

Conceptual Direction:

A. Over-arching Concepts

1. Protect the sacred nature and cultural significance of the site and its surrounding lands based on the historic, current, and future native Hawaiian perspectives.
2. Enable and support the ability for the OHA beneficiaries and the broader community to connect, interact, and symbiotically engage the site with purpose and understanding of its unique and sacred nature.
3. Enable appropriate and relevant educational and training opportunities for our current and future generations to provide them what they need to lead and succeed based on what can be learned and further exemplified by the cultural nuances of the site.
4. Actively work on the ecological rehabilitation of the site and its resources; including but may not be limited to securing water and appropriate infrastructure, soil remediation, invasive species control, re-vegetation, and native out planting, etc.

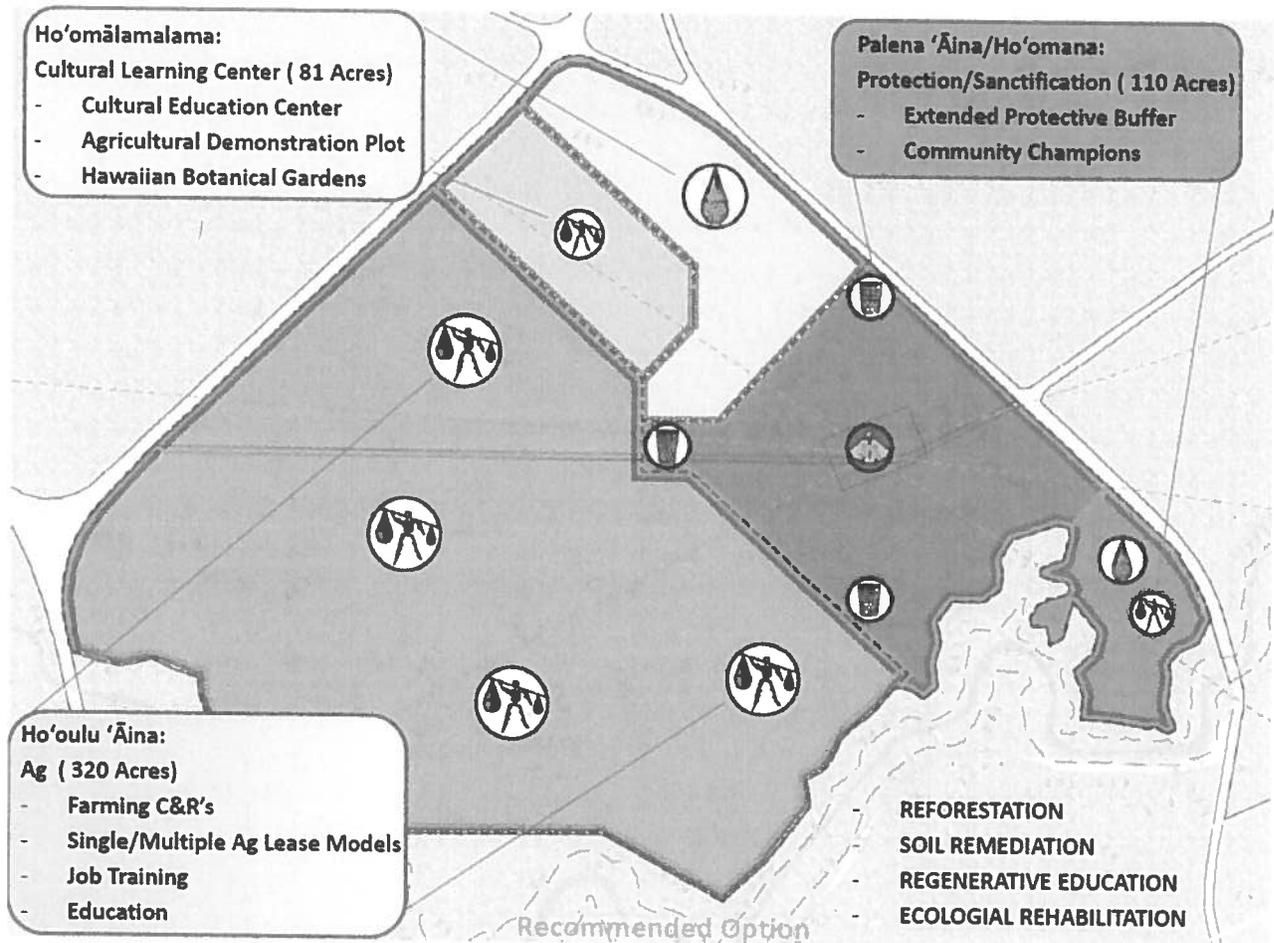


Figure 1: OHA's conceptual direction depicting and overview of three (3) general use categories.

