

A landscape photograph showing a dark, open field in the foreground. In the distance, a range of mountains is visible under a sky with a large, bright sun low on the horizon, creating a lens flare. A person is standing on the right side of the field, looking towards the mountains.

PLANNING DHHL LANDS AT PŪLEHUNUI

BENEFICIARY PLANNING WORKSHOP, DAY 1

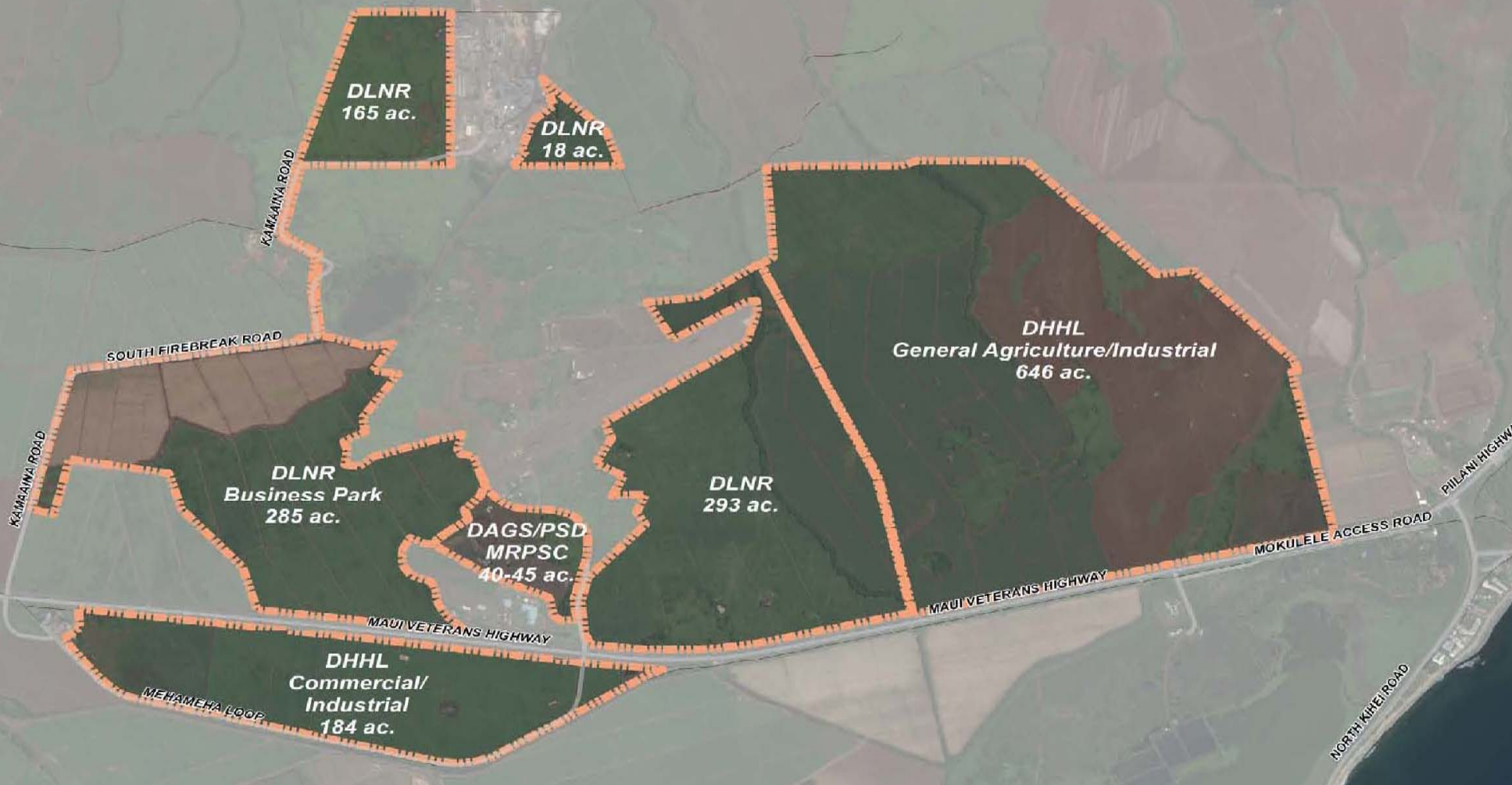
April 21, 2018
8:30 a.m. to 11:30 a.m.

TODAY'S AGENDA

1. Welcome & Introductions
2. Workshop Overview
3. Site Assessment
4. Key Planning Considerations
5. Break and Snacks!
6. Breakout Groups
7. Report Back
8. Dot Activity, Key Takeaways
9. Wrap Up, Next Steps



Pūlehunui Regional Infrastructure Master Plan



OVERALL PLANNING AND DEVELOPMENT APPROACH FOR PŪLEHUNUI

I. PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN AND ENVIRONMENTAL IMPACT STATEMENT (EIS)

A. State Agency Development Plans at Pūlehunui:

- State Agencies involved:
 - Dept of Public Safety (DPS) needs a new Maui Jail facility
 - DAGS develops the plans and constructs the Jail facility
 - DLNR wants to develop an industrial park for revenue-generation
 - DHHL parcels designated for commercial, industrial and ag development
- All projects require basic infrastructure (water, sewer, roads)
- Development of State lands triggers Chapter 343, HRS; the scale of development requires an EIS.

B. Legislative Appropriation to DHHL

- \$4M for a Regional Infrastructure Master Plan and EIS
- \$17.5M to design and build backbone regional infrastructure

C. Benefit to the HHLs Trust:

- Regional Infrastructure EIS will include DHHL parcels
- Development of DHHL infrastructure using State funds
 - Need to spend funds in next 2 years--Need to complete EIS asap

D. DHHL's Role:

- Proposing Agency for EIS that is prepared for: DHHL, DLNR, PSD/DAGS
- "Driver" for infrastructure development

OVERALL PLANNING AND DEVELOPMENT APPROACH FOR PŪLEHUNUI

II. PLANNING DHHL LANDS AT PŪLEHUNUI

- A. The North ('Lens') Parcel—Commercial and Industrial
 - How should we access the property? How many intersections
 - What kind of commercial/industrial activities?
- B. The South Parcel—General Agriculture and Industrial
 - Beneficiary participation in the Planning Process
 - Agricultural Development
 - No residential
- C. Benefit to the HHLs Trust:
 - Open Ag lands for beneficiaries
 - Open commercial/industrial lands to generate income
- D. DHHL's Role:
 - Ensure beneficiary participation in the planning process



Workshop Overview

- **Day 1 (April 21), Day 2 (April 28)**
- **Workshop Goals**
 - Guide development alternatives based on Beneficiary input and existing site conditions
 - Identify potential uses at Pūlehunui South consistent with Beneficiary agricultural needs and Maui Island Plan
 - Determine Beneficiary preferences that DHHL could consider for revenue generation at Pūlehunui North

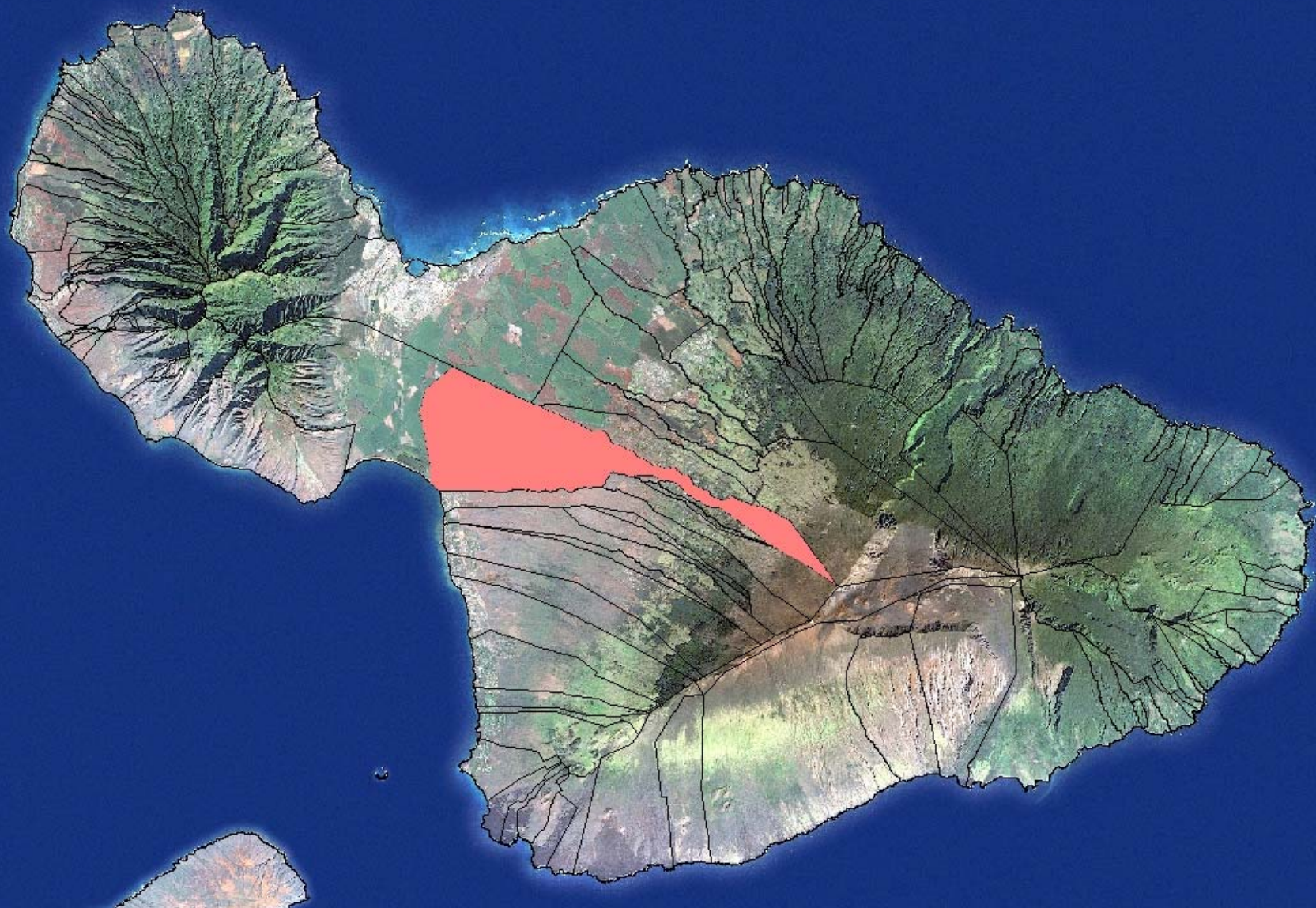




A photograph of a savanna landscape with tall, dry grass and scattered trees under a blue sky with white clouds. A semi-transparent dark rectangle is overlaid in the center, containing the text 'Site Assessment' in white. The text is centered within the rectangle, with 'Site' on the top line and 'Assessment' on the bottom line. The background image shows a wide expanse of dry, yellowish-brown grass in the foreground and middle ground, with several small, green trees and shrubs scattered throughout. In the far distance, a range of low mountains or hills is visible under a bright blue sky filled with large, fluffy white clouds. The overall scene is a typical savanna environment.

