

**PROJECT LOCATION:**

Ha'ikū, He'eia,  
Ko'olaupoko,  
O'ahu, Hawai'i

**TAX MAP KEY (TMK):**

(1) 4-6-015:011

**LAND AREA:** 224.26 acres

**STATE LAND USE DISTRICT:**

Conservation District,  
Protective Subzone

**CITY AND COUNTY  
OF HONOLULU:**

Zoning (Land Use Ordinance)  
P-1 Preservation



## Background

The City and County of Honolulu Board of Water Supply has prepared a Draft Environmental Impact Statement (DEIS) to evaluate options that would provide a long-term solution for Ha'ikū Stairs and the associated land parcel, TMK: 4-6-15:11. The DEIS was prepared in accordance with the requirements of the State of Hawai'i's EIS law (Hawai'i Revised Statutes, Chapter 343), and EIS rules (Hawai'i Administrative Rules, Chapter 11-200). This Factsheet identifies the key findings and the DEIS process.

The majority of the Ha'ikū Stairs resides on land owned by BWS but the parcel is landlocked with NO LEGAL ACCESS and therefore closed to public access. Despite being closed since 1991, hikers continue to trespass to access the Ko'olau ridgeline for the panoramic vistas of Kāne'ohe bay, but also creating disruption in the adjacent community, landowner liability and costs to water rate payers of \$250,000 annually for security guards and special duty police officers to enforce trespassing.

## DEIS Objective

The EIS is a disclosure document, NOT a decision document. BWS decided to prepare the EIS to systematically identify and evaluate the numerous complex issues surrounding Ha'ikū Stairs so that landowners, agencies and elected officials can make informed decisions on a long-term solution. BWS' objective is to eliminate its liability as continued management and operation of Ha'ikū Stairs is not consistent with its mission to provide safe, dependable, and affordable water. Eliminating BWS liability can be accomplished in two ways: 1) removing Ha'ikū Stairs, or 2) conveying the Ha'ikū Stairs parcel to a public or private entity responsible for managing public access to the stairs. The parcel has NO water source development potential.

It is important to BWS that the EIS provides comprehensive and balanced consideration of all options and perspectives and the stakeholder outreach process be as open and transparent as possible. The depth and breadth of the EIS evaluation and support studies is significant.

The project objectives are to: 1. Eliminate Board of Water Supply Liability Risk; 2. Support Board of Water Supply Core Mission; 3. Improve Public Safety; 4. Reduce Neighborhood Disturbance; 5. Mitigate Impacts to Natural Resources; 6. Promote Public Recreation; 7. Provide Long-Term Economic Benefit; and 8. Provide Cultural and/or Environmental Education Opportunity.

## EIS Process

The DEIS was published in the State OEQC Bulletin on June 23, 2019. The 45 day public comment period ends August 7, 2019. Reviewers are encouraged to comment on both the proposed action and the conveyance alternative. Electronic comments can be submitted at:

**<https://hbws.me/haiku>**

Upon filing the Final EIS and the requisite 60 day challenge period, the BWS Board will hold a public meeting possibly in early 2020, on the long-term solution for Ha'ikū Stairs based on the findings and public input on the EIS.



Photo: G70

For more information, please see the official BWS Ha'ikū Stairs website at:  
**<https://hbws.me/haiku>**



