

**COUNTY OF KAUAI, PLANNING DEPARTMENT
4444 RICE STREET, LIHUE, KAUAI, HAWAII 96766**

MEMORANDUM

DATE: *May 26, 2020*

TO: *Planning Commission*

FROM: *Clerk of the Commission*

SUBJECT: *Addition to the Planning Commission 5/26/2020 Agenda*

F. HEARINGS AND PUBLIC COMMENT

3. Continued Public Hearing

c. *County of Kauai, Planning Department (ZA-2020-10)*

2. Gay & Robinson Housing Policy (May 2020)
3. Gay & Robinson Community Planning (8/16/20)

GAY & ROBINSON, INC.

P.O. BOX 156 KAUMAKANI, HI 96747-0156
Main Office Telephone: 1-808-335-3133

Gay & Robinson Housing Policy

The Gay & Robinson, Inc. (G&R) housing policy is predicated upon supporting current employees, retirees, and agriculture. In addition, although it was not required of us, large number of employees that were severed when we when out of Sugar has also provided a house at a reduced rate of \$375. We also take the local community in consideration, and needy families have been placed in our rentals. Our housing mission is to provide affordable housing. Some of our "old" G&R retirees pay no rent. Part of their compensation/benefits was that they and their spouses would receive this free housing benefit for their lifetime. In some of these cases these retirees worked for the company for 30 years and been retired for another 30 years and all during that time a house was provided to them at no cost by the company. All maintenance repairs are also done free of cost to the tenant. The tenant need only pay for water and trash service at rates less than what the County charges.

For "new" G&R employees, our Union contract with the ILWU dictates the amount that we charge the employee for rent. Currently it is \$200 (\$175 retirees) per month for Kaumakani and \$175 (\$105 retirees) per month for Pakala and Kaawanui. This is far below market rates. We also extend that rate to non-union employees.

To help support Agriculture we also rent homes to Ag companies and/or directly to workers. These homes are rented at rates well below market or and below HUD established rates. This is all an effort to G&R supply low cost affordable homes to the local people.

In addition, we also rent to families that may have no current agricultural ties but are needy and are at risk of being homeless.

Since most of these homes are eighty or more years old, the maintenance is high, and repairs can in some cases be significant. Our intention is to make sure our homes are safe, clean and affordable. We foster a plantation community and welcome like-minded tenants.

May 2020

F. M. C. 2. ^(A)

MAY 26 2020

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Gay & Robinson Community Planning

August 16, 2019

Preface

Gay & Robinson, Inc. (G&R) desires to preserve and enhance current and future uses of the lands at Makaweli. Thus, we are engaging with the County of Kaua'i (County) Planning Department via participation in the West Kaua'i Community Plan (WKCP) update. The WKCP is a prerequisite to obtaining land use and zoning entitlements that will allow current and historic uses to be preserved and enhanced with some modest expansion areas for future growth. Presently, many of the existing land uses at G&R do not conform the County's land use and zoning ordinances. This restricts G&R's ability to invest in its number one asset: the land and its improvements. By gaining community and County acceptance in the WKCP update, this allows a foundation and basis for the County to grant these entitlements in order bring our land uses in compliance with County zoning and code.

For more information visit:

<http://www.westkauaiplan.org/>

Below is our Vision, Mission and Aspirations being conveyed to the County Planning Department.

Vision

Steward the Robinson Family Partners lands to support diversified agricultural enterprises and revive and enhance community development and an appropriate mix of land uses for a sustainable West Kaua'i community.

Mission Statement

To achieve this Vision, the mission of Gay & Robinson Inc. is to pursue the revitalization and expansion of land uses that contribute to the overall economic well-being of the West Kaua'i community for generations to come. This mission is guided by the following guiding principles:

1. Utilize historically industrial and commercial lands by seeking appropriate land use approvals and infrastructure to provide for diversified economic uses.
2. Pursue the development of the previously approved resort at Kapalawai.
3. Renovate, restore, and expand the historic plantation camps for housing and supporting community uses. Provide affordable housing to employees, retirees, agricultural workers and to the community as a whole. Seek appropriate land use approvals and infrastructure to support the long-term vitality of these neighborhoods.
4. Diversify agricultural uses to provide for local and export products.

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5. Maintain and upgrade infrastructure to serve the various land uses.
6. Continue land stewardship of the entire 50,000+ acres of the Robinson Family Partners lands.

