STATE OF HAWAI‘I
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of Forestry and Wildlife
Honolulu, Hawai‘i

October 24, 2014

Chairperson and Members
Board of Land and Natural Resources
State of Hawai‘i
Honolulu, Hawai‘i

Land Board Members:

SUBJECT: APPROVAL IN CONCEPT THE ADDITION OF TAX MAP KEYS (2) 1-4-001: PORTION OF 001 AND (2) 1-5-001: PORTION OF 001 COMPRISING APPROXIMATELY 190.10 ACRES, TO HĀNA FOREST RESERVE, HĀNA, MAUI.

APPROVAL IN CONCEPT THE WITHDRAWAL OF TAX MAP KEYS (2) 1-4-001: PORTIONS OF 003 AND 004, COMPRISING APPROXIMATELY 399.91 ACRES, FROM HĀNA FOREST RESERVE, HĀNA, MAUI.

APPROVAL IN CONCEPT THE WITHDRAWAL OF TAX MAP KEY (2) 4-8-001: PORTION OF 002, COMPRISING APPROXIMATELY 1.28 ACRES, FROM WEST MAUI FOREST RESERVE, LAHAINA, MAUI.

APPROVAL IN CONCEPT THE WITHDRAWAL OF KAUMAHINA STATE WAYSIDE AND PUA‘A KA‘A STATE WAYSIDE, TAX MAP KEYS (2) 1-1-001: PORTION OF 044, (2) 1-2-001: PORTION OF 003 AND (2) 1-2-004: PORTION OF 005, COMPRISING APPROXIMATELY 7.80 AND 1.712 ACRES, RESPECTIVELY FROM KO‘OLAU FOREST RESERVE, HĀNA, MAUI.

APPROVAL IN CONCEPT THE WITHDRAWAL OF POLIPOLI SPRING STATE RECREATION AREA TAX MAP KEYS (2) 2-2-007: PORTIONS OF 001 AND 003, COMPRISING APPROXIMATELY 7.00 ACRES, FROM KULA FOREST RESERVE, MAKAWAO, MAUI.

APPROVAL FOR SET ASIDE OF TAX MAP KEY (2) 1-1-001: PORTION OF 044 COMPRISING APPROXIMATELY 7.80 ACRES, HĀNA, MAUI TO THE DIVISION OF STATE PARKS AS KAUMAHINA STATE WAYSIDE.

APPROVAL FOR SET ASIDE OF TAX MAP KEYS (2) 1-2-001: PORTION OF 003 AND (2) 1-2-004: PORTION OF 005, COMPRISING APPROXIMATELY 1.712 ACRES, HĀNA, MAUI TO THE DIVISION OF STATE PARKS AS PUA‘A KA‘A STATE WAYSIDE.

APPROVAL FOR SET ASIDE OF TAX MAP KEYS (2) 2-2-007: PORTIONS OF 001 AND 003, COMPRISING APPROXIMATELY 7.00 ACRES, MAKAWAO, MAUI TO THE DIVISION OF STATE PARKS AS POLIPOLI SPRING STATE RECREATION AREA.
SUMMARY:

This Board submittal requests approval in concept for addition of land to Hāna Forest Reserve (FR) and withdrawal of lands from Hāna, West Maui, Koʻolau and Kula Forest Reserves and approval for the subsequent set aside of Polipoli Spring State Recreation Area, Kaumahina State Wayside and Pua’a Ka’a State Wayside to the Division of State Parks (DSP). These actions represent effort by the Division of Forestry and Wildlife (DOFAW) and DSP to complete previously initiated processes and to formalize past action.

LEGAL REFERENCE:

Section 183-11, Hawai‘i Revised Statutes, as amended.
Section 184-2, Hawai‘i Revised Statutes, as amended.

LOCATION AND AREA:

See Exhibit A.

ZONING AND TRUST LAND STATUS:

See Exhibit A.

