

Kaka'ako Makai

Envisioning a Kīpuka Where People Live, Work and Play

After acquiring Kaka'ako Makai in 2012, OHA reached out to Native Hawaiians across the pae 'āina via a series of "visioning" meetings to discuss ideas for development on these lands.

The mana'o shared by the community at these meetings was foundational to the development of OHA's vision for Kaka'ako Makai. OHA envisions developing these lands in a way that balances commerce and culture, to ensure that the land will not only generate revenues for the betterment of Native Hawaiians, but that it also creates a Hawaiian "sense of place."



Create a kīpuka, a cultural oasis, where Hawaiian national identity can flourish and be celebrated; a gathering place for Native Hawaiians and the local community, and a distinctly Hawaiian place where Indigenous leaders from around the world can be welcomed.

The lands now considered to be Kaka'ako were formerly known as Kukulūe'o in the east and Ka'ōkaukukui in the west. The inland area was known as Kewalo. The coastal lands of Kaka'ako were part of a large complex of fishponds, reefs and extremely productive fishing grounds that once ran along the south shore of O'ahu from 'Ewa to Maunaloa. The rich fisheries drew lawai'a (fishermen) while ali'i and kahuna maintained residences there. Kaka'ako was a place of significance and part of a network of important wahi pana in the Honolulu area.

These lands can again become a source of abundance and pride for our lāhui; a place that embodies a Hawaiian national identity while defining and maintaining a Hawaiian sense of place. Kaka'ako Makai can become a uniquely Hawaiian space in an urban setting; a place where people from around the world can gather and exchange ideas; a place where physical structures harmonize with the environment, connecting to the cultural and spiritual aspects of nohona Hawai'i, reflecting both our storied past and our promising future.

Support the development of a cultural marketplace that invests in intellectual capital, seeking possibilities of exploration and innovation in education, health and political leadership.

The concept of hālau ola, a center of life and healing, speaks to the possibility of these lands being strategically developed and utilized to provide direct benefit to the physical, mental, emotional, and spiritual wellbeing of Native Hawaiians.

Cultural uses, activities and programming that will draw Kānaka Maoli and local people to Kaka'ako Makai will be encouraged; and the stories, characters and elements of the area will be incorporated into the planning and design of the development. Businesses that focus on the social and economic wellbeing of Native Hawaiians; or those that promote sustainability, food security, alternative energy, and ocean research will be welcomed and encouraged.

Create a cohesive and multi-functional planned community that embraces a transformative ideal of live, work and play.

From the mid-19th century to the mid-20th century, the lands of Kaka'ako supported generations of working middle class communities comprised of diverse ethnic groups, each with a rich heritage of their own; a place where people lived, worked and played. After several decades languishing as a forgotten place of warehouses and light industrial activities, today Kaka'ako has re-emerged as a vibrant urban community full of life; a place where people once again gather for recreation, relaxation and reflection; a place people can again call home.

OHA envisions pono and balanced multi-use developments; a residential and working community that complements existing and planned development mauka. Cohesiveness and synergy will balance development on all OHA parcels featuring architecture that identifies Kaka'ako Makai as a Hawaiian place, while using green, environmentally friendly and sustainable technology, and enhancing outdoor spaces by landscaping with Native Hawaiian plants. Woven together, these elements will establish Kaka'ako Makai as a modern Hawaiian landmark in Honolulu's urban core.

OHA Moves Forward With Kaka'ako Makai

By Sterling Wong, OHA Chief Advocate

Master planning for the lands at Kaka'ako Makai is a key organizational priority for the Office of Hawaiian Affairs

- A DIAMOND IN THE ROUGH -

Urban Honolulu is undergoing an exciting renaissance. The rows of industrial warehouses and parking lots that long checkered Kaka'ako are giving way to trendy eateries and shops. Young families who were able to become first-time homeowners because of area's new residential towers are bringing fresh energy to a once dormant neighborhood.

In many ways, Kaka'ako Makai serves as the gateway to this new-look Honolulu. And Native Hawaiians hold the key to unlocking its potential.

The Office of Hawaiian Affairs (OHA) owns 30 acres in Kaka'ako Makai, including all the waterfront parcels that are allowed to be developed. The lands sit on a former landfill and currently feature empty lots and rundown industrial structures – vestiges of yesteryear's Kaka'ako.