Site Assessment

PŪLEHUNUI AHUPUA‘A



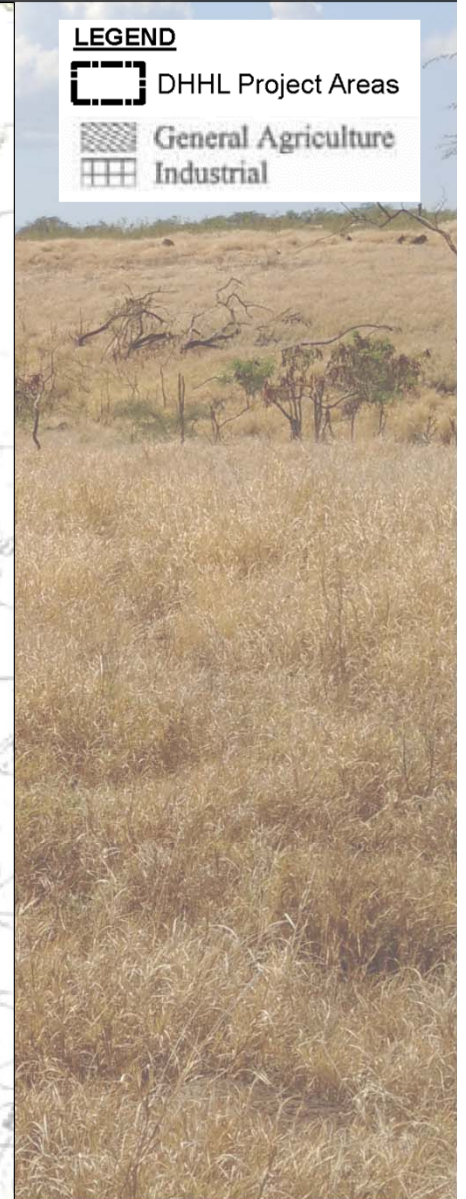
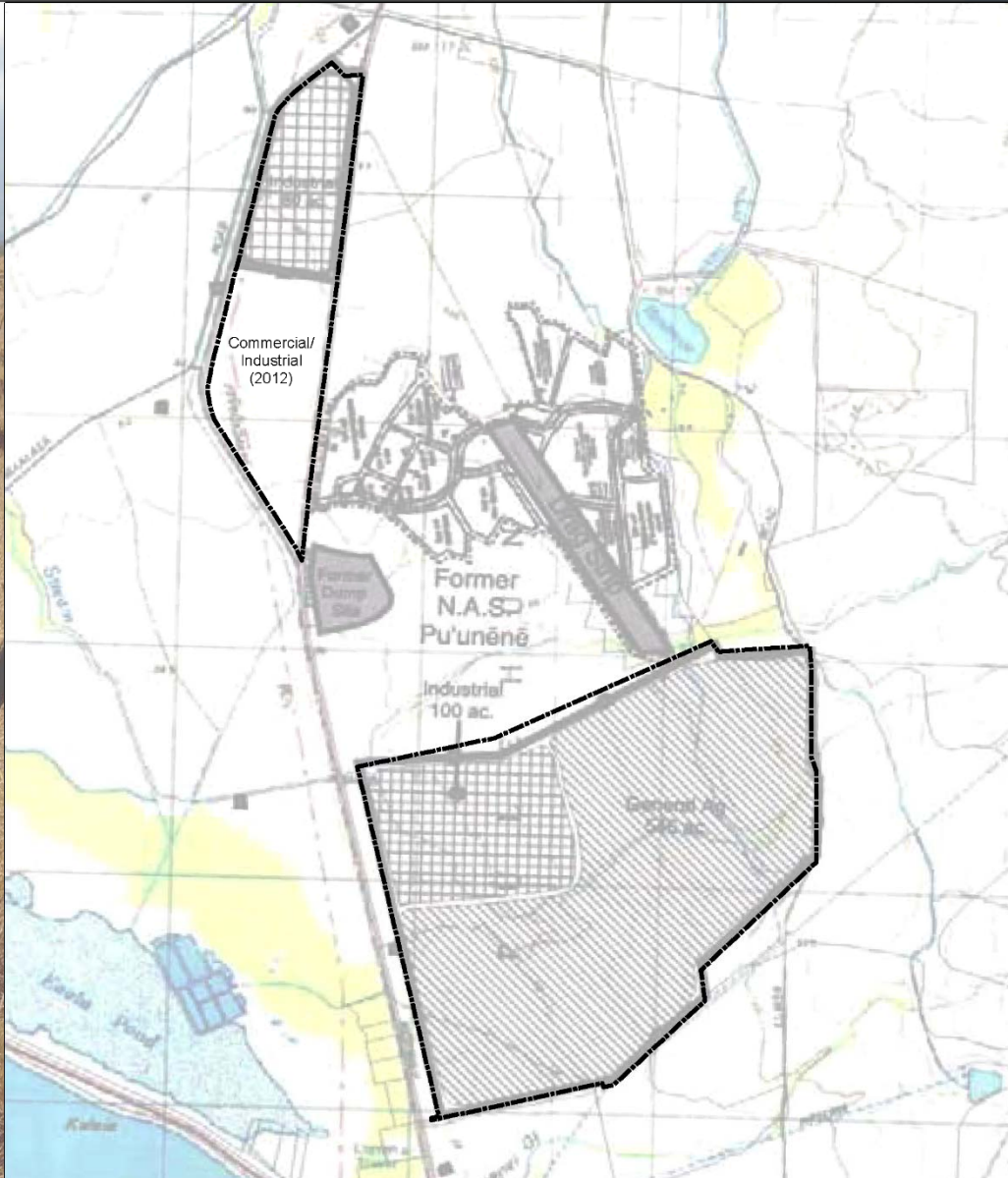
MO'OLELO, STORYTELLING

Survey Question 5

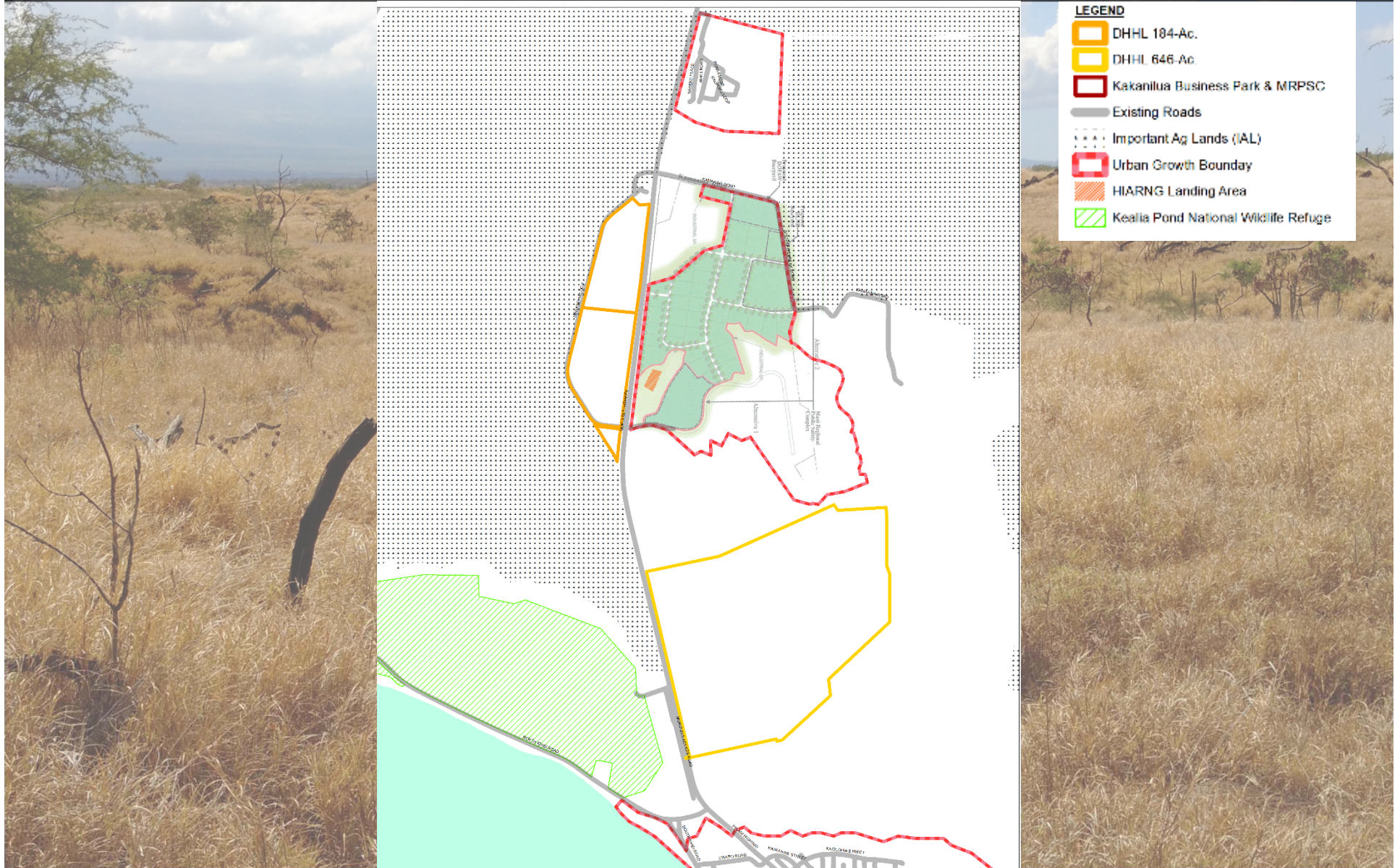
Planning for the future starts with knowledge about the past. Help us to document and honor the history of this place by sharing any stories or mo'olelo about Pūlehunui.