BACKGROUND AND DISCUSSION:

Proposed Addition

Hāna Forest Reserve

Background: Hāna Forest Reserve was established by Governor’s Proclamation on June 12, 1907. The boundary established by the 1907 proclamation is as described by CSF 1690 (Exhibit B). On March 30, 1949, the Board of Commissioners of Agriculture and Forestry (BCAF) approved Resolution No. 12.1 which modified the Hāna FR boundary, increasing its size by 845.9 acres (described by CSF 8989; Exhibit C) by including additional private and public lands. The resolution also specifically states “That the setting aside of the specified government lands by executive order as forest reserve is herewith recommended to the Governor.” Despite this, documentation that a Governor’s Executive Order (EO) was issued for this addition could not be found after comprehensive research.

Discussion: The Division of Forestry and Wildlife, working under the assumption that an EO would eventually be issued, accepted the revised Hāna Forest Reserve boundary and has been managing the area as a FR for the past 65 years. Given that an EO was never issued for the boundary revision, all of the conventionally accepted changes made to the Hāna FR boundary were invalid. The Division of Forestry and Wildlife seeks to resolve this discrepancy by requesting approval in concept to add portions of State-owned parcels, Tax Map Keys (TMK) (2) 1-4-001:001 (approximately 87.44 acres) and (2) 1-5-001:001 (approximately 102.66 acres) to Hāna Forest Reserve (Exhibit D). The Department of Land and Natural Resources (DLNR) Maui District Land Division was contacted and they have no objections to these proposed additions.
Proposed Withdrawals

Hāna Forest Reserve

Background: In the early 1900's when forest reserves were first being established, privately owned lands were also included within their boundaries to encourage landowners to manage their lands for watershed values. Although these parcels are designated as FR, they are not subject to the administrative rules and statutes established for the public or publicly controlled lands in the Forest Reserve System. In order for the State to be able to manage private lands in the FR, these lands must be surrendered by the landowner to the State for use as a FR (HRS §183-15).

In 1964, the Board of Land and Natural Resources adopted and administered land use regulation for the Conservation District pursuant to the State Land Use Law (Act 187, Session Laws of 1961). The Forest Reserve System boundaries, including those private lands within the FR designation, were largely included in the Conservation District. The Conservation District rules specify the allowed activities under the designation of the conservation subzones, which are applied to both public and private lands. The Conservation District extends the intent of the original designation of the FR under the Territory; as such the FR designation is more of a historical designation then regulatory and is removed from private lands as requested.

Discussion: On June 26, 2014, DOFAW received a letter (Exhibit E) from Schneider Tanaka Radovich Andrew & Tanaka, LLLC, a law firm representing Hana Ranch Land, LLC, requesting that the FR encumbrance be removed from TMKs (2) 1-4-001:003 and (2) 1-4-001:004. Portions of both parcels were included in the Governor's Proclamation that established the Hāna FR on June 12, 1907, and no documentation of subsequent withdrawal could be located after extensive research. To comply with this request, DOFAW is seeking approval in concept to withdraw TMKs (2) 1-4-001: por. 003 (354.21 acres) and (2) 1-4-001: por. 004 (45.70 acres) from Hāna Forest Reserve (Exhibit D).

West Maui Forest Reserve

Background: The majority of the area that comprises TMK (2) 4-8-001:002 (approximately 7272.39 acres) is included within the West Maui FR boundary. It was designated as forest reserve by Governor's Proclamations dated April 21, 1908, and another dated December 22, 1928, which established and added to the West Maui FR respectively. A portion of Royal Patent No. 6862, Land Commission Award No. 310, Apana 1 (approximately 1.28 acres) is located within TMK (2) 4-8-001:002 and was also the subject of a quiet title action, Devon Corporation, et al. vs. State of Hawai‘i et al., Civil No. 96-0351(1). Final judgment was issued on June 15, 2011, declaring that Adeline Kaʻahui Rodrigues and Vincent Hinano Rodrigues are the fee owners of Royal Patent No. 6862.

