067

June 22, 1995

TO: GARY GILL, DIRECTOR
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

FROM: KAZU HAYASHIDA
DIRECTOR OF TRANSPORTATION

SUBJECT: ENVIRONMENTAL ASSESSMENT FOR THE MALAMA CULTURAL PARK

With reference to the subject environmental assessment as listed on page 7 of your May 23, 1995 OEQC Bulletin, we have no objections to development of the Malama Cultural Park. However, we have the following comment to offer.

The forward and rear range lights for Keunakakai Harbor appear to be within the park boundary. Since the range lights are important to the safety of vessel navigation into the harbor, it is vital that no construction activity or any permanent feature of the park obscure or interfere with the visibility of both lights from the harbor entrance channel.

Please call Randal Leong at 587-1883, if you have questions.

KAZU HAYASHIDA
DIRECTOR
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5067

MAILING ADDRESS TO:

HAR-EP 5495.95



DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM

Central Pacific Plaza, 270 South King Street, 11th Floor, Honolulu, Hawaii 96811
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DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM
1111 KALANOAU AVENUE
HONOLULU, HAWAII 96813

Telephone: (808) 538-2121
Fax: (808) 538-2122

July 17, 1995

MEMORANDUM

TO: The Honorable Kazu Hayashida, Director
Department of Transportation

FROM: Christopher G. Chung, Project Manager

SUBJECT: Draft Environmental Assessment for the Malama Cultural Park

Thank you for your comments with regard to the Draft Environmental Assessment (EA) for the Malama Cultural Park project.

With respect to your concern regarding any potential obscuring or interference with the range lights used for vessel navigation, detailed design for the park will take necessary precautions to insure the visibility of both lights from the harbor entrance channel.

If you have any questions please call me at 586-2534.

2/2/95

EDUARDO J. CAYETAN
DIRECTOR



6 MAY 22 1995

STATE SEAL

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
2ND SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96804
TELEPHONE 586-2116
FACSIMILE 586-2142
July 17, 1995

Mr. Rick Egged, Deputy Director
Department of Business, Economic Development & Tourism
PO Box 2359
Honolulu, Hawaii 96804

Attn: Walter Ritte

Dear Mr. Egged:

RE: Malama Cultural Park Draft Environmental Assessment (EA), Molokai, TMK 5-3-1: 2, 3, 5,
97, 99, 100

After a review of the draft EA, we recommend that you include the following in the Final EA:

1. Exhibits 1, 2 and 3 and Exhibit D were missing from the draft EA. Be sure they are included in the final EA.
2. Enclose documentation of your consultation with State Historic Preservation Division.
3. Include justification for the determination of this EA as an anticipated negative declaration.
4. Include a list of community groups and individuals contacted.
5. Consult with the Coast Guard regarding the building they left on site.
6. Please enclose maps showing the island of Molokai with the project site indicated and one showing the immediate region of the island in addition to the map provided showing the immediate neighborhood.

If you have any questions please call Nancy Heinrich at 586-4185.

Sincerely,

Gary Gill
Director

GG/NH:kk

cc: Tom Coffman Multimedia
Eugene Dashiell Planning Services



DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM

Central Post Office Plaza, 220 South King Street, 11th Floor, Honolulu, Hawaii 96813
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Telephone: (808) 586-2333
Fax: (808) 586-2337

July 17, 1995

MEMORANDUM

TO: Mr. Gary Gill, Director
Office of Environmental Quality Control

FROM: Christopher G. Chong, Project Manager

SUBJECT: Draft Environmental Assessment for the Malama Cultural Park,
Kaunakakai, Molokai, Hawaii

Thank you for your comment letter dated May 17, 1995 regarding the Draft Environmental Assessment (EA) for the Malama Cultural Park project located in the town of Kaunakakai on the island of Molokai.

We offer the following responses to your comments:

1. Exhibits 1, 2, 3 and "D" will be included in the Final EA.
2. Documentation of our consultation with the State Historic Preservation Division will be provided in the Final EA.
3. A justification for the determination of a negative declaration will be provided in the Final EA.
4. A list of community groups and individuals who were contacted will be provided as an appendix in the Final EA.
5. It is our opinion that consultation with the U. S. Coast Guard regarding the building left on the site is not necessary given that the property and facility was deeded to the County of Maui which now leases the structure to the Molokai Yacht Club.
6. Maps showing the island of Molokai with the project site indicated and the immediate region of the island will be provided in the Final EA.

Thank you again for your comments. If you have any questions please call me at 586-2534.