I don't know
military airfield
history of the people
ahupua'a
no comment
ohana
live off the land
sugar plantation
history of the land
'aina resources
Kaonoulu Ranch
beautiful
community
economic resources
blessings
relationship to Kihei
Kula
ao kuewa
planes
not much
excited about the future
thrive
keiki
turtle
survival
central
courage and insight
land court boundary amendment
transportation
drainage
unresolved action

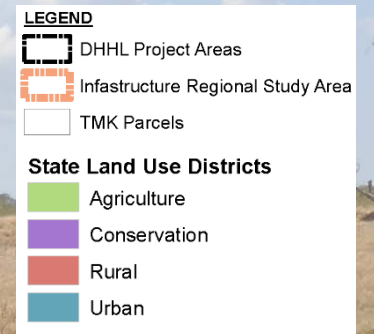
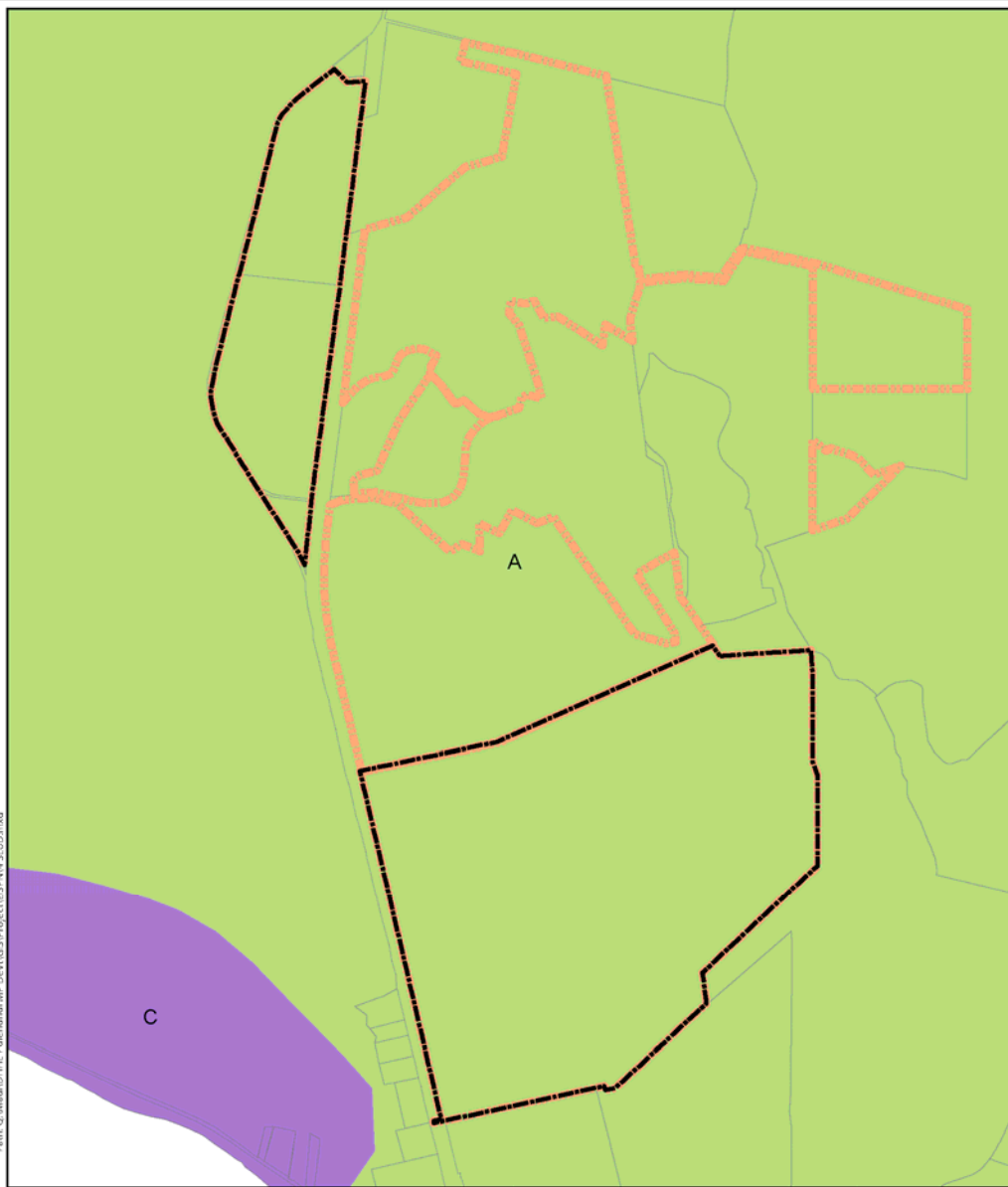
MAUI ISLAND PLAN



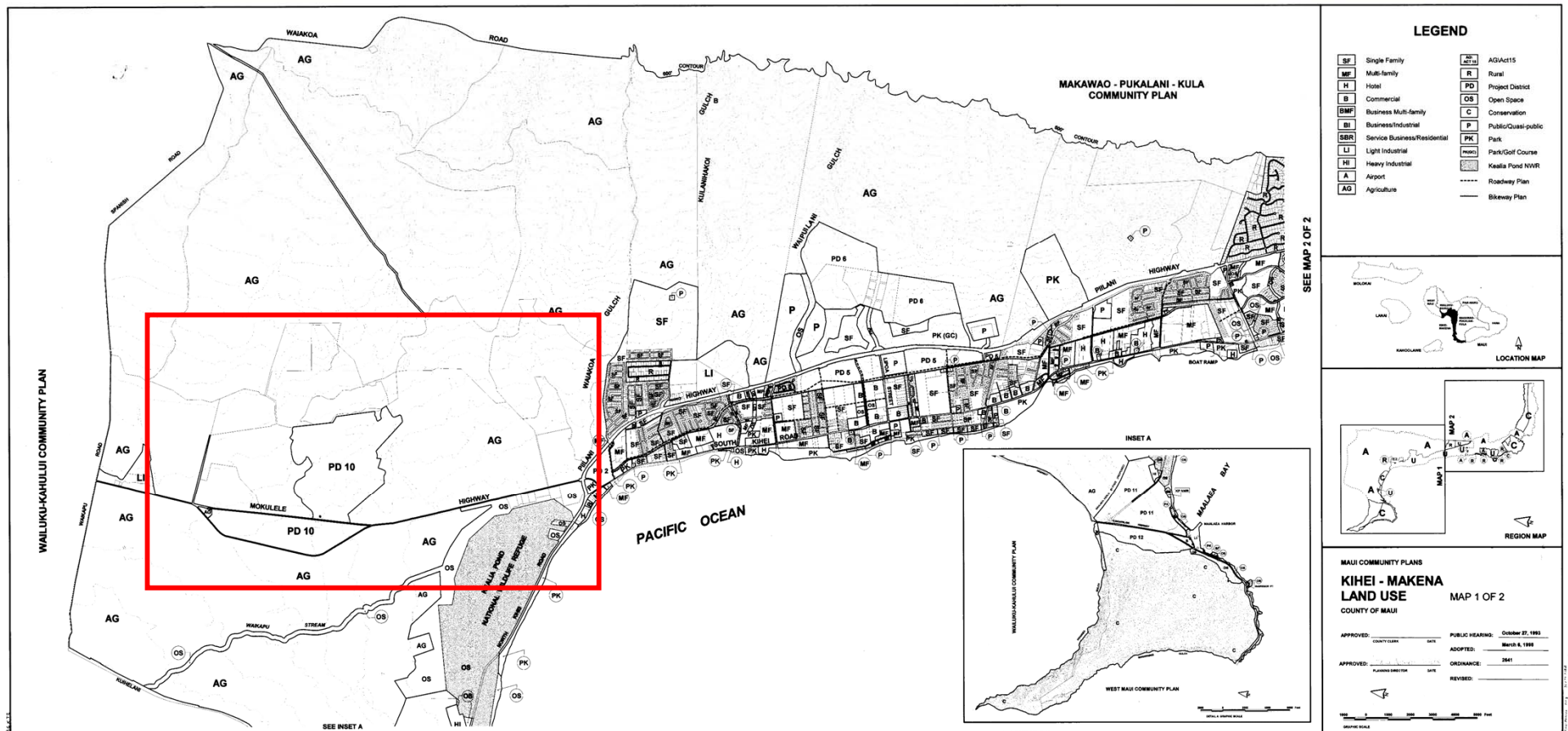
IAL AND URBAN GROWTH



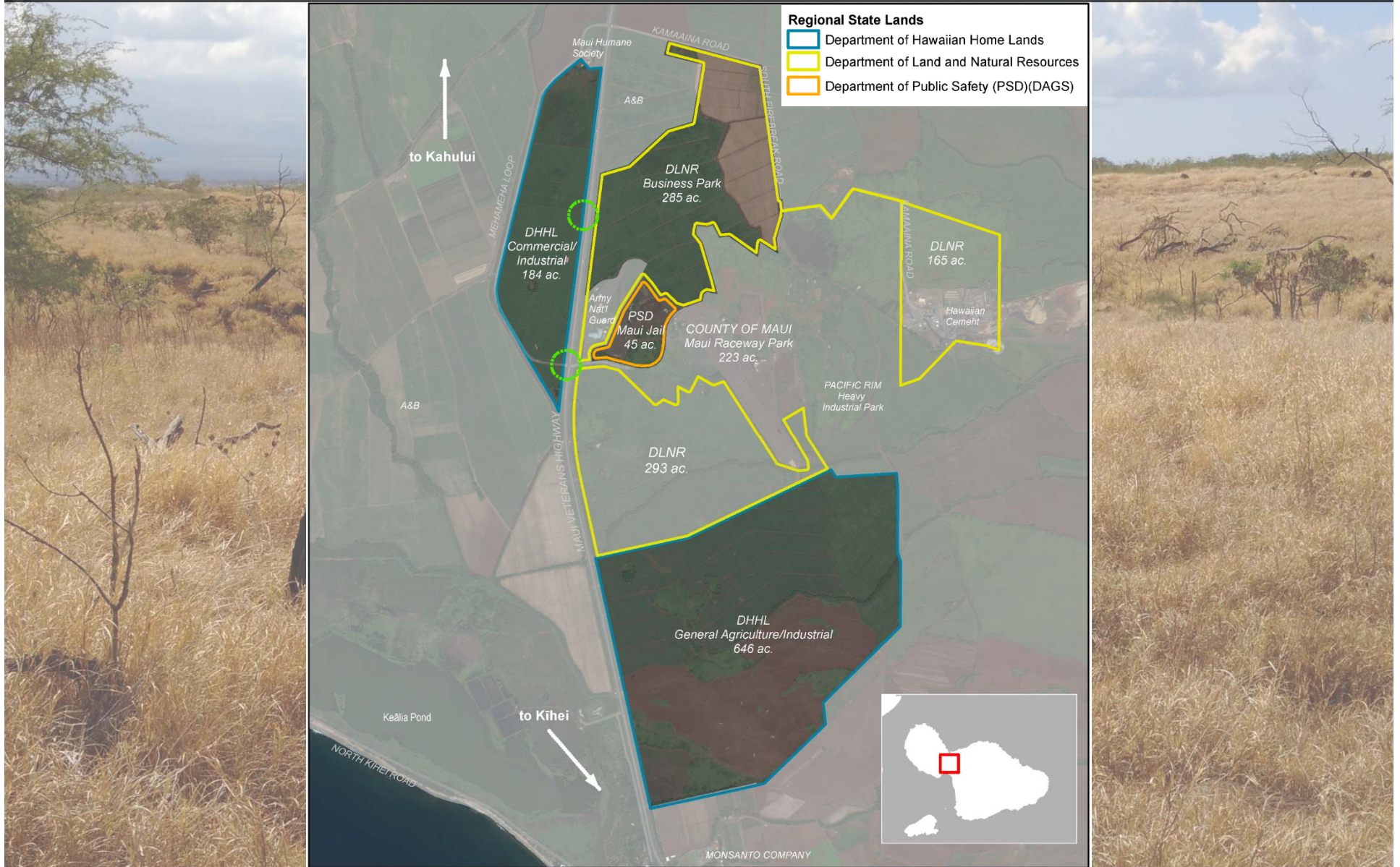
STATE LAND USE



KĪHEI MĀKENA COMMUNITY PLAN



REGIONAL INFRASTRUCTURE MASTER PLAN



SURROUNDING LAND USES AND OWNERSHIP



KEY PLANNING OPPORTUNITIES AND CONSTRAINTS



EXISTING CONDITIONS

- Fallow former sugarcane land
- Views of West Maui Mountains and Haleakalā
- General Agriculture and Industrial use
- Wind and proximity to aircraft activities