Discussion: Given that Royal Patent No. 6862, Land Commission award No. 310, Apana 1 is privately owned, and DOFAW has no jurisdiction over the portion located within the FR boundary, DOFAW is requesting approval in concept to withdraw TMK (2) 4-8-001: por. 002 (approximately 1.28 acres), from the West Maui Forest Reserve (Exhibit F). The private land owners were contacted and have no objections to the removal of these lands from the Forest Reserve System.
Koʻolau Forest Reserve

Background: Koʻolau Forest Reserve was established by Governor’s Proclamation on August 24, 1906. Several revisions were made to its boundary with the last revision documented by Governor’s Proclamation dated May 2, 1938. Currently, there are two State Parks contained within Koʻolau FR that should be withdrawn from the Forest Reserve System, Kaumahina and Puaʻa Kaʻa State Wayside (SW).

Certain areas within the government owned lands of Honomanu, Koʻolau, Hāna, Maui were developed for recreational use. At the time, the area was not considered a watershed for domestic water supply, and its high value to the people of Maui and visitors as a scenic lookout and picnic area justified its status as a Kaumahina SW. A forested overlook with scenic viewpoints of the northeast coastline of Maui, make it an ideal rest stop on the road to Hāna. In 1953, the estimated number of visitors was 3,500. In 1968, 46,000 people were estimated to have visited the area, and in 2007, there were 228,600 visitors.

Puaʻa Kaʻa State Wayside lies within a tropical setting, surrounded by native trees, shrubs, vines and tree ferns. Two waterfalls empty into two separate pools, making the area an ideal place for picnic activities. In 1968, an estimated 41,000 people visited the area, and in 2003, the number was 201,669.

Discussion: Prior to Statehood, designated forest reserves were managed by the Board of Commissioners of Agriculture and Forestry (BCAF). Some areas were found to be more appropriate for public use because of its scenic and/or outdoor recreation values and were carved out to allow for and encourage public access and recreation. As visitation to these areas increased, facilities were constructed to accommodate the use.

With the passage of Act 185, Session Laws of Hawaiʻi (SLH) 1949, a Division of Territorial Parks was created and placed under the BCAF, the outgrowth of efforts to facilitate recreational use of selected areas of the Forest Reserve System, some of which had been receiving such use for 45 years or more. No funds were provided under Act 185 and it was not until 1951 that the new division was able to undertake a parks program. Act 185 stated that any area by reason of its location, natural features, scenic beauty or legendary historic or scientific interest and that possesses distinctive physical, aesthetic, intellectual, creative and/or social values was eligible for inclusion in the State Park System. An area received official status when the BCAF, by resolution, declared these values and a metes and bounds description was completed. Late in 1951, Keanae Valley Lookout was the first park that was formally established, followed by Kaumahina on Maui, Kōkeʻe and Waimea Canyon on Kauaʻi, and Manukā on Hawaiʻi Island. Improvements were made to those areas, such as parking, picnic and sanitary facilities for Kaumahina, Puaʻa Kaʻa, and Keanae and at Polipoli Spring, to water source intake and storage, trails, and camping areas.

Resolution No. 5 (Exhibit G), adopted by the BCAF on April 29, 1953, set aside Kaumahina State Wayside (Exhibit H) to the DSP, pursuant to Section 1043 of Act 185, SLH 1949. To continue DSP’s management authority of this area, DOFAW requests approval in concept for the withdrawal of Kaumahina State Wayside TMK (2) 1-1-001: por. 001 (approximately 7.8 acres) from the Koʻolau FR and approval for the subsequent set aside to the DSP.
Pua’a Ka’a State Wayside which is also included within the Ko’olau FR has never been formally designated as a State Park via resolution or EO, but has been managed by DSP for the past 60 years. The Division of Forestry and Wildlife is therefore requesting approval in concept for the withdrawal of Pua’a Ka’a State Wayside TMKs (2) 1-2-001: por. 003 and (2) 1-2-004: por. 005 (approximately 1.712 acres) from the Ko’olau Forest Reserve and approval for the subsequent set aside to DSP of the State-owned lands that comprise Pua’a Ka’a State Wayside (Exhibit I).