“A well-planned Kaka'ako Makai can serve to help stimulate Hawai'i's economy; provide job opportunities for Hawaiians and non-Hawaiians; and contribute to the revitalization of Honolulu's urban core.”

- CHAIR CARMEN "HULU" LINDSEY

With new leadership in place, OHA is recommitting its efforts to turn these parcels into the grand entrance that Honolulu's revival deserves, while at the same time generating revenues sufficient to better address the needs of Native Hawaiians.

“A well-planned Kaka'ako Makai can serve to help stimulate Hawai'i's economy; provide job opportunities for Hawaiians and non-Hawaiians; and contribute to the revitalization of Honolulu's urban core,” explained Carmen “Hulu” Lindsey, who was voted chair of the OHA Board of Trustees in December.

“Development of our lands here will create a

vibrant sense of place featuring entertainment, restaurants, and retail spaces for the public including locals and tourists alike. Enhancing surfing and ocean access, parking, and providing amenities to stakeholders, are solutions to garnering community support and forming effective partnerships,” she said.

One of the major challenges to developing OHA's lands is the 2006 law prohibiting housing in Kaka'ako Makai.

“The ability to build housing will provide Native Hawaiians the freedom to develop this potential jewel right in the heart of Honolulu into something we can all be proud of, while at the same time creating financial self-sufficiency to generate revenue to lift up our people struggling in this economic crisis,” said Lindsey.

- LANDS WITH A PURPOSE -

OHA acquired its ten Kaka'ako Makai parcels in a 2012 landmark settlement that represented the end of one of the longest running disputes related to the State of Hawai'i's use of the Native Hawaiian people's ancestral lands.

The vast majority of our ancestral lands controlled by the state were placed in the Public Land Trust at statehood. A condition of Hawai'i joining the union required that some portion of the Public Land Trust would be used to bene-

fit Native Hawaiians. For decades, the actual amount owed to Native Hawaiians stemming from this legal obligation was heavily disputed. Although the 2012 settlement addressed the issue of Public Land Trust revenues owed to OHA from 1980-2012, the matter going forward remains unresolved.

After years of battles at the Legislature and in the courts, OHA and then-Gov. Linda Lingle struck an agreement in 2008 to resolve the past due revenues from the Public Land Trust owed to Native Hawaiians since 1978. They agreed that the debt was valued at \$200 million and would be paid through the transfer of state lands to OHA. The proposed agreement, however, provided short-lived hope for a resolution to the issue. For four straight years, lawmakers refused to approve the proposed settlement. With no other recourse, OHA unsuccessfully sued the Legislature to compel it to act.

In 2012, then-Gov. Neil Abercrombie reached another agreement with OHA to resolve the debt. The proposal was to transfer 10 parcels in Kaka'ako Makai, valued at \$200 million, to OHA.

Some legislators believed that Native Hawaiians deserved more and proposed amendments to the settlement to lift the existing residential

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Some of OHA's most picturesque commercial properties line the Kewalo Basin waterfront. - Photo: Jhewel-Georlyn Felipe

OHA MOVES FORWARD

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prohibition on some of the Kaka'ako Makai lots.

But with lawmakers in disagreement over the amendments, OHA agreed to move the settlement forward with the residential prohibition on the parcels. OHA leadership said they would accept the lands, then conduct planning, and return in the future to have further discussions with the Legislature about the residential issue.

To fully appreciate the enormity of what happened in 2012, understanding the entire history of the Public Land Trust issue is key. For decades, every victory OHA achieved was accompanied by countless defeats and by 2012 the losses were egregious. There was no "better deal" at the time – or in the foreseeable future. Given the political landscape, OHA's leadership determined that it was best to take the offered parcels to help address the immediate needs of our people.

OHA's leadership proceeded to conduct their due diligence, including initiating master planning and consulting with land use experts, to determine what types of land use would work best for the organization – and community – in the long term.

After completing initial planning and analysis, OHA returned to the Legislature in 2014 to lift residential zoning prohibitions on several of its Kaka'ako Makai parcels. After this effort proved unsuccessful, OHA turned its attention to planning for a development without housing.