SITE VIDEO



PRELIMINARY CROP LIST

Orchard Crops: 5 to 25 acres

- Avocado
- Banana
- Breadfruit
- Cacao
- Citrus
- Coffee
- Longan;
Rambutan
- Mango
- Papaya

PRELIMINARY CROP LIST

Vegetable & Fruit Crops: 2 to 5 acres

- Asparagus
- Beans
- Beets
- Carrots
- Dragon Fruit
(Thompson S7)
- Ginger
- Pineapple
- Pumpkins,
Squash
- Snow Peas
- Strawberry
- Sweet Corn
- Sweet Potato
- Watermelon

PRELIMINARY CROP LIST

Herbs: 1-3 acres

- Basil
- Rosemary
- Vanilla
- Others

Lei Flowers: 1 To 5 acres

- Plumeria
- Pikake
- Others

Medicinal Crops: 1-5 acres

- Aloe Vera
- Noni
- 'Olena (Turmeric)
- Others

PRELIMINARY CROP LIST

Biofuel Crops: 100 acres+

- Soybeans
- Gamma Grass

Hawaiian Crops: 1-5 Acres

- Mamaki
- 'Awa (Kava) (*needs high rainfall – could grow with Banana*)
- Dryland Taro

PRELIMINARY CROP LIST

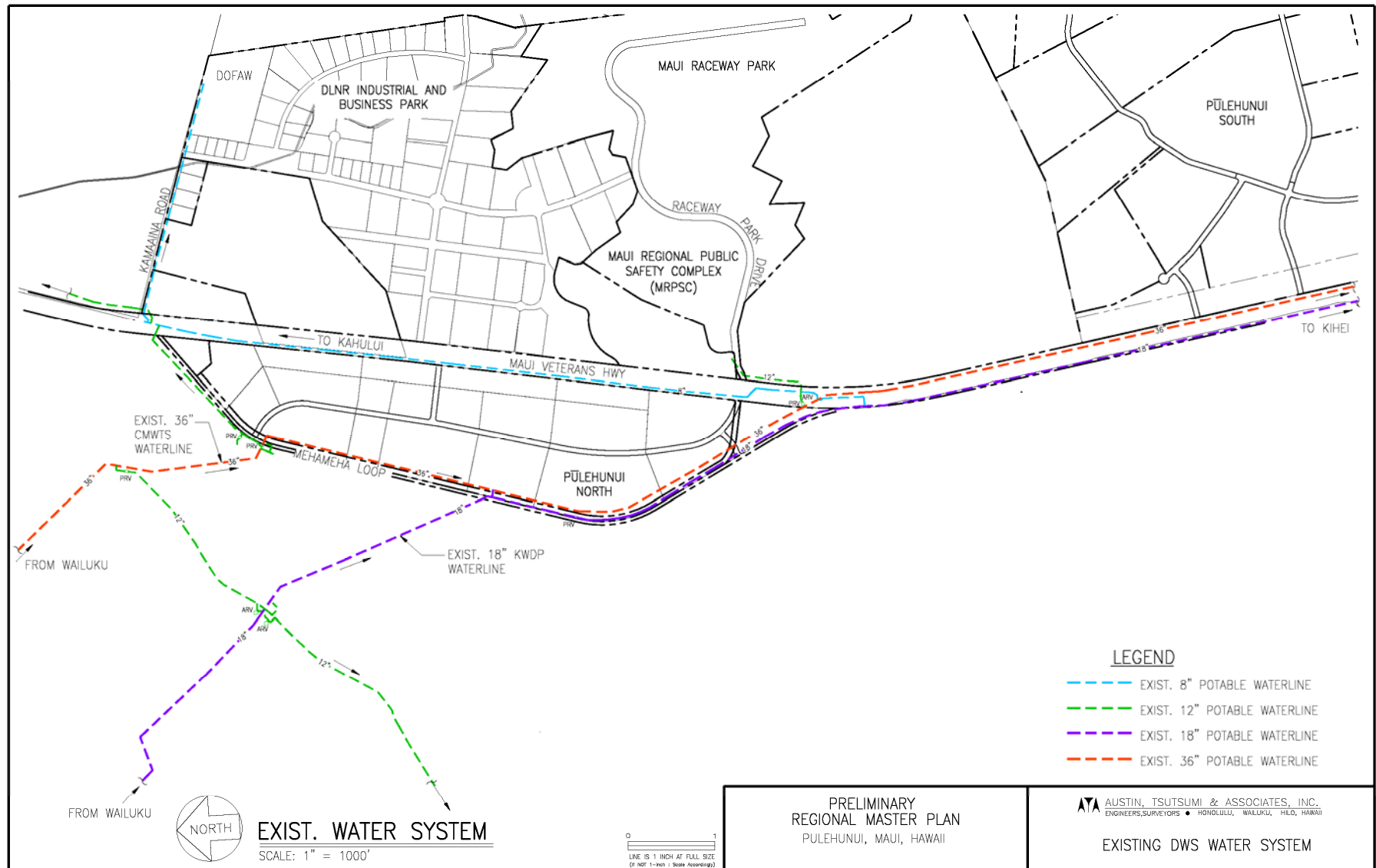
Livestock: 3 To 25 Acres

- Goats
- Hair Sheep
- Fowl: Chickens, Turkeys
- Pigs
- Honey Bees

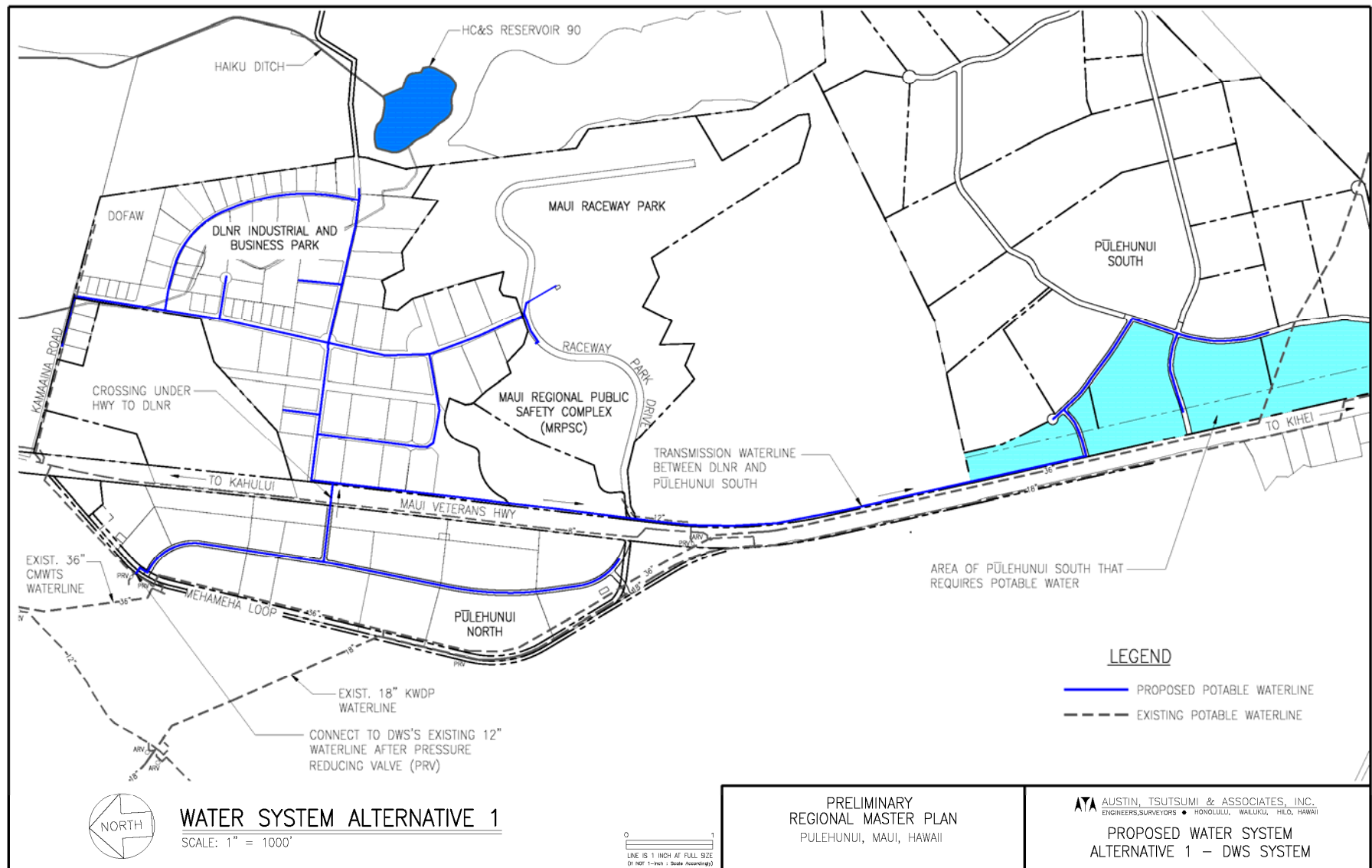
KEY TO SUCCESSFUL FARMING

- Water (Quantity and Reliability)
- Soil (add organic matter and key soil minerals)
- Wind Breaks
- Supporting Infrastructure (Roads, Processing, Packing, etc.)
- Marketing (for commercial crops)

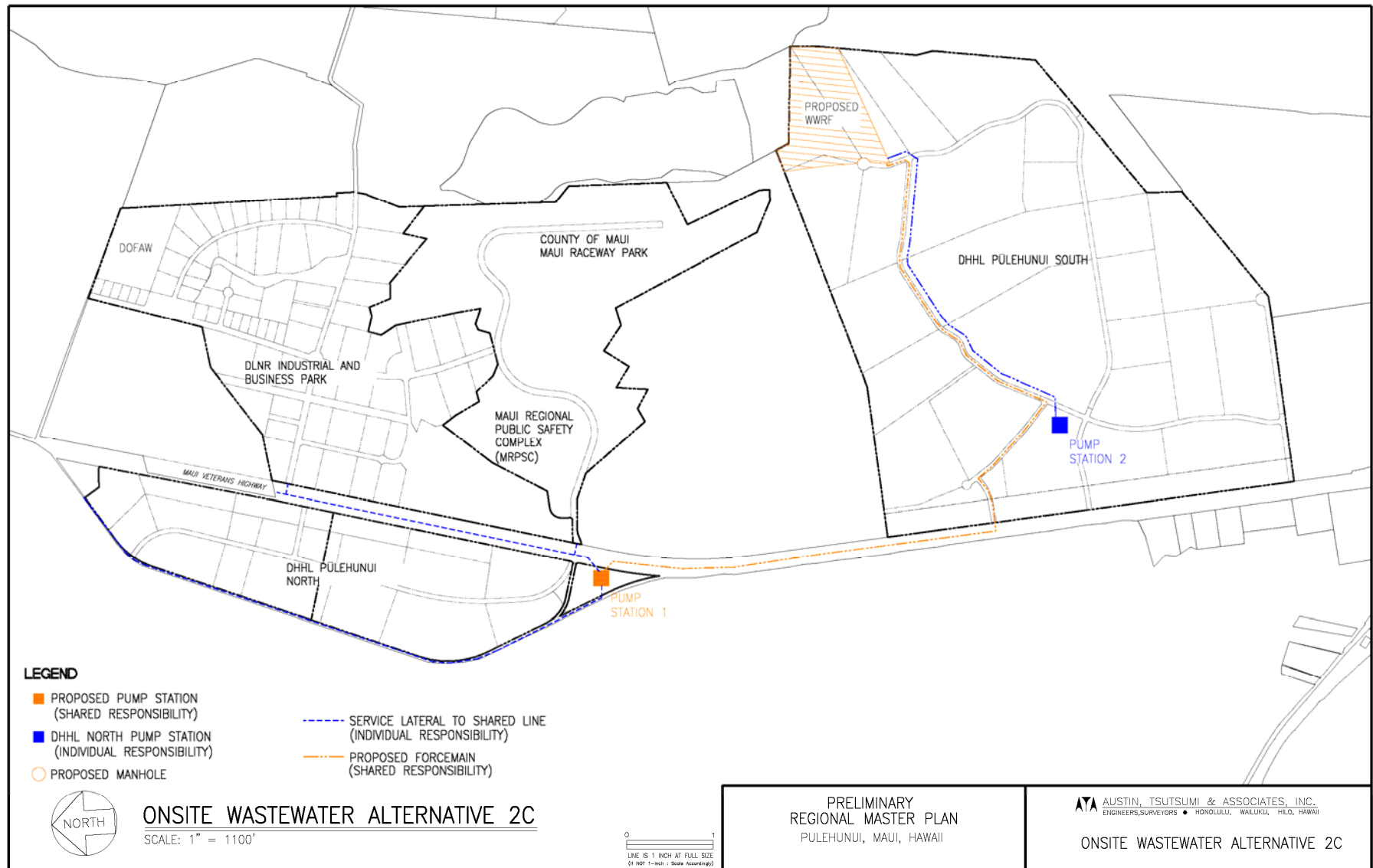
INFRASTRUCTURE EXISTING COUNTY WATER SYSTEM