Kula Forest Reserve

Background: Tax Map Keys (2) 2-2-007:001 and 003 which are approximately 5868.3 acres were included in the Governor’s Proclamation dated September 11, 1912, establishing Kula FR on the island of Maui. Contained within these parcels is the Polipoli Spring State Recreation Area, which is approximately 7.00 acres in size (Exhibit J). It is located 9.7 miles upland from Kula on Waipouli Road above the redwood forest line at about 7,000 feet in elevation. The site offers camping and lodging within the fog belt of the Kula FR, an extensive trail system, and includes a conifer forest reminiscent of the Pacific Northwest. The primary recreational activities are pig and seasonal bird hunting and hiking and its facilities are comprised of campgrounds, picnic tables, and a cabin that can be rented.

Discussion: Polipoli Spring State Recreation Area is managed by the Division of State Parks. While this area is currently part of the Forest Reserve System, management was transferred from DOFAW to DSP on April 15, 1966, based on a memo issued by the State Forester (Exhibit K). Extensive research conducted however, found no EO or BCAF Resolution withdrawing the area from the Kula FR or setting it aside to the DSP.

Given that the DSP has been managing Polipoli Spring State Recreation Area for almost 50 years, DOFAW seeks approval in concept to withdraw TMKs (2) 2-2-007: por. 001 and 003 (approximately 7.00 acres) from Kula Forest Reserve and approval of the subsequent set aside to the Division of State Parks as the Polipoli Spring State Recreation Area.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

This action before the Board is merely a transfer of management jurisdiction and does not constitute a use of State lands or funds, and therefore, this action does not trigger the provisions of Chapter 343, HRS, relating to environmental impact statements. Inasmuch as the Chapter 343, HRS, environmental requirements apply to the Applicants use of the lands, the Applicants shall be responsible for compliance with Chapter 343, HRS, as amended.
RECOMMENDATION:

That the Board:

1) Approve in concept the addition of Tax Map Keys (2) 1-4-001: portion of 001 and (2) 1-5-001: portion of 001 comprising approximately 190.10 acres, to Hāna Forest Reserve, Hāna, Maui.

2) Approve in concept the withdrawal of Tax Map Keys (2) 1-4-001: portions of 003 and 004, comprising approximately 399.91 acres, from Hāna Forest Reserve, Hāna, Maui.

3) Approve in concept the withdrawal of Tax Map Key (2) 4-8-001: portion of 002, comprising approximately 1.28 acres, from West Maui Forest Reserve, Lahaina, Maui.

4) Approve in concept the withdrawal of Kaumahina State Wayside, Tax Map Key (2) 1-1-001: portion of 044, comprising approximately 7.80 acres, from Ko‘olau Forest Reserve, Hāna, Maui.

5) Approve in concept the withdrawal of Puaʻa Kaʻa State Wayside, Tax Map Keys (2) 1-2-001: portion of 003 and (2) 1-2-004: portion of 005, comprising approximately 1.712 acres, from Koʻolau Forest Reserve, Hāna, Maui.

6) Approve in concept the withdrawal of Polipoli Spring State Recreation Area Tax Map Keys (2) 2-2-007: portions of 001 and 003, comprising approximately 7.00 acres, from Kula Forest Reserve, Makawao, Maui.

7) Pursuant to Section 183-11, HRS, as amended, authorize the Division of Forestry and Wildlife to conduct a public hearing on the Island of Maui regarding the proposed additions to and withdrawals from the State Forest Reserve System on the Island of Maui, and further, pursuant to 183-12, HRS, authorize the Chairperson to:

   a. Set the date, location and time of the public hearing; and
   b. Appoint a hearing master(s) for the public hearing.

8) Approve of and recommend to the Governor issuance of an Executive Order setting aside Tax Map Key (2) 1-1-001: portion of 044, comprising approximately 7.80 acres to the Division of State Parks to establish the Kaumahina State Wayside, Hāna Maui.

9) Approve of and recommend to the Governor issuance of an Executive Order setting aside Tax Map Keys (2) 1-2-001: portion of 003 and (2) 1-2-004: portion of 005, comprising approximately 1.712 acres to the Division of State Parks to establish the Puaʻa Kaʻa State Wayside, Hāna Maui.
10) Approve of and recommend to the Governor issuance of an Executive Order setting aside Tax Map Keys (2) 2-2-007: portions of 001 and 003, comprising approximately 7.00 acres to the Division of State Parks to establish the Polipoli Springs State Recreational Area, Makawao, Maui.