OHA CEO Dr. Sylvia Hussey said that what makes Kaka'ako Makai so special is what these lands represent. "These lands tell the story of Honolulu," she said. "They retrace the mistakes we as a society made as natural resource stewards in filling a pristine reef and fishery with landfill. They remind us of the displacement years ago of the area's community of the less fortunate. And today, they represent the resiliency of our people and how we can continue to fight for justice for the historical wrongs committed against us while at the same time exercising our self-determination by managing our lands to benefit our people."

Hussey said that the lands at Kaka'ako Makai currently generate roughly \$4.5 million in gross income and \$3.2 million in net income. Twenty percent of gross profits go directly to fund OHA's grants programs that support the needs of Native Hawaiians in areas such as education, housing, health and economic stability. Fifty

percent of net profits help to mālama OHA's legacy lands, such as the 511 acres of agricultural lands surrounding the Kūkaniloko birthing stones in Wahiawā, and Wao Kele o Puna on Hawai'i Island, one of the last lowland rainforests in Hawai'i.

- MAKING A FRESH START -

Last year, OHA began to revisit its previous planning efforts for Kaka'ako Makai.

With new board and administrative leadership in place, and a drastically changing and challenging economic environment, OHA has vowed to make development of Kaka'ako Makai a top priority.

OHA's vision for the area includes three major themes: create a kīpuka, a cultural oasis,

“Prohibiting Natives from building housing on their ancestral lands is an affront to the very principle of Indigenous self-determination.”

- FORMER GOV. JOHN WAIHE'E III

where Hawaiian identity can flourish and be celebrated; create a bold and iconic development that will support a cultural marketplace that invests in intellectual capital and innovation in education, health and political leadership; and create a cohesive and multi-functional planned community that embraces a transformative ideal of live, work, and play.

"We have a vision to tell our story by weaving 'ōiwi into our theme designs, development and activities," said OHA Land Assets Director Kalani Fronda. "And by pursuing collaborations with seasoned developers, we will be able to create various streams of revenue sources."

In January 2021, OHA trustees established a Commercial Properties Permitted Interaction Group to move forward with development planning on Kaka'ako Makai. The special subcommittee, chaired by Lindsey and project managed by Hussey, will examine policies and development strategies related to commercial land on O'ahu.

Creation of the Permitted Interaction Group allows members to work more independently than a full board, and more time to devote to moving targeted projects forward. Trustees Lei Ahu Isa, John Waihee IV and Kalei Akaka are

also group members.

Ultimately, OHA's goal is to steward its Kaka'ako Makai lands in a culturally responsible way that also creates the greatest value for our beneficiaries. OHA continues to explore all options and land use scenarios to maximize revenues on these lands. But the agency's planning efforts to date have determined that the residential prohibition on these lands prevents the agency from generating revenues consistent with a \$200 million investment.

Therefore, OHA is again seeking legislation that would allow residential development on select parcels to allow the generation of revenues commensurate to the value of a \$200 million investment. SB1334 would lift the residential prohibition on lots A, E, I, G/F and L, and provide for a 400-foot height limit - up from the current 200-foot limit - for lots E and I.

"This bill is about what is fair for Hawaiians," said Hussey. "It's about ensuring that Native Hawaiians have the same opportunity to develop our lands as our mauka neighbors are allowed on their lands."

Former Gov. John Waihee III testified that by providing OHA greater freedom to decide how to manage their own lands to meet the needs of their people, the bill furthers the idea of Indigenous self-determination first envisioned when OHA was created four decades ago. "Prohibiting Natives from building housing on their ancestral lands is an affront to the very principle of Indigenous self-determination," he wrote.

Regardless of whether the Legislature grants Native Hawaiians the same ability to build residential housing on OHA lands as landowners across Ala Moana Boulevard enjoy, OHA is moving forward with development of these prime lands. OHA's intention is to submit a master plan to the Hawai'i Community Development Authority reflecting a best case scenario as approved by its Board of Trustees.

Lindsey said that the opportunity to develop the lands at Kaka'ako Makai is an opportunity that cannot be delayed any further.

"Our goal is to make near and long-term progress," Lindsey emphasized. "We will make progress on parcels that are ready for immediate movement while we look to overcome challenges with other parcels. We are not going to let the challenges that slowed our progress in the past stop us from moving forward. We want to develop a project that represents our culture, makes our people proud, and serves as a welcoming gateway for a revitalized urban Honolulu." ■



A - 1011 Ala Moana Blvd. and Kewalo Basin

B - 123 Ahihi St. and 113 Ahihi St.