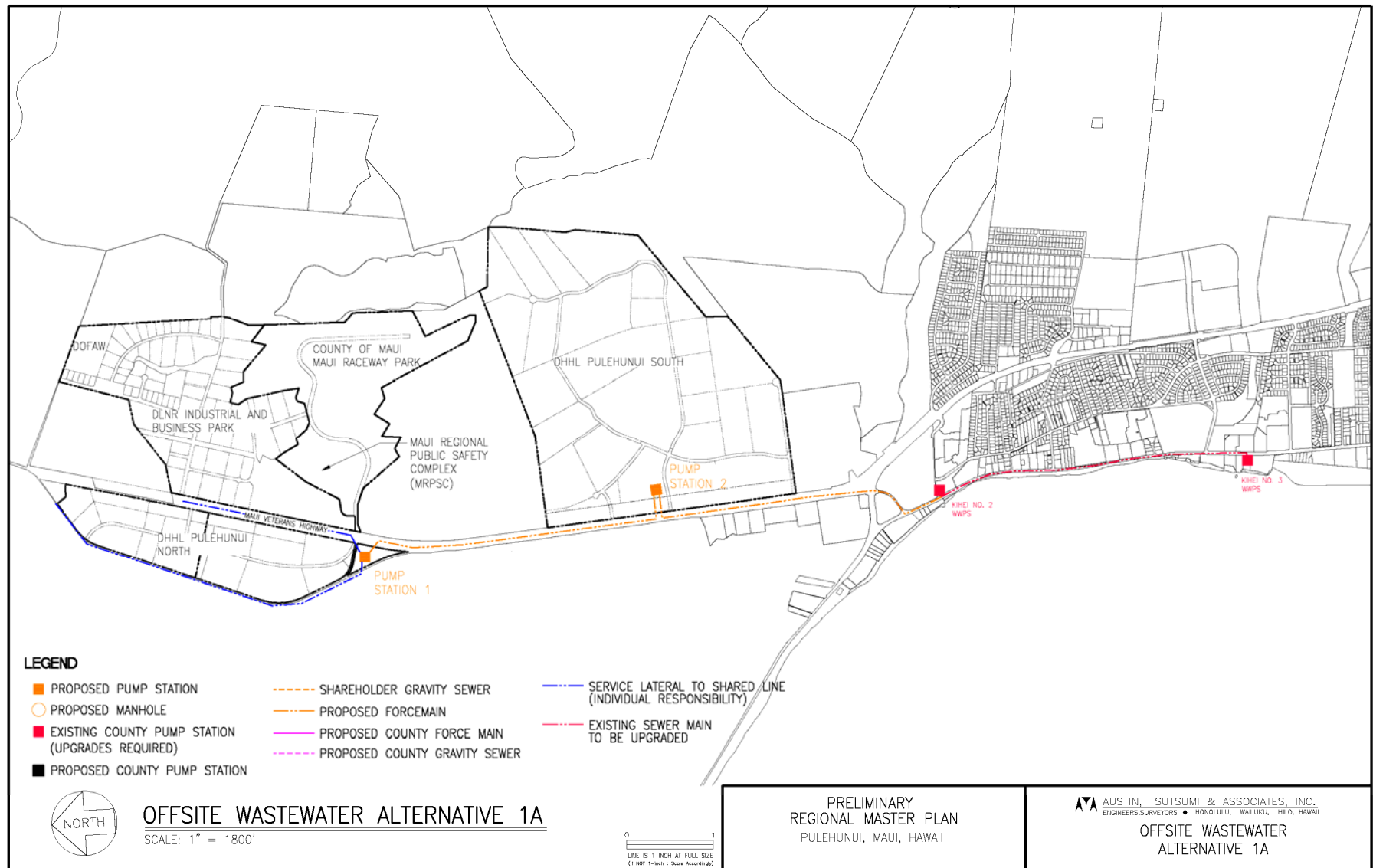
INFRASTRUCTURE PROPOSED WATER SYSTEM



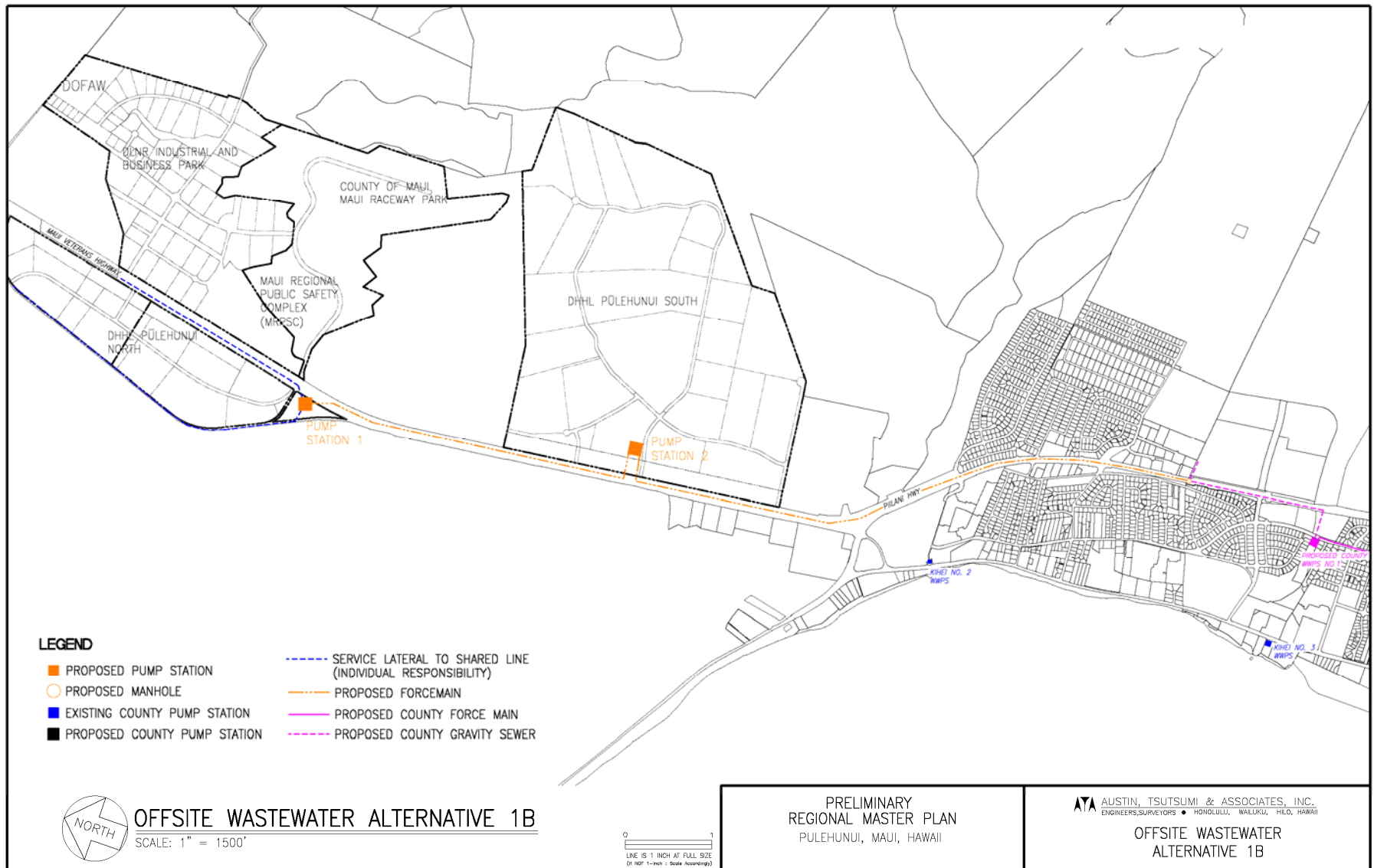
INFRASTRUCTURE MAUKA OPTION FOR SUB-REGIONAL ONSITE WASTEWATER SYSTEM



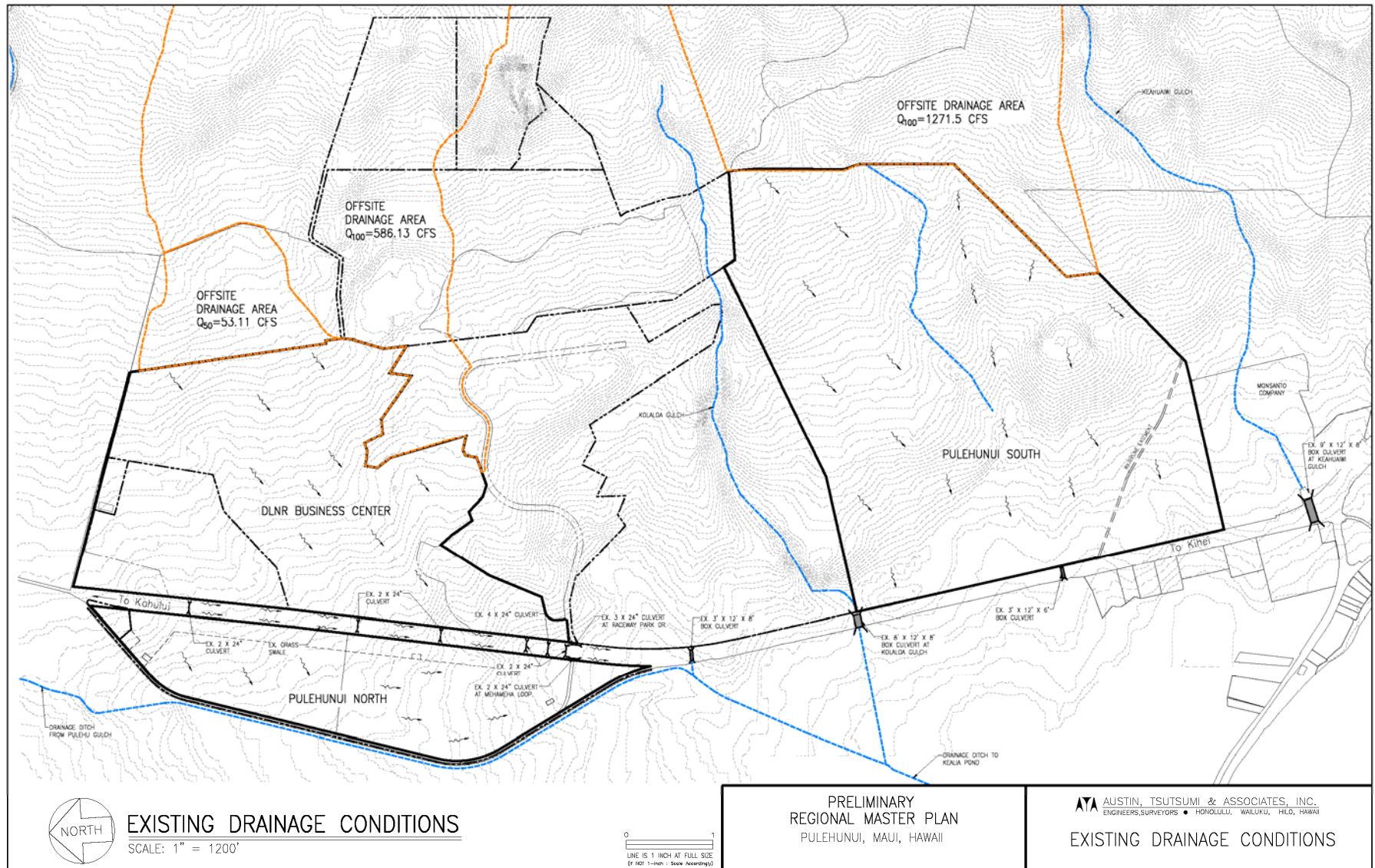