11) Recommendation Nos. 8 through 10 are further made subject to the following:

   a. The standard terms and conditions of the most current executive order form, as may be amended from time to time;
   b. Disapproval by the Legislature by two-thirds vote of either the House of Representatives or the Senate or by a majority vote by both in any regular or special session next following the date of the setting aside;
   c. Review and approval by the Department of the Attorney General; and
   d. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully submitted,

LISA J. HADWAY, Administrator
Division of Forestry and Wildlife

DANIEL S. QUINN, Administrator
Division of State Parks

APPROVED FOR SUBMITTAL:

WILLIAM J. AILA, JR., Chairperson
Board of Land and Natural Resources
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Plan showing Hana Forest Reserve and Kipahulu Forest Reserve, Hana and Kipahulu, Maui.
Scale: 1/100,000
File with plat 1015.
June 26, 2014

Via E-Mail and U. S. Mail

Department of Land and Natural Resources
Division of Forestry and Wildlife, Maui Branch
54 South High Street
Wailuku, Hawaii 96793

Attn: Mr. Lance DeSilva,
Forestry Program Manager

Re: Request for Removal of Hana Forest Reserve Designation from the Parcels of Land Identified on the Tax Maps of the County of Maui as Tax Map Key Parcel Numbers: (2) 1-4-1:3 and (2) 1-4-1:4

Ladies and Gentlemen:

Our firm represents Hana Ranch Land, LLC, a Delaware limited liability company, which is the owner of the above-referenced parcels of land located in Hana, Maui (collectively, the "Properties"). The Properties, despite being privately owned, are shown on tax maps of the County of Maui with a "Hana Forest Reserve" line within each of the Properties. This letter is written on behalf of Hana Ranch Land, LLC to request the removal of any such Hana Forest Reserve designation which may affect the Properties.

"Forest reserve' means those lands designated as forest reserves by the department pursuant to sections 183-11 and 183-15, Hawaii Revised Statutes, and other lands for plant sanctuaries, facilities, nurseries and bas eyards under the custody and control of the division." Haw. Code R. § 13-104-2. Section 183-11, Hawaii Revised Statutes relates only to the establishment of government lands as forest reserve. Section 183-15, Hawaii Revised Statutes relates only to the surrender of private lands to the government as forest reserve lands.

As such, forest reserve lands are to consist only of lands that are public or publicly controlled. See Haw. Code R. § 13-104-1(a). Private lands stand outside of the statutory classification of forest reserve and, therefore should not be subject to any statutory or administrative regulations pertaining thereto.
Because the Properties are privately owned and have not been surrendered to the government as forest reserve, any "Hana Forest Reserve" designation affecting the Properties is beyond the scope of the statutory classification of forest reserve. Accordingly, we hereby request that any Hana Forest Reserve designation currently affecting the Properties be removed from the Properties.

If there is any further information that we can provide to initiate and complete the process of removing any such Hana Forest Reserve designation which may affect the Properties, please let us know.

Thank you for your consideration.

Very truly yours,

SCHNEIDER TANAKA RADOVICH
ANDREW & TANAKA, LLLC

Diane Yuen Praywells

cc: Hana Ranch Land, LLC (c/o Andy Schlauch)
PARKS DIVISION
BOARD OF COMMISSIONERS OF AGRICULTURE AND FORESTRY

RESOLUTION NO. 6

KAUMAHINA PARK, MAUI

WHEREAS, in accordance with Section 1043 (a) Act 185, Session Laws 1949, government owned lands within the Territorial Forest Reserves under the jurisdiction of the Board of Agriculture and Forestry may be set aside as a Territorial Park by a resolution of the Board, subject to the approval of the Governor by executive order setting the land aside for such purposes, and

WHEREAS, certain areas within the government owned lands of the Koolau Forest Reserve, known as the government land of Manamano, Koolau, Hana, Maui, and set aside by Governor's Proclamation dated May 20, 1925, have been developed for recreational use, and

WHEREAS, the areas so developed and proposed for a Territorial Park are not a watershed for domestic water supply of any city or town or community, and

WHEREAS, this area has high values to the people of Maui and its visitors as a scenic lookout and picnic area.

