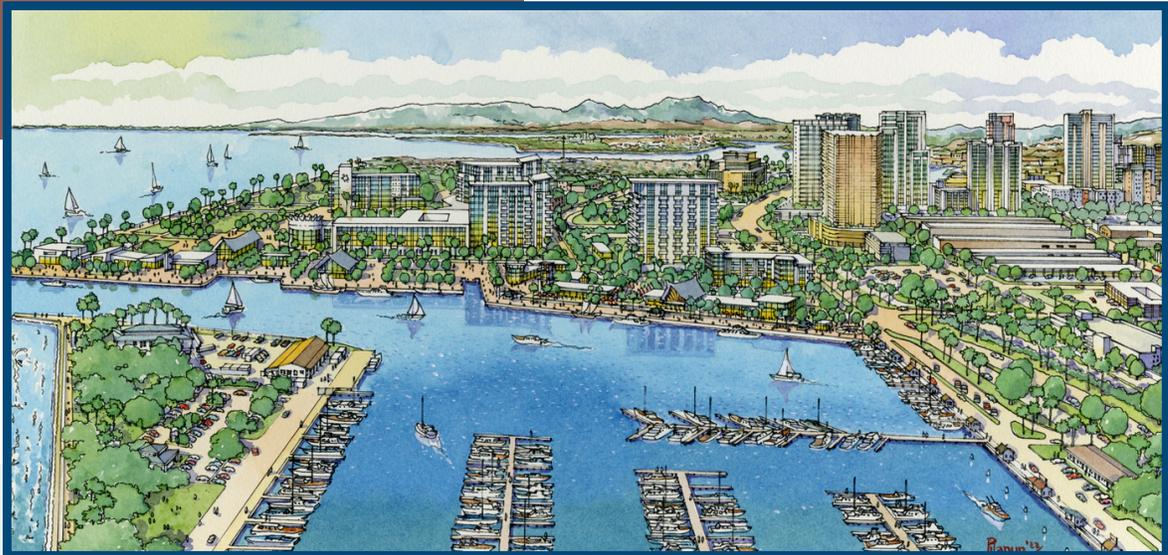




2023 Media Kit: Hakuone

Office of Hawaiian Affairs
Kaka'ako Makai Property

**ENVISIONING A KĪPUKA WHERE
PEOPLE LIVE, WORK AND PLAY**



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OVERVIEW

In 2012, 30 acres of land makai of Ala Moana Boulevard in Kaka'ako were transferred from the State of Hawai'i to the Office of Hawaiian Affairs (OHA) as a settlement for past-due Public Land trust revenue debt of \$200 million for its use of ceded lands. This landmark settlement 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. Spread across 10 parcels, the Kaka'ako lands are 14 percent of the total land area (221 acres) that makes up Kaka'ako Makai.

In late 2022, these lands were named Hakuone, which represents the history and cultural significance of the area. "Hakuone is defined as a small division of land that was cared for or cultivated for the ali'i. Both ali'i and kahuna maintained residences at Kaka'ako when it was a well-known fishing grounds," said internationally recognized Native Hawaiian cultural practitioner, genealogist, historian and loea hula, Kumu Cy Bridges, who envisioned the Board approved name.

HISTORICALLY SIGNIFICANT

This area was well known for brackish marshes, fresh water springs, poho pa'akai (salt pans), and small loko i'a (fish ponds). The rich fisheries drew lawai'a (fishermen) while ali'i and kahuna maintained residences here. Kaka'ako was a place of significance in the Honolulu area.

As O'ahu urbanized in the early and mid-nineteenth century, activities in Kaka'ako transitioned from salt-making and fishing to large industrial complexes. Dredging and infilling turned the once productive wetlands into a dumping ground.

OHA seeks to bring a greater sense of Hawai'i back to Kaka'ako by growing the culture and the language and increasing opportunities for the lāhui, so these lands can again become a source of abundance and pride.

WHAT'S NEXT

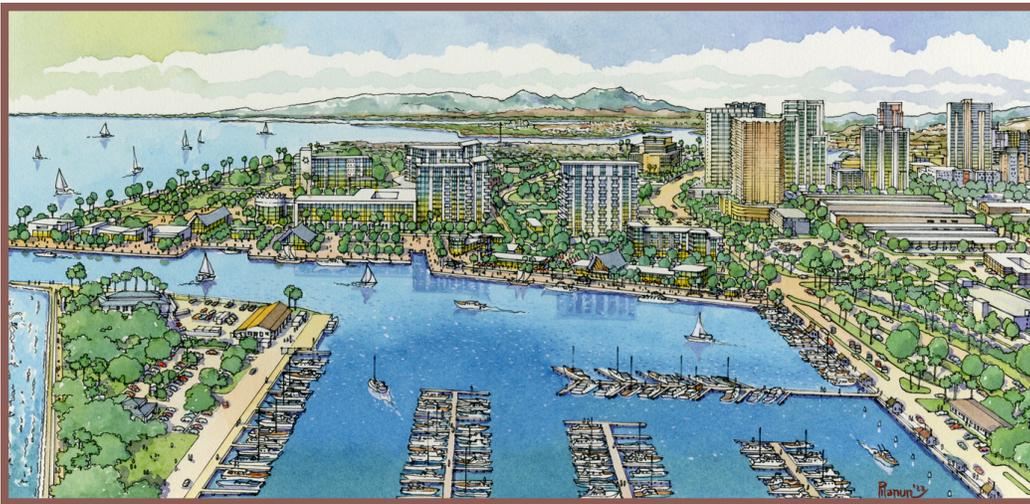
Hakuone is a kīpuka (cultural oasis) where Hawaiian national identity can flourish in a community that embraces a transformative ideal of live, work and play. It also supports a hālau ola (center of life and healing) that invests in native intellectual capital and innovation. OHA seeks to balance commerce and culture to ensure the land will generate important revenues for the betterment of Native Hawaiians.