INFRASTRUCTURE MAKAI OPTION FOR SUB-REGIONAL ONSITE WASTEWATER SYSTEM



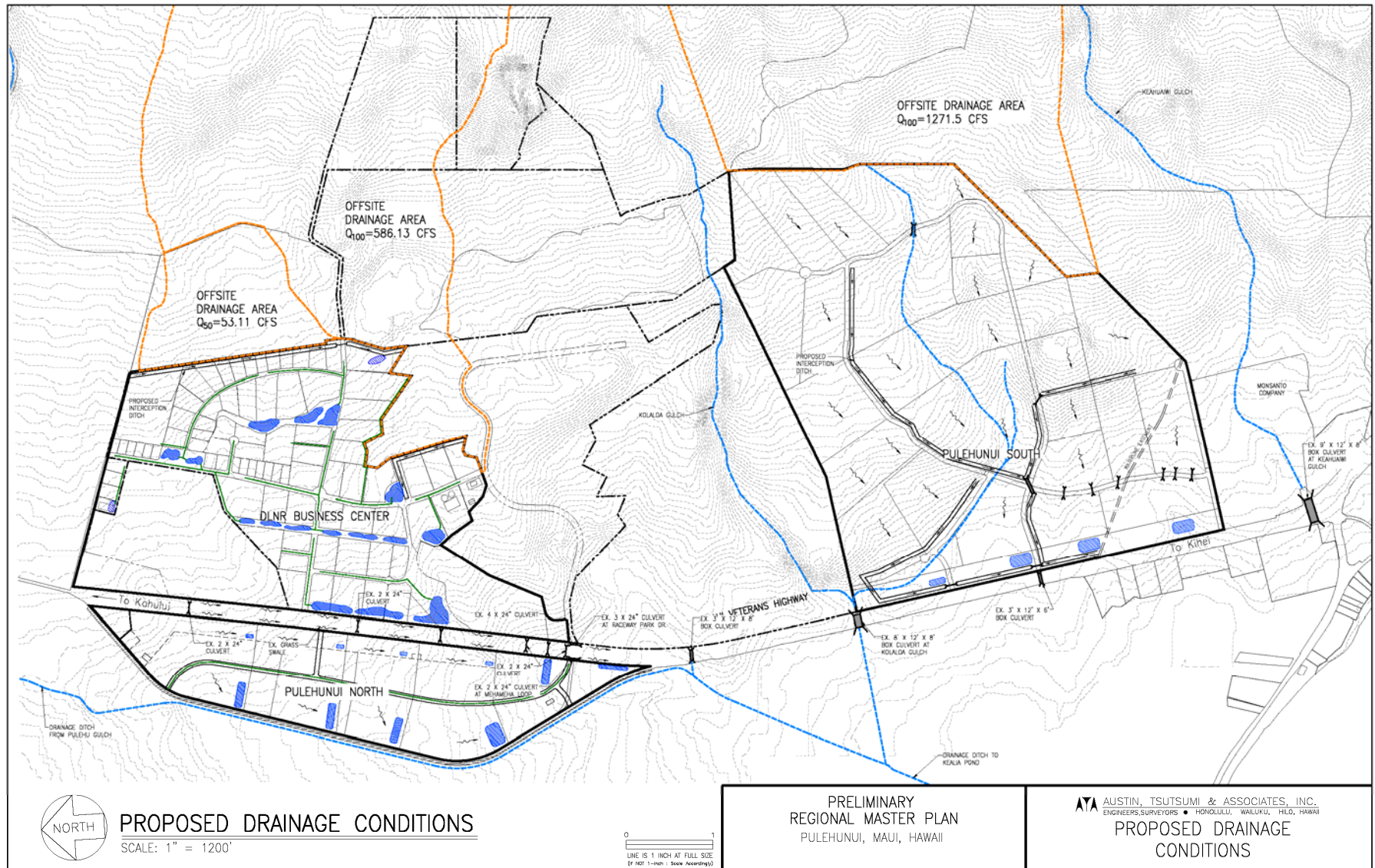
INFRASTRUCTURE PROPOSED OFFSITE WASTEWATER SYSTEM



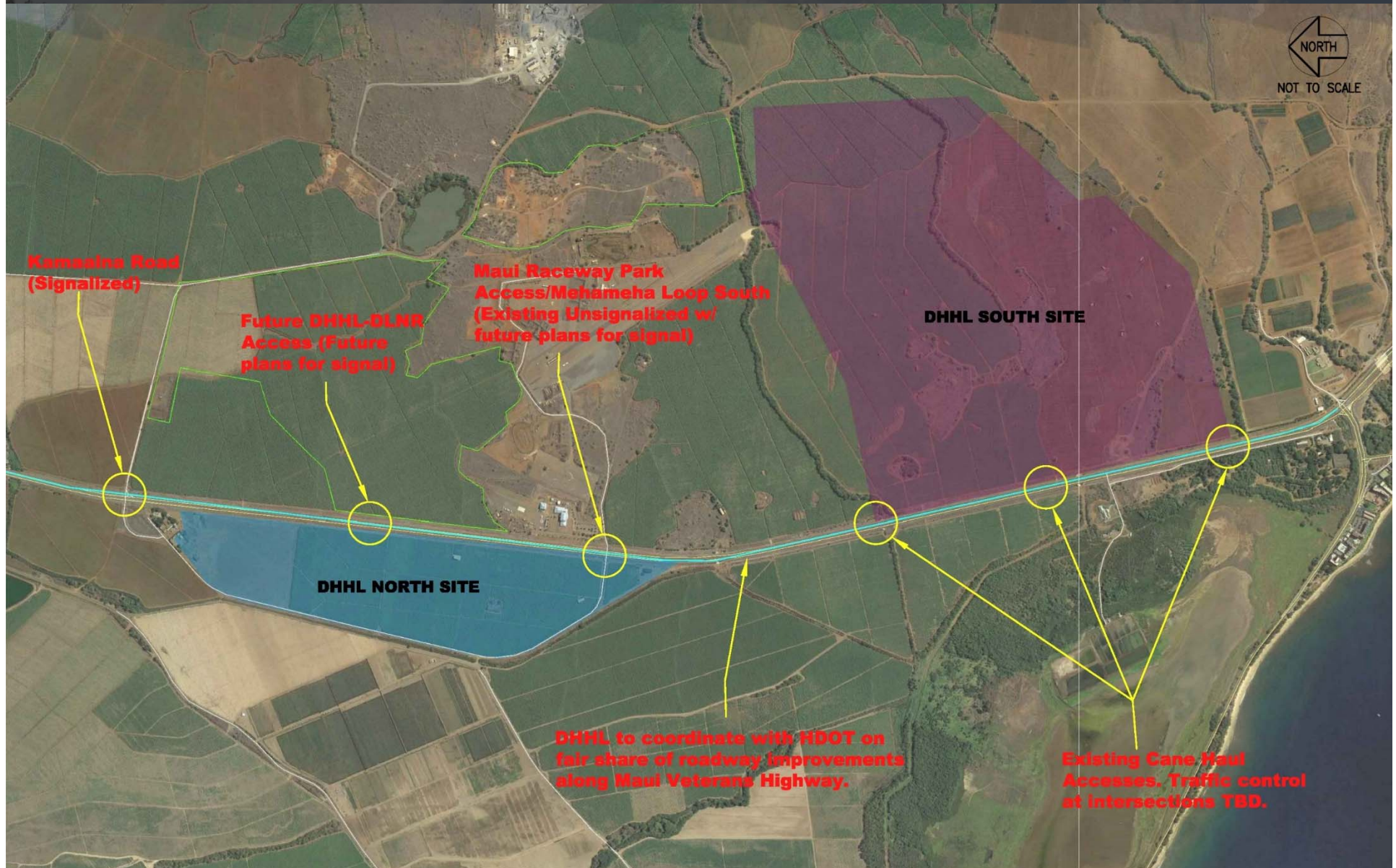
INFRASTRUCTURE EXISTING DRAINAGE CONDITIONS