NOW, THEREFORE, BE IT RESOLVED, the following described area be set aside as a Territorial Park within the Koolau Forest Reserve, to be known as the "Kaumahina Park" and to be administered in accordance with the provisions of Act 185, Session Laws 1949:

Beginning at the south corner of this parcel of land, and at an angle in the mauka or southerly side of Hana Belt Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU OKOHOLE" being 2376.52 feet North and 2104.14 feet East, thence running by azimuths measured clockwise from True South:

1. 124° 58' 935.45 feet along Koolau Forest Reserve, Governor's Proclamation dated May 2, 1938;

2. 218° 55' 34.97 feet along the mauka or southerly side of Hana Belt Road;

3. 209° 55' 69.14 feet along the mauka or southerly side of Hana Belt Road;
4. 222° 30'  94.80 feet along the mauka or southerly side of Hana Belt Road;

5. 235° 20'  149.03 feet along the mauka or southerly side of Hana Belt Road;

6. Thence still along the mauka or southerly side of Hana Belt Road on a curve to the right having a radius of 76.00 feet, the chord azimuth and distance being: 270° 30'  91.83 feet;

7. 307° 40'  52.07 feet along the mauka or southerly side of Hana Belt Road;

8. 316° 30'  55.07 feet along the mauka or southerly side of Hana Belt Road;

9. Thence still along the mauka or southerly side of Hana Belt Road on a curve to the left having a radius of 218.00 feet, the chord azimuth and distance being: 299° 17'  129.05 feet;

10. 282° 04'  75.00 feet along the mauka or southerly side of Hana Belt Road;

11. Thence still along the mauka or southerly side of Hana Belt Road on a curve to the right having a radius of 92.00 feet, the chord azimuth and distance being: 316° 17'  103.47 feet;

12. 350° 37' 104.82 feet along the mauka or southerly side of Hana Belt Road;

13. 342° 10'  86.78 feet along the mauka or southerly side of Hana Belt Road;

14. 306° 50' 129.96 feet along the mauka or southerly side of Hana Belt Road;

15. Thence still along the mauka or southerly side of Hana Belt Road on a curve to the right having a radius of 24.00 feet, the chord azimuth and distance being: 353° 25'  34.87 feet;

16. 40° 01'  68.63 feet along the mauka or southerly side of Hana Belt Road;

17. 11° 35'  130.83 feet along the mauka or southerly side of Hana Belt Road;
18. 23° 00' 104.52 feet along the mauka or southerly side of Hana Belt Road to the point of beginning and containing an Area of 7.80 Acres.

Compiled from data and description on white-print furnished by the Bd.of Agri.& Forestry, GSFs 5760, 7325, 9381, HTS Plat 1067-A, Reg.Map 2859 and various other records on file in the Survey Department.

AND BE IT FURTHER RESOLVED, that the Governor of the Territory of Hawaii be requested to designate by executive order the above described area as a Territorial Park falling within the Koolau Forest Reserve.

Adopted April 29, 1953 at the meeting of the Board of Commissioners of Agriculture and Forestry.

[Signature]

JOSEPH L. DWIGHT, PRESIDENT
State Wayside (SW) to the Division of State Parks.

Exhibit H: Proposed Withdrawal from Kōloa Forest Reserve (FR) and Proposed Set-Aside of Kaumahina

Legend

- Tax Map Key
- Proposed Withdrawal (780 acres)
- Kaumahina SW (780 acres)
- Kōloa FR
Recreational Area (SRA) to the Division of State Parks.

Exhibit J: Proposed Withdrawal from Kula Forest Reserve and Proposed Set-Aside of Polipoli Springs State Forest Reserve.
MEMORANDUM

TO: R. E. Nelson, Research Forester

FROM: M. F. Landgraf, State Forester

Effective April 15, the cabin at Polipoli Springs is being transferred to the Division of Parks. In the future, requests for use of the cabin should be addressed to that agency. In order to get the use of the building when needed for official purpose, you should place your requests as far in advance as possible.

M. F. Landgraf
State Forester

RKL:r

cc: Korte
    Butchart
    Souza