C - 59 Ahihi St.

D - 45 Ahihi St. and 53 Ahihi St.

E - 919 Ala Moana Blvd. (AAFES)



F - 160 Ahihi St.

G - 160 Koula St.

I - Corner of Ala Moana Blvd. and Forrest Ave.

K - 40 Ahihi St (Point Panic)

L - End of Keawe St.



MUZ

Mixed Use

Parcels:
A, E, F/G, I, L

WC

Waterfront Commercial parcels

Parcels:
B, C, D, K

Kaka'ako Makai Revenues

20% gross
to OHA Grants to benefit
Native Hawaiians
(FY21 \$883,804)

50% of net
to mālama Legacy Lands
(FY21 \$1.5 million)

50% of net
for Kaka'ako Makai operations
(FY21 \$1.5 million)

OHA's Vision



OHA is pursuing Residential Uses
utilizing existing MUZ (Mixed Use) parcels

Parcels:
E, F/G, I, L

OHA will not seek Residential Uses
on WC (Waterfront Commercial) parcels

Parcels:
A, B, C, D, K

Kaka'ako Makai

LANDOWNERS



City & County of Honolulu

OHA
Office of Hawaiian Affairs

KS
Kamehameha Schools

HCDA
Hawai'i Community Development Authority

 PUBLIC OCEAN ACCESS STAIRWAY

MYTHBUSTERS

OHA & Kaka'ako Makai

Is OHA an experienced land manager?

OHA first acquired land in 1988 when Puhua Heiau in Maunaloa was deeded to OHA. Since then, OHA acquired and currently manages thousands of acres of legacy lands to protect our natural and cultural resources. These properties include Waimea Valley on O'ahu, Wao Kele o Puna on Hawai'i Island, and Palaea Cultural Preserve on Maui. OHA has a decades-long track record of effective and responsible land management.

What has OHA done with Kaka'ako Makai since they acquired it in 2012?

OHA completed policy development and initial planning for the area, including a major conceptual master planning effort that included statewide input gathering from the community. Land use restrictions and long-term leases for some parcels that OHA "inherited" when the land was conveyed from the state have slowed progress in Kaka'ako Makai. Despite these challenges, the land currently generates about \$4.5 million annually, a portion of which funds grants to the Native Hawaiian community.

Should OHA have accepted the Kaka'ako Makai settlement without residential zoning?

After decades of fighting at the Legislature and in court to compel the state to pay its debt to Native Hawaiians, OHA believed that the 2012 settlement was the best deal it could get at the time – and into the foreseeable future. In 2012, after rejecting proposed settlements for four consecutive years, legislators were at odds about whether OHA should be allowed to build housing on the lands proposed for transfer to the agency. OHA decided that accepting the lands with the existing residential prohibition and committing to return to the Capitol for further discussions after conducting our due diligence and planning, was the best option for our beneficiaries. These lands are clearly valuable, and despite being underutilized, they still generate revenue that helps to fund community grants.

If OHA gets involved in residential development won't it result in public land sales?

OHA's Kaka'ako Makai lands are not "public lands." Once the state conveyed these Kaka'ako Makai lands to OHA, these lands became Native Hawaiian trust lands. In the spirit of Indigenous self-determination, Native Hawaiians deserve the right to determine the use of their own lands and OHA is seeking to acquire that right for Kaka'ako Makai. OHA's immediate goal is to obtain the ability to choose between all available options for its land. If successful, OHA will perform a thorough analysis, carefully weigh all options, and determine a development scenario that honors our culture and creates the greatest value for our beneficiaries.

Residential Development in Kaka'ako Makai

Won't residential towers at Kaka'ako Makai take away needed green space?

OHA's land at Kaka'ako Makai is on either side of the Kaka'ako Waterfront and Gateway parks. Both parks are city properties that will not be touched by OHA's planned development. In fact, OHA hopes that its development will complement these public green spaces by incorporating verdant landscaping using Native Hawaiian plants in the outdoor spaces of its building projects, regardless of use.

Won't building residential towers on OHA's lands degrade the shoreline?