If you have questions, please contact  
Contact: Jeff Overton, Principal

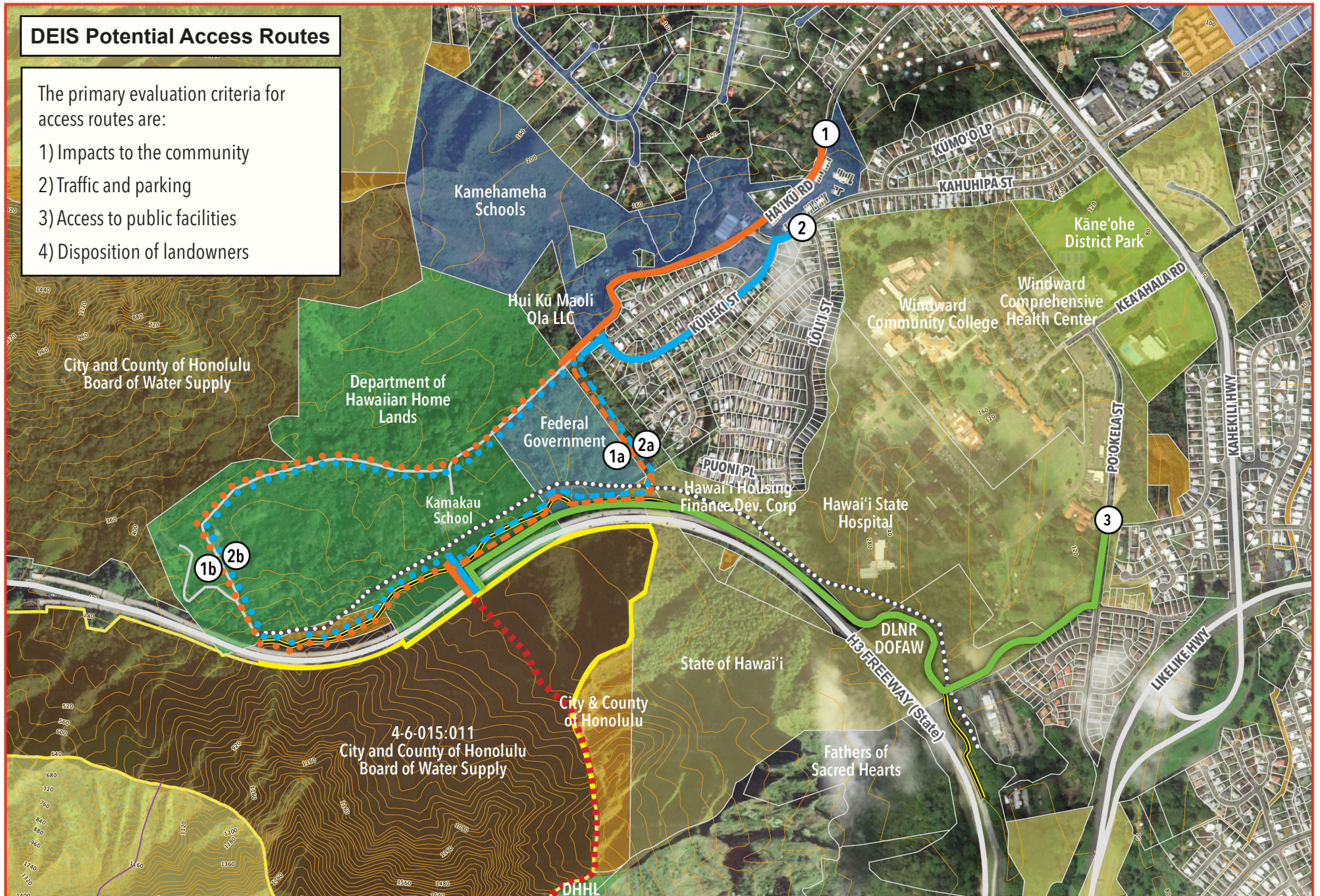
Phone: 523-5866  
E-mail: [haikustairs@g70.design](mailto:haikustairs@g70.design)



## DEIS Potential Access Routes

The primary evaluation criteria for access routes are:

- 1) Impacts to the community
- 2) Traffic and parking
- 3) Access to public facilities
- 4) Disposition of landowners

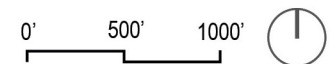


### LEGEND

	Project TMK		County Park		C&C of Honolulu		Approx. Route of Stairs
	TMK Parcels		State of Hawai'i		C&C of Honolulu BWS		Fence
	Federal Govt.		State - DHHL		Kamehameha Schools		H-3 Service Road

### ACCESS OPTIONS

- ① Ha'ikū Road
- ② Kūneki Street
- ③ Po'okela Street





## DEIS Contents

The Draft EIS, Volume I, assesses the REMOVAL of Ha'ikū Stairs as the PROPOSED ACTION, and a RANGE OF ALTERNATIVES that includes: no-action; partial removal of the stair modules from H-3 to the 1st platform; and CONVEYANCE OF THE LAND and Ha'ikū Stairs to a public or private entity responsible FOR MANAGED PUBLIC ACCESS. The conveyance alternative discusses essential components of a managed access plan, evaluates several access routes through logical evaluation criteria and ranking, and provides conceptual planning for the preferred access route to mitigate a range of impacts.