B. General Use Categories

The total land area currently associated with each general use category is preliminary and subject to change.

OHA has categorized the general land-uses into three (3) major categories:

- 1) Palena ‘Āina – A protective zone (brown);
- 2) Ho‘omālamalama/Ho‘ona‘auao – A cultural learning center zone (yellow); and
- 3) Ho‘oulu ‘Āina – An agricultural zone (olive drab).

The proposed uses that are anticipated to occur on the property shall include, but may not be limited to: managing access (vehicular and pedestrian), native Hawaiian traditional & cultural rights and practices, educational and programmatic uses, training and development, securing water and developing the necessary infrastructure, invasive species control, ecological and soil rehabilitation, and various forms of agriculture. All allowable uses shall be compatible, incorporate, and/or exemplify Hawaiian cultural philosophies and practices, and are to be consistent and ancillary to the sacred and historical significance of the site.

It is anticipated that the details/definitions of these uses will evolve through our master planning and related phasing processes. The direction of this evolution will be informed by: The site’s significance; location; zoning; conservation easement; covenants & restrictions; the OHA’s conceptual direction and purposes for acquiring the land; community input; the Wahiawa Sustainable Communities Plan; the Wahiawa Community Master Plan; Wahiawa’s Urban Design Plan, and other related initiatives or pertinent information. It is also anticipated that the allowable uses will be duplicative across the three zones though they may be manifested in different forms as they are implemented across the landscape.

The following section provides additional information regarding the OHA’s preliminary recommendations and a summary of the anticipated land uses to occur in each category relevant to our initial conceptual direction.

1. Palena ‘Āina

Protective Buffer: 115 acres (including the birthing stones and its 5 acre buffer parcel). This category will serve as the most culturally-centric-practitioner-intensive use that for all intent and purposes is protective in nature and enhances the sanctification of the site. This extended buffer around the 5 acre site and includes other major cultural sites that exist/once existed on the 511 acre parcel. The uses and functions that occur on/within this category are intended to integrate with the other categories such that access can be managed in alignment with the OHA’s conceptual direction.

The following section provides additional information relative to the protective buffering nature of the Palena ‘Āina land use category. Due to the sensitive and sacred nature of the site, this will be one of the first categories to evolve via collaboration with lineal descendants, demonstrated caretakers, cultural practitioners, the OHA beneficiaries other community members, and various stakeholders. Consequentially, the outcome of

the aforementioned collaboration combined with a completed Preservation Plan shall be considered and will inform the evolution of the project.

a. Access

Due to the protective nature of this land use category, access will be limited to stewards, caregivers, and other guided/authorized access requests. This shall include, but may not be limited to:

- 1) Control direct access to the stones, cultural sites/resources, buffer zones and surrounding areas;
- 2) Enable and support access for education and programmatic purposes; and
- 3) Enable and support access for native Hawaiian traditional and customary practices.

b. Cultural Practices, Programmatic, and Educational Uses:

The protective nature extends to this sub-category and all related actions that occur within it. Intended uses and related activities shall include, but may not be limited to:

- 1) Developing, maintaining, and managing places for healing, connection, and reflection;
- 2) Providing outdoor venue(s) for educational and programmatic uses; and
- 3) Enabling and supporting uses such as: Education & training related to traditional and contemporary Hawaiian cultural schools of knowledge; Hawaiian culture-based experiences; and caring for the site in a manner that is consistent with traditional and contemporary Hawaiian philosophy, values, guiding principles, and practices.

c. Ecology and Agriculture:

The protective nature extends to this sub-category and all related actions that occur within it. Intended uses and related activities shall include, but may not be limited to:

- 1) Invasive species control;
- 2) Propagation/cultivation/out-planting of Native Hawaiian traditional and contemporary food, medicine, utilitarian, and other culturally significant plants for traditional and contemporary uses;
- 3) Soil remediation (treating soil as an endowment);
- 4) Ecological rehabilitation, reforestation, and Agroforestry that is exemplary of Native Hawaiian philosophy and practices that incorporate contemporary practices and technology where appropriate and non-compromising of the aforementioned philosophy and intent of this land use category;
- 5) Exploration of agricultural uses that are aligned with and ancillary to the protection of the cultural site and its grounded and ever evolving sanctity and significance to the Hawaiian people and the surrounding communities; and

- 6) May include the development of a stewardship center and/or other appropriate and necessary cultural and agriculturally related infrastructure.