OHA's 30 acres at Kaka'ako Makai sit on a peninsula made entirely of man-made landfill. Regardless of what type of development OHA pursues, there will be no further degradation to the shoreline than what was suffered when the reef was filled in almost 70 years ago. In addition, ocean access on the makai shoreline nearest OHA's parcels are not under OHA control. And access to the ocean on the harbor side of OHA's parcels are subject to harbor rules. Regardless of whether OHA builds commercial or residential buildings, the environmental impact to the shoreline area will be negligible.

In light of climate change and rising sea levels, isn't residential development at Kaka'ako Makai a questionable investment?

While our properties are near the ocean, they also sit at higher elevation than the cross streets and main streets that lay mauka of the peninsula. As a result, climate change and sea level rise are predicted to affect our Kaka'ako Makai parcels in ways similar to areas of Honolulu located much further inland.

A 2012 study found that the potential sea level rise (four feet) expected near the end of the century, or early next century, will cause drainage problems due to rainfall, groundwater rising, and ocean water flooding. The areas up mauka near the Neil Blaisdell Center will be impacted as much as our parcels, according to the study. Further modeling shows the McCully area, despite being far away from the ocean, being impacted similarly. OHA's development plans will incorporate recommendations from studies like these to address predicted drainage issues.

Won't residential towers at Kaka'ako Makai alter the cityscape and block ocean views?

Kaka'ako has been evolving for decades from a light industrial area to a residential walking community. Yes, development of residential towers at Kaka'ako Makai will bring additional changes to the the Kaka'ako community, but no more so than any other recent development in the area. The vision of Kaka'ako has not yet been achieved, and Native Hawaiians should have the same opportunity to participate in the revitalization of Honolulu's urban core with a mixed-use project that can complement existing mixed-use development mauka of Ala Moana Boulevard, while adding a distinct Hawaiian cultural presence and identity.

Fishponds, Factories and Families

200 Years of Change in Kaka'ako

By Puanani Fernandez-Akamine



A view of Punchbowl Crater from the Kaka'ako/Kewalo area in 1885. The area was renowned for its wetlands and fishponds. - Photos: Bishop Museum

Change came to all of Hawai'i after the "discovery" of our islands by British explorers, but few places in our pae 'āina were as quickly or as profoundly affected as Kaka'ako.

Kaka'ako is not the area's original name; place names often change with the passing of time.

The area we now call Kaka'ako, located on the south shore of O'ahu between downtown Honolulu and Waikīkī, is actually part of two 'ili (smaller land divisions within an ahupua'a): Ka'ākaukukui to the west and Kukulua'e to the east. And the area just ma uka was known as Kewalo. It was part of a network of important wahi pana and a place of significance in Hawaiian society where ali'i and kahuna alike maintained residences.

The inland coastal areas of Kaka'ako and Kewalo were wetlands, distinctive for their brackish marshes, fresh water springs and salt ponds. Kalo and 'uala were abundant in the fertile mauka lands.

But the area was most famous for its rich fisheries. It was part of a large system of fishponds, reefs and productive fishing grounds

that extended along O'ahu's south shore from 'Ewa to Maunaloa. Activities along the coastal waters and reefs included fishpond farming, pa'akai (salt) harvesting, limu gathering and all types of fishing, from nearshore to deep sea.

To this day, Kewalo is known for fishing.

Salt-making and subsistence fishing activities continued in Kaka'ako during the early and mid-19th century much as they did in the previous century. But the harbor at Honolulu drew whaling and merchant ships, and, along with new ideas, they brought new diseases which devastated Kānaka Maoli. Kaka'ako played an important role in that grim history.

In February 1853, smallpox arrived in Hawai'i aboard the Charles Mallory, an American merchant ship sailing out of San Francisco. As the disease ravaged the population, a smallpox quarantine camp and hospital were set up in Kaka'ako. By the time the epidemic abated in January 1854, more than 5,700 people, most of them Native Hawaiians, had perished. Because there were so many deaths, many of the victims were buried at Kaka'ako in shallow graves.

Kaka'ako continued to be used to quarantine individuals with deadly diseases. In 1881, a hospital and receiving station for Hanson's

Disease (leprosy) patients was built there and in 1899, when bubonic plague swept through Chinatown, infected patients were moved to a quarantine camp at Kaka'ako.