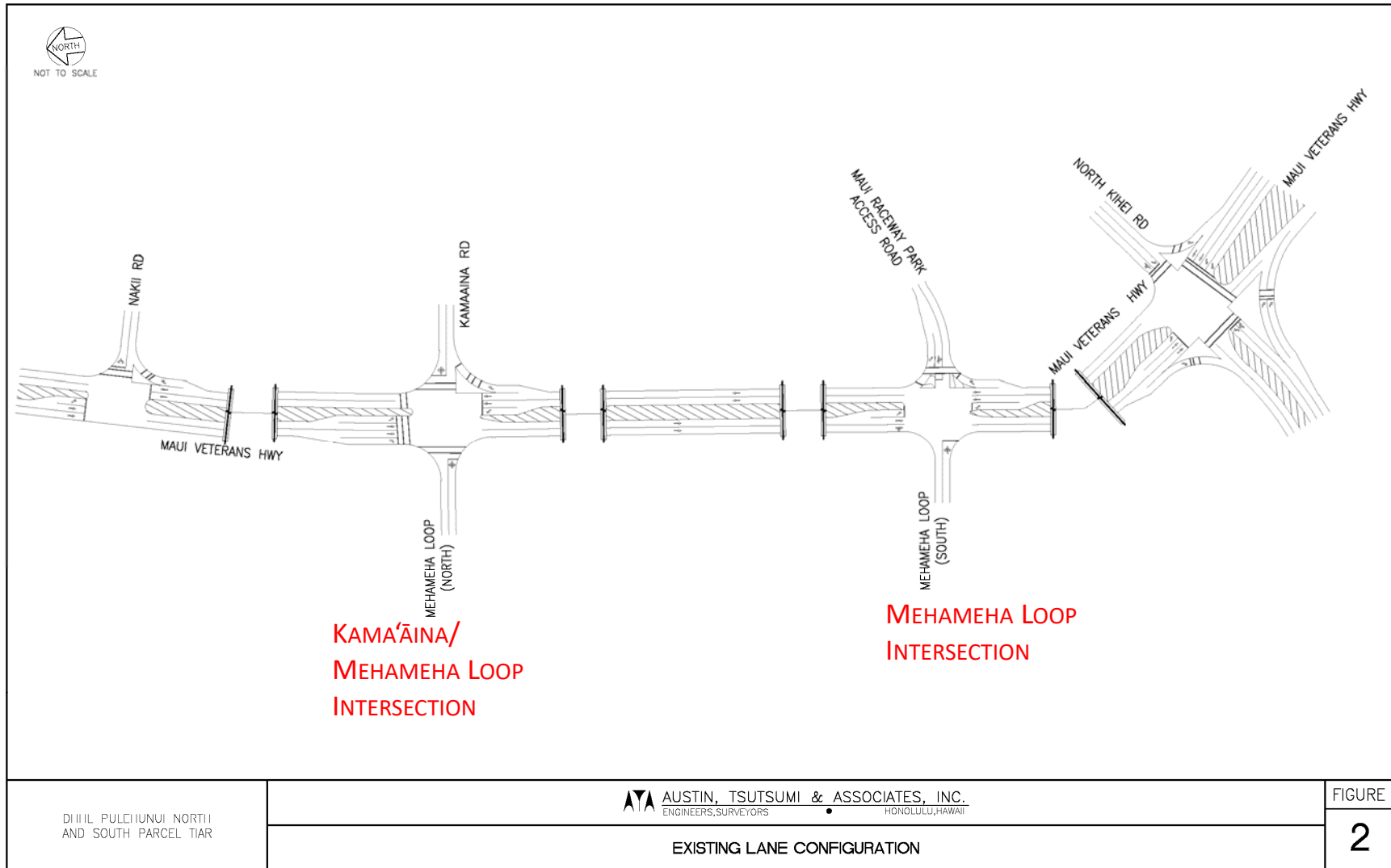
INFRASTRUCTURE PROPOSED DRAINAGE SYSTEM



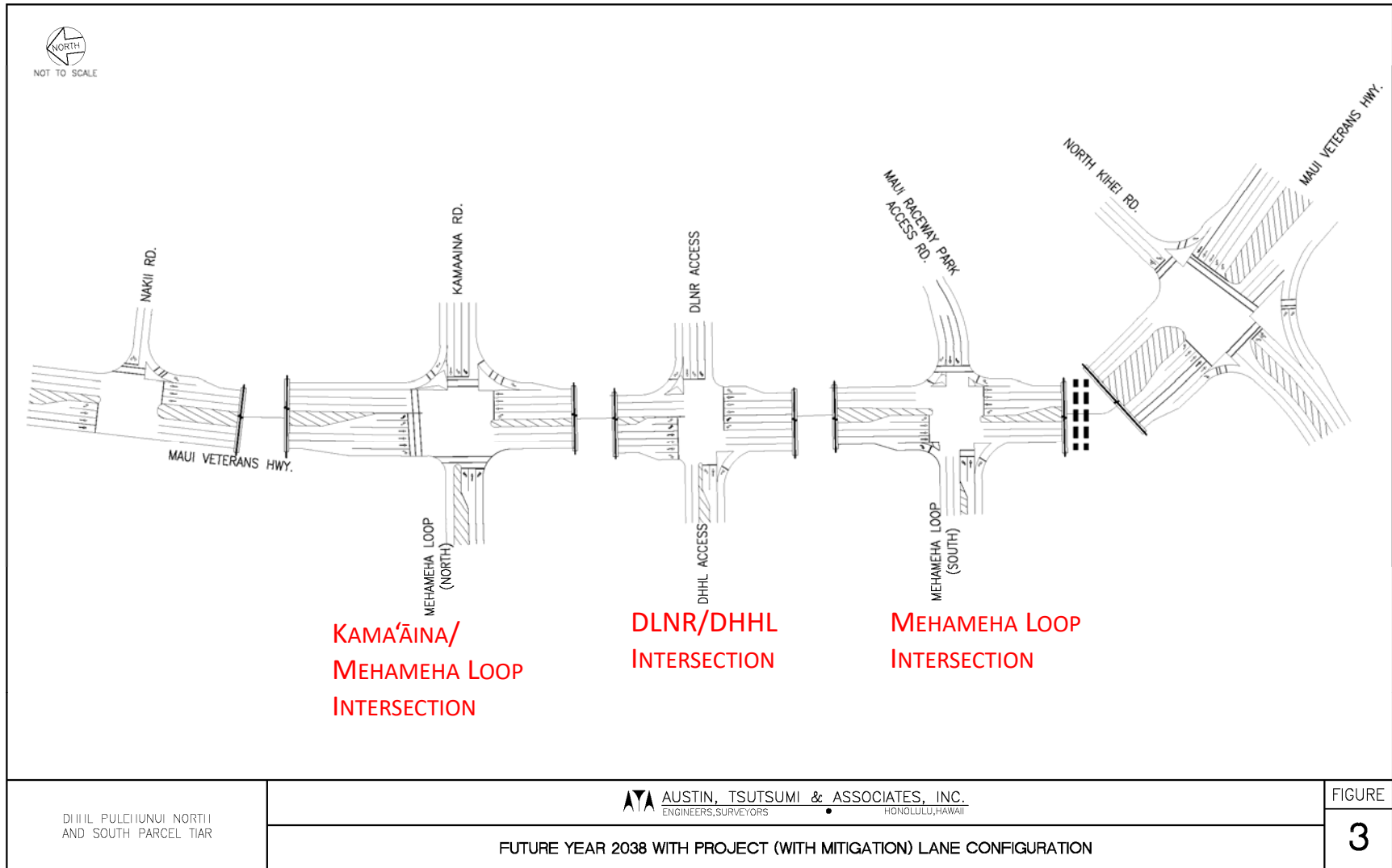
INFRASTRUCTURE EXISTING AND PLANNED HIGHWAY ACCESS



INFRASTRUCTURE EXISTING INTERSECTIONS



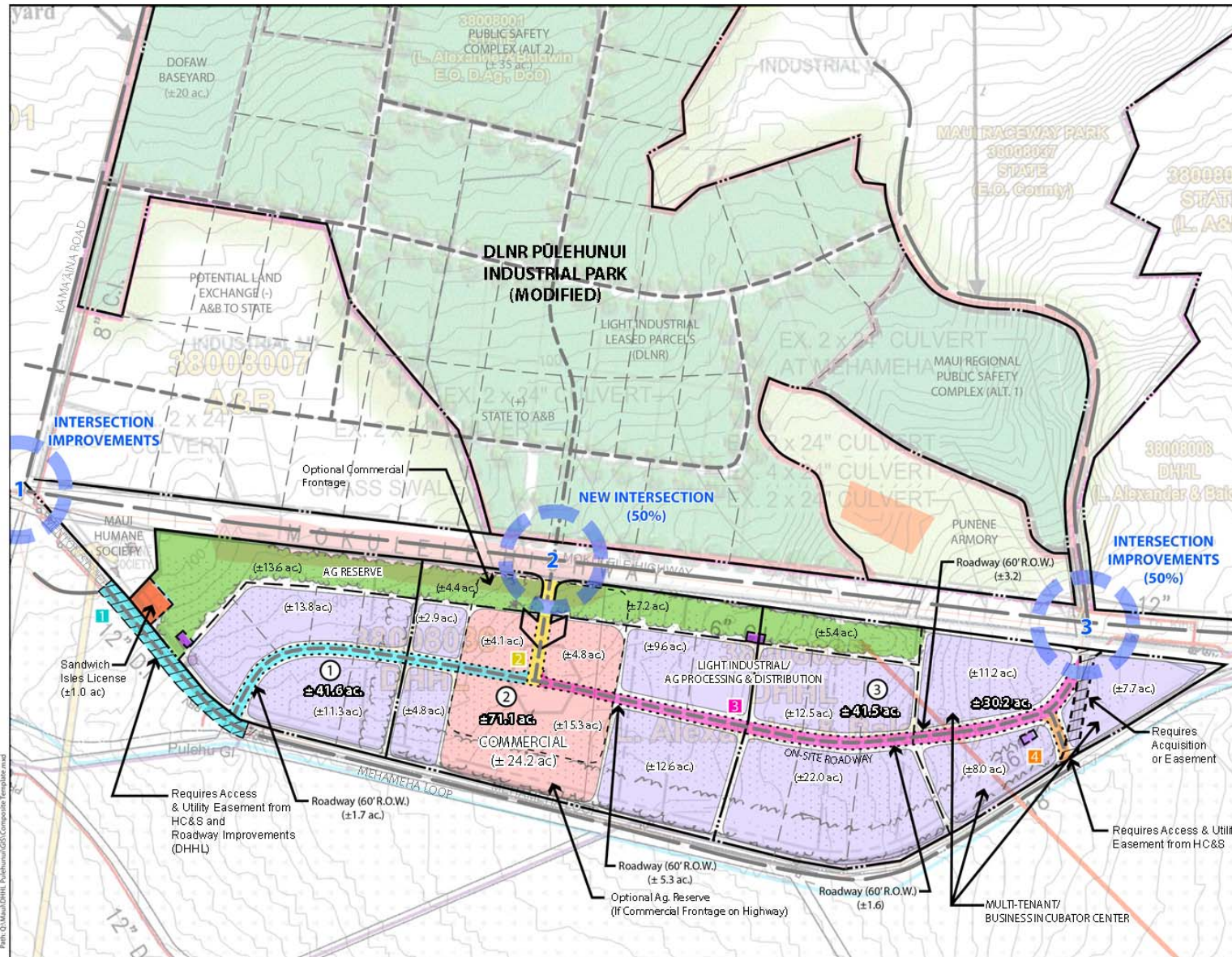
INFRASTRUCTURE FUTURE INTERSECTIONS



A photograph of a savanna landscape with tall, dry grass in the foreground, scattered trees and shrubs in the middle ground, and distant mountains under a blue sky with white clouds. A semi-transparent dark rectangle is centered over the image, containing the text "Key Planning Considerations" in white.