2. Ho‘ona‘auao

Cultural Resource Center: 81 acres (separated into two parts: 51 acres for the Cultural Resource Center proper; and 30 acres for culturally focused agriculture). This land use category is intended to draw from the historical uses of the area as a chiefly center and educational/training grounds. The intent and purpose of this land use category is to: (1) Serve as an ancillary protective zone; (2) enable appropriate and informed/guided access to the site and/or the sites vicinity; (3) provide a mechanism for culturally relevant and appropriate economic, social, and cultural returns/uses; and (4) serve as a bridge (enable controlled and symbiotic integration) between the Protective, Cultural Resource Center (educational/training), and Agricultural land use categories. Thus, the lands in this category serve to congeal the OHA’s protective, culturally appropriate, and agricultural intentions that drove the acquisition of the property.

a. Access:

As an ancillary land use category, the lands located on this land use category is envisioned to be the primary location to facilitate informed access to the Kūkaniloko birthing stones for visitors and Hawai‘i residents alike. This shall include, but may not be limited to:

- 1) Enable and support guided access to the stones and surrounding areas for beneficiaries, residents, and visitors;
- 2) Serve as primary vehicular access for site visitation; and
- 3) Revenue generation from visitors from educational, experiential, and other uses that is consistent with native Hawaiian cultural philosophies.

b. Programmatic, Educational, and Revenue Generating Uses:

All revenue generation associated with this project is intended to support and otherwise fund all planning, development, maintenance and management of the project and its social and programmatic components.

In keeping with the historical significance of the chiefly training grounds associated with the programmatic, educational, and revenue generating uses of this category are critical to the success of the conceptual direction as a whole. Additionally due to its location adjacent to the two (2) major roadways and proximity to the agriculturally nuanced, revenue generation project on the Howard Green property, this portion of the site provides a unique condition that may enable the OHA to create a primary access point for the property for the general public. This shall include but may not be limited to:

- 1) Standardized information is to be shared about the site and inform the visitor's experience shall include but may not be limited to: 1) Site significance; and 2) appropriate behavior.
- 2) Provide indoor and outdoor venue(s) for cultural, educational, and programmatic uses that align with the OHA's mission and strategic priorities.
- 3) Develop appropriate Agricultural related structures or symbiotic partnerships that enable and support the OHA's desired agricultural uses that may include, but may not be limited to: Water infrastructure; processing, distribution, and storage facilities; and any other agricultural related facilities that are deemed appropriate and necessary within the Cultural Resource Center land use category.
- 4) Develop a formal Cultural Learning Center that shall include but may not be limited to: Administrative and security facilities, an 'Ai Pono (healthy) restaurant/certified kitchen, a gift shop, educational and programmatic facilities, and other related or necessary structures to enable functions that align with the intent of this land use category.

c. Ecology and Agriculture:

As a people, Hawaiians have developed a unique understanding of our relationships, roles and responsibilities to the lands that we interact with and integrate ourselves into. In summary, the inherent and acquired philosophies, analysis/demonstrated experience, and application of knowledge of the Hawaiian people, relative to symbiotically integrated relationships with 'āina and the natural occurrences of the surroundings, are indeed unique and have a lot to offer natural resource management and agriculture. This shall be evident on the entirety of the lands classified under the Ho'ona'auao land use. It is intended that the lands that encompasses the 51 acre portion of this land use will focus on culturally charged uses that are agricultural, programmatic, and educational in nature and will echo that as stated in the Ecology and Agricultural section for the Palena 'Āina category. Additionally, a 30 acre portion shall serve to develop and implement agricultural models that shall serve as a pilot for both large scale social and cottage industry scale applications. This shall include, but may not be limited to:

- 1) Invasive species control (all acres);
- 2) Propagation/cultivation/out-planting of Native Hawaiian traditional and contemporary food, medicine, utilitarian, and other culturally significant plants for traditional and contemporary uses (all acres);
- 3) Soil remediation focusing on the philosophy that the soil as an endowment (all acres);
- 4) Ecological rehabilitation, reforestation, and Agroforestry that is exemplary of Native Hawaiian philosophy and practices that incorporate contemporary practices and technology where appropriate and non-compromising of the aforementioned philosophy and intent of this land use category (all acres with reforestation with agroforestry concentrating on the 51 acre parcel);
- 5) Exploration of agricultural uses that are aligned with and ancillary to the protection of the cultural site and its grounded and ever evolving sanctity and

significance to the Hawaiian people and the surrounding communities. This shall include, but may not be limited to:

- a) Organic and/or culturally informed farming practices(30 acre parcel and potentially part of the 51 acre parcel);
 - b) Native Hawaiian botanical garden (part of 51 acre parcel); and
 - c) Native Hawaiian landscaping and cultural demonstration/implementation nodes.
- 6) Shall include, but may not be limited to, the development of cultural/agricultural education center and other appropriate and necessary cultural and agriculturally related infrastructure.

3. Ho‘oulu ‘Āina

Agricultural Growth: 320 acres. This land use category is intended to draw from the traditional and contemporary Native Hawaiian philosophies, values, guiding principles, practices, and symbiotic relationship that are engrained in the agrarian aspects of the Native Hawaiian culture. The intent and purpose of this land use category is to:

1. Serve as an additional ancillary protective zone;
2. Enable agriculture that is culturally sensitive considering its proximity to the Kūkaniloko Birthing Stones and aligned with the OHA’s overall conceptual direction;
3. Provide a mechanism for culturally relevant and appropriate economic, social, and cultural returns/uses (Note: Revenue generated from agricultural leasing is intended to be reinvested into the project to fund its further development, maintenance, and management); and
4. Serve as a bridge between the project and the greater agricultural movement that is currently being developed and implemented in the Wahiawa area.

These lands should exhibit exemplary native Hawaiian relationships with ‘āina and serve as a model of what medium/large scale Hawaiian farming is. The vegetation and crops grown on these lands are envisioned to provide both traditional and contemporary food, medicine, and utilitarian crops that improve the health and livelihood of the current and future generations of our OHA beneficiaries and communities. In addition, the uses of these lands should take the lead in soil rehabilitation and incorporate reforestation and agroforestry throughout, especially along the vehicular circulation routes, windbreaks, and within any other location that provides a sensible opportunity.

a. Access:

The primary intention as it relates to access is to enable agricultural leasing that is consistent with the OHA’s conceptual direction and the intents and purposes of this land use category. It is important to remember that while the property carries (state/city) agricultural zoning, it is an ancillary use to protect the sanctity and historic and cultural significance of the Kūkaniloko birthing stones and the surrounding area(s). Hence access to this area shall include, but may not be limited to:

- 1) Agricultural leasing;
- 2) Agricultural education and training (shall be enabled wherever possible); and
- 3) Should any cultural site be located within the boundaries of this land use category, the OHA may require access be granted to care for the site and enable traditional and cultural practices as needed.

b. Programmatic, Educational, and Revenue Generating Uses:

As a landholding that is intended to eventually transfer to the governing entity once it is established, one line of thought is that the agriculture that occurs on this site should be self-sufficient and, to the extent allowable, should not be limited by the lack of infrastructure it would take to perform as an independent business. This land use should not limit the OHA from participating and partnering in other agriculturally related opportunities. Rather, use of this land should be designed to add value to agriculture in general and support any related ventures in the immediate vicinity, on O‘ahu, or in the State. Thus, uses in this area shall include, but not be limited to, construction, maintenance, and management of:

- 1) Processing, storage, distribution, repair, and other facilities and infrastructure necessary for agriculture;
- 2) Tool and machinery storage and repair facilities;
- 3) Pesticide and fertilizer storage and mixing facilities;
- 4) Fuel and hazardous material storage facilities;
- 5) Green waste management facilities; and
- 6) Agricultural and Training Facilities to enable partnerships with various educational organizations, other farmers and farming businesses, and the community.

c. Ecology and Agriculture:

As previously stated, the agricultural model should align with the agrarian aspects of the Hawaiian culture. The OHA anticipates the creation of agricultural covenants and restrictions that are intended to guide the way and manner agricultural practices are conducted on the lands surrounding Kūkaniloko. Allowable agricultural practices shall include, but may not be limited to:

- 1) Creating protective agricultural covenants and restrictions;
- 2) Organic, eco-farming, sustainable green farming, incorporating permaculture practices, maintaining genetic diversity, and modern farming practices;
- 3) Pro-active soil management;
- 4) Farming the landscape and wind breaks;
- 5) Animal husbandry; and
- 6) Nursery.