By the end of the 19th century, increasing urbanization in Honolulu began changing the appearance of Kaka'ako.

A landscape dominated for centuries by fishponds and wetlands was irrevocably transformed. It began with the dredging and deepening of Honolulu Harbor in the 1840s. This type of activity continued well into the 20th century. Extensive dredging and infilling of reefs, fishponds and wetlands extended the Kaka'ako shoreline, enabling the construction of commercial businesses and forever altering the geography and ecology of the region.

In the decades that followed, Kaka'ako was the site of a massive garbage dump, two incinerators (one built in 1905 and the second in 1930) and a sewage pumping station. Modern Kaka'ako Makai sits on land that was formed by infilling the pristine reef with dredged material, debris, trash and incinerator ash.

As the wetlands disappeared and the fishponds were filled, the area became a prime location for large-scale industrial uses such as the Honolulu Iron Works, lumber yards, a tuna cannery and a flour mill.

And as Honolulu became larger, busier and more prosperous, people flocked to the urban center from rural areas looking for opportunity, many of them ending up in Kaka'ako. By the turn of the century, the periphery of Kaka'ako became known for its poverty as shantytowns of mostly Native Hawaiians were established at "Blue Pond" and "Squattersville."

In the 1920s, the Territorial Government razed the settlements at Blue Pond and Squattersville, forcing more than 700 impoverished Native Hawaiians to move.

A multi-ethnic working class community that included Hawaiians, Japanese, Chinese, Portugese and Filipinos – described by some as an "urban plantation village" – was also established at Kaka'ako during the latter part of the 19th century.

For decades this community thrived, and the people who grew up there have fond memories

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FISHPONDS, FACTORIES AND FAMILIES

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of a tight-knit community bound not by culture, but by shared experiences. By the mid-20th century Kaka'ako had a population of about 5,000 and boasted three movie theatres, six schools, churches, poi factories, sake breweries, rice mills, laundries, bakeries, groceries, and all sorts of stores.

In the 1950s, rezoning of the neighborhood displaced most of the community and by the 1960s few remained. Warehouses and factories, quonset huts and auto repair shops replaced homes, transitioning Kaka'ako to a dedicated industrial area.

Things began to shift again in the 1970s. The landmark Honolulu Iron Works shut down after more than 120 years, and planners recommended transforming Kaka'ako from an industrial center to an area of "mixed use" to include residential buildings, restaurants and shops. By the end of the decade, some 2,000 people, mostly renters, were living in Kaka'ako.

Today, Kaka'ako is being revitalized and developed into a trendy, mixed-use urban community. The Howard Hughes Corporation is the largest developer in Kaka'ako. Their planned development, Ward Village, will include 4,000



A close-knit working-class community flourished in Kaka'ako for decades until rezoning of the area in the 1950s forced families out. Pictured here are homes on Ahui Street in 1945.

high-rise luxury residences and more than a million square feet of retail and commercial space on 60 acres of land.

Another key developer in Kaka'ako is Kamehameha Schools. They are developing 29 acres there that will include commercial space and high-rise market-price residences. However, Kamehameha's plans also include affordable and workforce housing on two of its nine parcels.

In 2012, OHA was conveyed 30 acres at Kaka'ako Makai as a settlement for money owed to OHA by the state for Public Land Trust

(ceded land) revenues. Kaka'ako Makai is also the location of the Gateway and Waterfront Parks, the John A. Burns School of Medicine, the Children's Discovery Center and the 53 By The Sea restaurant.

As OHA plans for the mixed-use development of its lands at Kaka'ako Makai, leadership is committed to the importance of balancing economic prudence with the cultural, social and spiritual values of our kūpuna in order to preserve the connection between our past, our present and our future. ■



By the end of the 19th century, Kaka'ako had become known for poverty, and at there were at least two communities of squatters, mostly Native Hawaiians, living on the fringes of the area. Pictured here is a squatter's shack in Kewalo circa 1895-1898. The government razed the encampments in the 1920s displacing more than 700 people.



A traditional activity in the Kaka'ako area was salt production. Salt was extremely valuable, not just as a seasoning, but as a preservative. This photo of salt ponds in Kaka'ako was taken around 1890.