Kaumakani Village

Kaumakani Village was constructed in 1946 and currently has 192 homes. It has a commercial area that supports the village and West Kaua'i community. The State Land Use Designation (SLUD) is Urban. The County zoning is Agriculture. The current uses of residential and commercial are considered non-conforming under County zoning Agriculture. The SLUD Urban area designation is approximately 50 acres. Approximately 10 acres is undeveloped and in use as gardens or open space.

Aspiration:

G&R desires to preserve existing uses and improve and expand uses as feasible within the SLUD Urban. The existing 192 houses are in various need of renovation. Eight have to be rebuilt entirely. The approximately 10 acres of undeveloped area could be used for expansion of the village. These could be single family or multi-unit housing. The Commercial area would be preserved and improved to provide local services to the community.

Kaumakani Avenue

The Kaumakani Avenue (the Avenue) housing area was constructed from the late 1890s through the early 1920s. Kaumakani Avenue currently has 28 homes and another 2 in need of renovation. It also has the G&R main office and field office buildings. Historically the Avenue had approximately 67 houses. The field office was formerly a barrack housing. The Avenue also accommodated the first plantation hospital in Hawai'i and the G&R company store.

Aspiration:

G&R wishes to preserve the character of the Avenue village. We would rebuild in existing footprints and in areas of the SLUD that historically had housing. The main office and field office commercial uses would be preserved. Community support services such as a medical clinic or elderly care services would reflect historic uses. This area is approximately 30 acres.

Field 080 North

Field 080 North is sandwiched between Kaumakani Village and Kaumakani Avenue and is not ideal for agricultural uses. It is currently zoned Agriculture by both SLUD and County zoning. Field 080 North is approximately 30 acres.

Aspiration:

It is envisioned that this area could be used for supporting uses of the two villages, or expansion of housing initiatives. It could be used for affordable workforce housing or agricultural worker housing to support agricultural operations.

Olokele Mill Industrial Area

Olokele Mill and its surrounding lands have a history of industrial use in support of the sugar mill and agricultural operations. It is zoned SLUD Urban. Adjacent to the mill was formerly the location of one of the largest camps at Makaweli Plantation, Camp 1, with approximately 175 homes. The derelict infrastructure is a roadblock to new uses.

Aspiration:

G&R wants to solidify the industrial nature of the Olokele Mill Site encompassing approximately 40 acres by having it zoned for Heavy Industrial. This is the only way investment in removal of the infrastructure will be feasible to allow for new uses at the site. It will provide jobs to the local G&R communities and provide support to future agricultural operations at G&R.

Pakala Village

Pakala Village was constructed by G&R starting in the late 1890s. It currently has approximately 70 occupied homes. Historically it had over 120 homes. The G&R sugar plantation industrial area is adjacent to the Village. Both the residential and industrial area is within SLUD Urban.

Aspiration:

G&R wishes to preserve the character of the Pakala Village. We would rebuild in existing footprints and in areas of the SLUD that historically had housing. The industrial area could be mixed use. With the proximity to the ocean and elevation, fields PK10 and PK20 (makai of highway) could be used as a coastal retreat area for replacement development to be located mauka of the current camp. This could extend up to the Makaweli U.S. Post Office

Ka'awanui Village

Ka'awanui Village was built in the early 1900s. A branch store was built in 1915. Historically the village had up to approximately 50 homes. Today it has approximately 25 occupied homes.

Aspiration:

Renovate and restore homes and preserve the character of the camp. Rebuild abandoned homes.

Kapalawai

The Robinson Family homestead was built in 1890s and there is a strong desire to preserve the home and property. Development of the property is a means to preserve the Kapalawai estate. The area is zoned SLUD Urban and has County Resort zoning.

Aspiration:

Development of resort property. Adjacent Field AK10 could be used as coastal retreat area for open space, parking, infrastructure, etc.

Kaumakani School and Community Center

Currently the school is occupied by a preschool run by Kamehameha Schools. There are approximately 80 students enrolled with a long waiting list. Kaumakani Community Center is operated by the County of Kauaʻi. It consists of a large community hall and adjacent gymnasium. Adjacent to the Community Center is a recreational park which includes a basketball and baseball park.

Aspiration:

Preserve existing uses of the school, community center, and ballpark.