## DEIS Technical Studies and Appendices

The DEIS Volume II provides technical studies prepared for the proposed project and other supporting documentation, as follows:

- **Structural Engineering Analysis** provided a rigorous evaluation of the structural condition of Ha'ikū Stairs, along with cost estimates for removal and rehabilitation. (See COST below.)
- **Archaeological Reconnaissance Survey** determined Ha'ikū Stairs was historic and would be significantly impacted. No archaeological or historic sites were identified along the Po'okela Street access route.
- **Cultural Impact Assessment** provided overview of traditional land uses, ethnographic research, and community consultations.
- **Historic Architecture Report** assessed the historic and architectural significance of Ha'ikū Stairs, concluded that Ha'ikū Stairs is a significant historic property and outlined potential mitigation measures for both removal and public access scenarios. The State Historic Preservation Division in their letter of March 14, 2019 regarding HRS 6E-8 review concurred with the report that Ha'ikū Stairs is a significant historic property. They also concurred with the mitigative conditions upon which the stairs could be removed or preserved under managed public access.



**Historic Architecture**

- **Flora and Fauna Study** documented potentially two endangered species on the Moanlua Saddle Stairs, and identified appropriate mitigation for avoidance.
- **Economic and Fiscal Impacts** evaluated costs and revenue benefits of the proposed action and alternatives, concluding the Conveyance Alternative would provide the most financial benefits to the City and State.
- **Noise Study** modeled construction noise and no significant community impacts are anticipated.
- **Kāne'ohe Neighborhood Board Ha'ikū Stairs Resolution** June 15, 2017 demonstrated support of managed access to Ha'ikū Stairs.
- **Ha'ikū Stairs Working Group Final Report** (October 2014) evaluated and ranked potential access routes.
- **House Concurrent Resolution 199 & Senate Concurrent Resolution 213** issued resolutions asking the affected State agencies to consider conditions precedent to access easement approvals to the Ha'ikū Stairs parcel.

## Cost

Removal of Ha'ikū Stairs was estimated to be \$990,000 and rehabilitation of Ha'ikū Stairs \$840,000 (to be paid by vendor over time, as needed). Cost of access route improvements are estimated to be \$800,000.

## City Acquisition

The City administration has expressed an interest in the Conveyance Alternative and a desire to acquire the Ha'ikū Stairs parcel via transfer from BWS, subject to City Council acceptance of land transfer, pursue required permits and easements, and engage a vendor to provide managed public access to Ha'ikū Stairs.



**Structural Damage**



**Introduced Citrus Trees**



## Highest Ranked Access Route: Po'okela Street

The most important evaluation criteria for legal access routes are: 1) Impacts to the community 2) Traffic and parking, 3) Access to public facilities, and 4) Disposition of landowners. Based on the evaluation and ranking, the Po'okela Street-Anchor Church access ranked highest, with the understanding that all access routes through the community have impacts.

- The access route including the Anchor Church driveway is entirely on State land and access easements are possible with conditions.
- Po'okela Street from Keaahala Road to the Anchor Church driveway is wide enough, 50', to allow street parking on both sides while allowing two-way unimpeded traffic.
- The Kāne'ohe District Park area along Kea'ahala Road is the community civic center for Kāne'ohe, and as such there are ample roadway widths, traffic signals and crosswalks, available street parking, access to bus lines, and public restrooms.
- The Po'okela Street access route passes the least amount of homes, 8, compared with 16 on Ha'ikū Road and 49 along Kūneki Street. In addition, there would be at least a 22-foot screened buffer between the Castle Hills residential property lines and the proposed hiking trail along the Anchor Church driveway.
- Proposed fencing separating the walking trail and the Anchor Church driveway would provide visual screening privacy for adjacent residences. Screening trees would diffuse inadvertent noise and visual impacts between the driveway and the residences, including softening impacts from church traffic.
- Access route signage is proposed to address parking, litter, trail location, quiet zones, trespassing, restroom location, and hiker education.



## Managed Access Components

The ultimate owner/operator of Ha'ikū Stairs will be responsible for creating a Managed Access Plan (MAP) that provides guidelines for managing, operating, and maintaining them. A MAP will need to consider transportation, parking, entrance fees, carrying capacity, comfort facilities, waste management, environmental mitigation, cultural education, safety, liability insurance, maintenance, security features such as gates and fencing, and after-hours security detail to prevent chronic trespassing. A comprehensive MAP will be essential in order to educate the public in accordance with the new management system, deter residual trespassing, and prevent disturbance to Ha'ikū Valley residents.