L-R: Fishermen repair nets at Kewalo Basin in 1940. | The landscape of Kaka'ako was forever changed as a result of dredging activities and infilling of wetlands, fishponds and reefs to create "usable" land. This is a photo of dredging at Kewalo Basin in 1913. | For decades coastal land in Kaka'ako was used as an enormous garbage dump. The first incinerator was built at Kaka'ako in 1905. The second incinerator, pictured here, was built in 1930.

Kaka'ako Makai: A Chronology of Quick Facts

1978

- In 1978, the people of Hawai'i voted to create the Office of Hawaiian Affairs. Hawai'i's constitution established OHA's right to a portion of the Public Land Trust (ceded lands), however, many issues relating to the fair allocation of Public Land Trust revenues remain unresolved.
- OHA is the constitutionally established body responsible for protecting and promoting the rights of Native Hawaiians with a focus on improving the conditions of Native Hawaiians by providing resources and advocating for Native Hawaiians on a range of issues.

2012

- In 2012, OHA and the state agreed to settle the state's 32-year past-due Public Land Trust revenue debt by conveying 30 acres of land in Kaka'ako Makai to OHA. The state's appraiser valued the land at approximately \$198 million, assuming a 400 foot height limit for Parcels E and I, which is double the current building height limit of 200 feet.

- During the 2012 Legislative Session, several legislators pushed for OHA's past due public land trust settlement bill to include the ability to develop residential housing at Kaka'ako Makai.

- On Feb. 8, 2012, then OHA Chair Colette Machado sent a letter to Sen. Brickwood Galuteria stating that while OHA preferred "a cash settlement," the settlement bill provided OHA with "an opportunity to obtain land assets that can provide a revenue stream that will increase OHA's capacity to deliver programs and services to our beneficiaries."

- Legislators friendly to OHA wanted to push for amendments to the settlement bill that would allow for residential development on some of the parcels. However, they did not have widespread support. Given the political landscape at the time, and the fact that no other settlement offers were on the table, OHA opted to accept the deal despite the existing limitations on development. This decision ensured OHA's acquisition of 30 acres of prime real estate and allowed time to initiate master planning and consult with land use experts to determine what types of development would work best for OHA - with a long-term objective of returning to the legislature the following year to request specific land use rights for those properties.

- Ultimately, the settlement bill was enacted unamended, resulting in OHA's acquisition of 30 acres of land in Kaka'ako Makai.

2013

- In November 2013, OHA's planning consultants developed a "Draft Framework Plan" for OHA's Kaka'ako Makai lands that explored numerous development scenarios.

- The Draft Framework Plan report noted that under the existing legislated use of the property, the value of the land was \$91 million, not the nearly \$200 million the state's appraisers had estimated.

- The Draft Framework Plan report recommended that as OHA begins master planning for its Kaka'ako lands, it should also seek proper legislated use to include housing.

- OHA's Board of Trustees adopted the Kaka'ako Makai Policy to ensure that cultural and stewardship values drive design and use decisions, balancing pono and commerce and prioritizing the creation of a Hawaiian sense of place.

2014

- During the 2014 Legislative Session, OHA pursued legislation to lift the residential prohibition on certain Kaka'ako Makai lands to continue discussions that began in 2012. The effort was unsuccessful.

2015

- In 2015, OHA conducted statewide meetings to engage the community and inform the Conceptual Master Planning process.

2016

- In 2016, OHA conducted statewide meetings to share its Conceptual Master Plan with the community. At the time, OHA indicated it would move forward with planning based on what current law allows to expedite progress while continuing to look for opportunities to reopen the permissible uses discussion.

2020

- With new board and administrative leadership, and a drastically changing and challenging economic environment, OHA is taking a fresh look at its previous plans for Kaka'ako Makai.

- The ability to develop residential buildings at Kaka'ako Makai would provide critical revenue and housing opportunities for the Native Hawaiian community. A well-planned Kaka'ako Makai can help stimulate the economy and contribute to the revitalization of Honolulu's urban core.

2021

- During the 2021 Legislative Session, OHA seeks to re-open discussions with lawmakers about how we can further the state's commitment to address historical and continuing injustices against the Native Hawaiian people.

- SB1334 will provide OHA the freedom to develop Honolulu's core into something Hawai'i can be proud of while, at the same time, promoting Hawaiian financial self-sufficiency by generating revenues to lift Kānaka Maoli out of enduring economic hardship.