Kuilei Consulting, the Native Hawaiian led in-house developer consultant for OHA, is actively working with the Native Hawaiian community, the public, and real estate professionals to develop an inclusive master plan for Hakuone that will be finalized in 2023. This process – a key organizational priority for OHA – will help determine the best uses of the 30 acres for the betterment of its beneficiaries. OHA seeks to steward these lands in a way that fulfills its kuleana.

The lands currently generate roughly \$4.5 million in gross income and \$3.2 million in net income. Sixty percent of net profits are dedicated to stewarding OHA's legacy lands.

Once fully developed, Hakuone has the potential to generate millions of dollars toward continuing beneficiary and community investments. A spectrum of housing options in a thoughtful, mixed-use community, allows OHA to realize this goal. The development of Hakuone will also bring a broad long-term economic benefit to local businesses and workers.

CREATING A VIBRANT COMMUNITY



 HAKUONE

The Hakuone parcels are currently restricted to retail and commercial uses, preventing the development of residential units to create a vibrant, multi-functional planned community that would allow OHA to fund its mission of bettering the conditions of Native Hawaiian people in education, health, housing, and economic stability.



OHA is working to lift a 2006 prohibition by the State Legislature that bans residential housing on these lands. Without a repeal of this prohibition, OHA will not be able to generate revenues consistent with a \$200 million investment, which assumed a 400-foot building height limit for select parcels when appraised by the state at the time of the settlement. In addition, building much-needed housing is an essential part of creating a vibrant heart of a community centered around a true live, work and play mission.

Therefore, OHA is supporting legislation in the 2023 session that will allow for the development of housing of up to 400 feet in height on three of the 10 Hakuone parcels, with a focus on kama'aina needs for affordable and residential workforce units at various income levels.

By aligning mission-driven collaborators with seasoned developers, OHA will be able to create various streams of revenue sources. Cohesive, pono and balanced mixed-use developments will create a residential and working community complementing existing and planned development on the mauka side of Ala Moana Boulevard. The 2023 legislation would ensure that Native Hawaiians have the same opportunity to develop the makai lands as their mauka neighbors. The principles of self-determination and governance over Native Hawaiian resources, including lands, have always been vital in Trustees' fiduciary responsibilities.

CULTURAL MARKETPLACE

Hakuone will also support the development of a cultural marketplace that invests in intellectual capital, seeking possibilities of exploration and innovation in education, health and political leadership to establish the area as a safe, accessible and sustainable modern Hawaiian landmark in Honolulu’s urban core.

OHA envisions a place where ancient trading practices of mauka (farmers) and makai (lawai‘a) converge; where keiki and kupuna thrive; where la‘au lapa‘au practices heal body, mind and spirit; and open spaces provide restorative healing:

- Cultural uses, activities and programming that draw Kanaka Maoli and local people to gather in Hakuone will be encouraged.
- Businesses and organizations that focus on the social and economic wellbeing of Native Hawaiians; or those that promote health, sustainability, food security, alternative energy, ocean practices and research, will be welcomed.
- This Hakuone envisions medical facilities, entertainment, restaurants, farmers, fish, artisan and craft markets, retail spaces, as well as enhancing surfing and ocean access, open spaces, ample low-cost parking, and providing family-oriented keiki to kupuna amenities, care and services, and community activities focused on the needs and interests of the community.

"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."

– OHA CHAIR CARMEN "HULU" LINDSEY

Spread across 10 parcels, OHA’s Kaka’ako lands are 14 percent of the total land area (221 acres) that makes up Kaka’ako Makai. Plans for Hakuone include 250,000 square feet of retail, restaurants and commercial uses; 2,100 residential units on Parcels E and F/G; 3,600 garage parking spaces; and 10 acres of open space.



HAKUONE
OHA Lands Map

Spread across 9 parcels, the 30 acres of OHA lands that comprise Hakuone represent just 14 percent of the total land area (221 acres) of Kaka'ako Makai. Plans for Hakuone include 250,000 square feet of retail, restaurants and commercial uses; 2,100 residential units on Parcels E and F/G; 3,600 garage parking spaces; and 10 acres of open space.