Key Planning Considerations

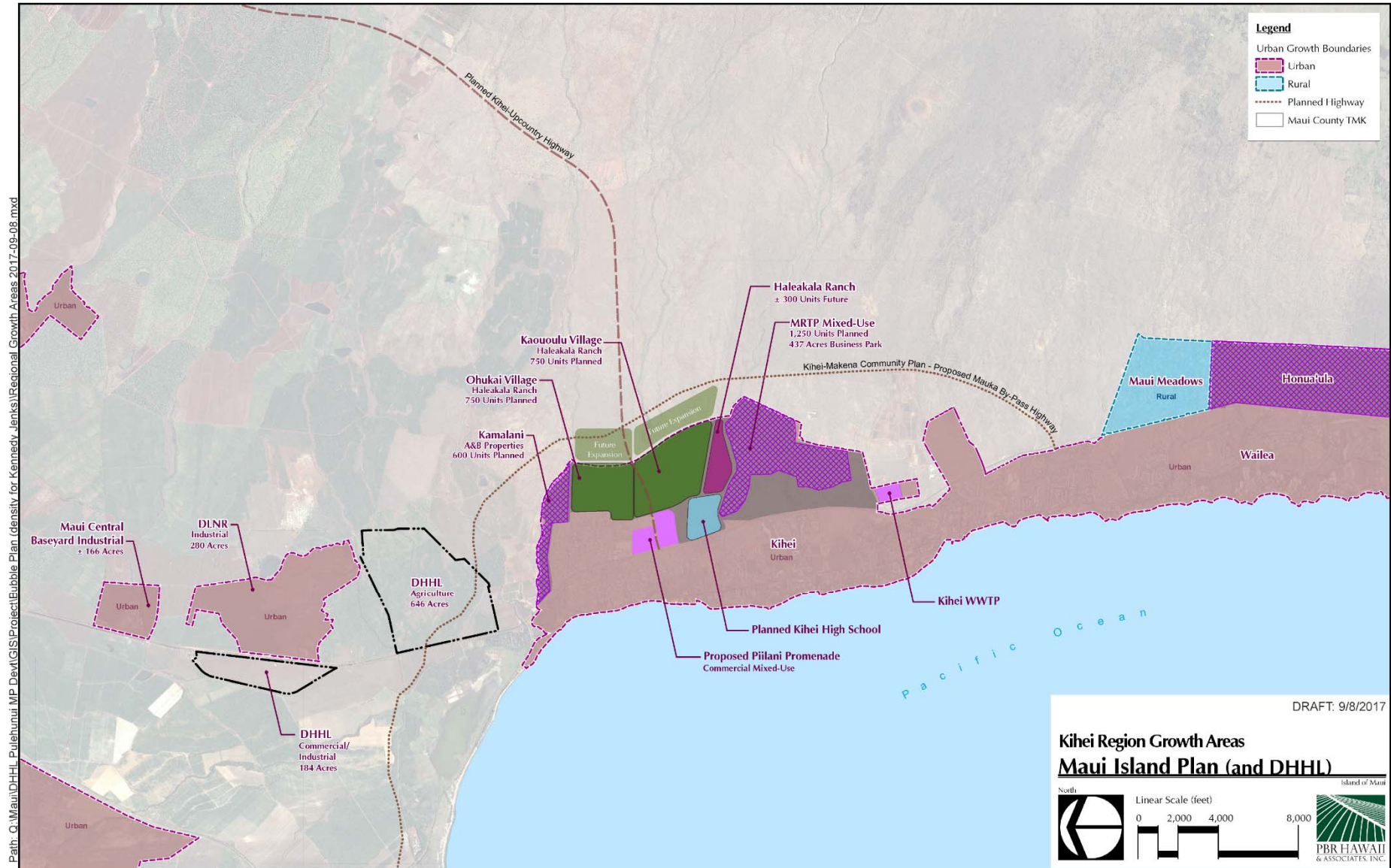
PŪLEHUNUI NORTH



KEY PLANNING OPPORTUNITIES AND CONSTRAINTS

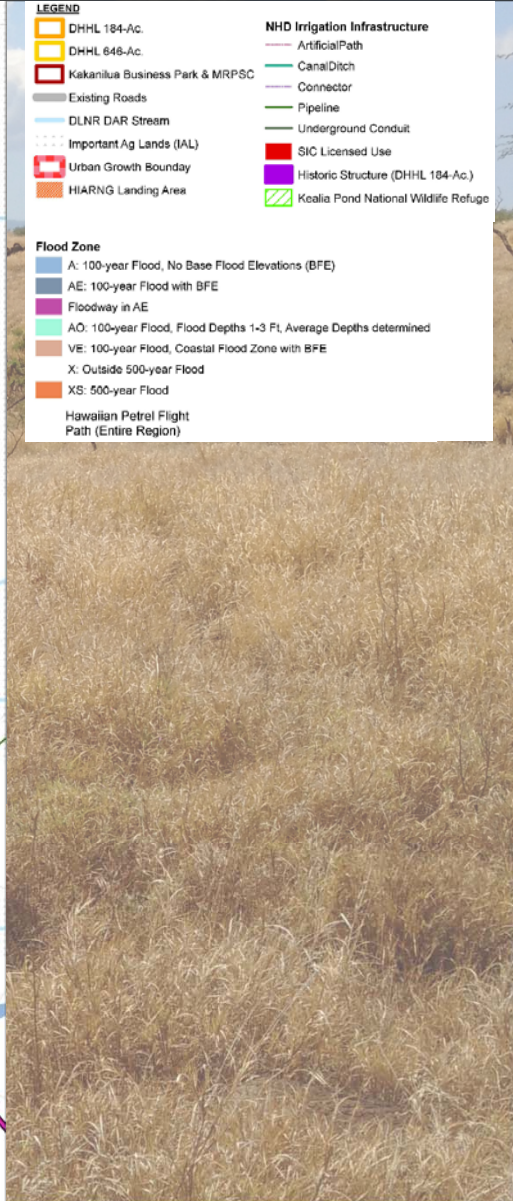
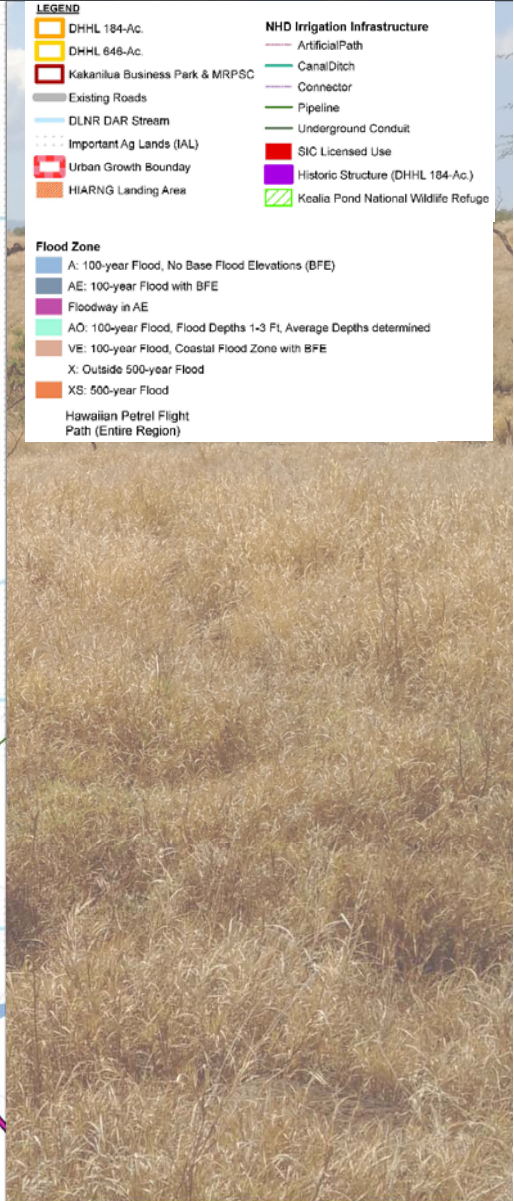


KEY PLANNING OPPORTUNITIES AND CONSTRAINTS



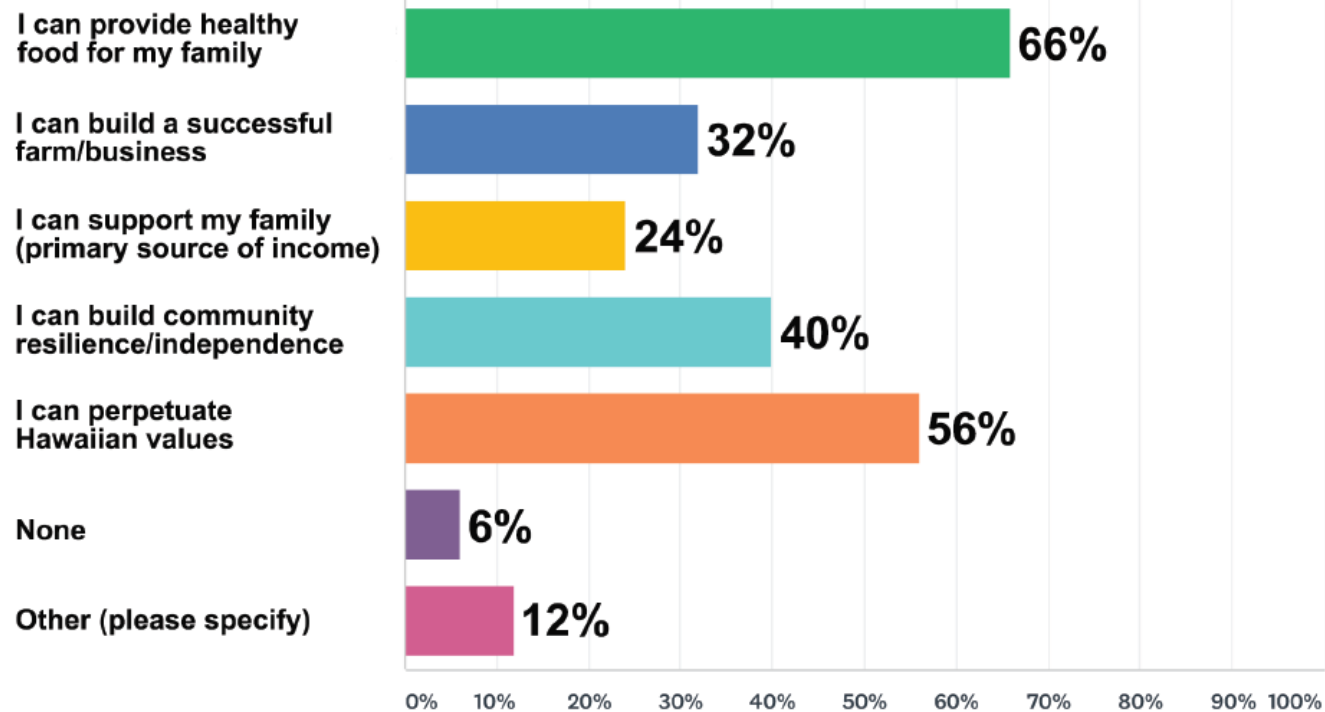
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.
Source: Long Range Planning Division, Department of Planning, County of Maui (2012).

A photograph of a savanna landscape. The foreground is filled with tall, dry, yellowish-brown grass. Several thin, bare tree trunks are visible, some leaning. In the background, there are more trees and a distant horizon under a blue sky with scattered white clouds. The overall scene is a typical representation of a savanna environment.



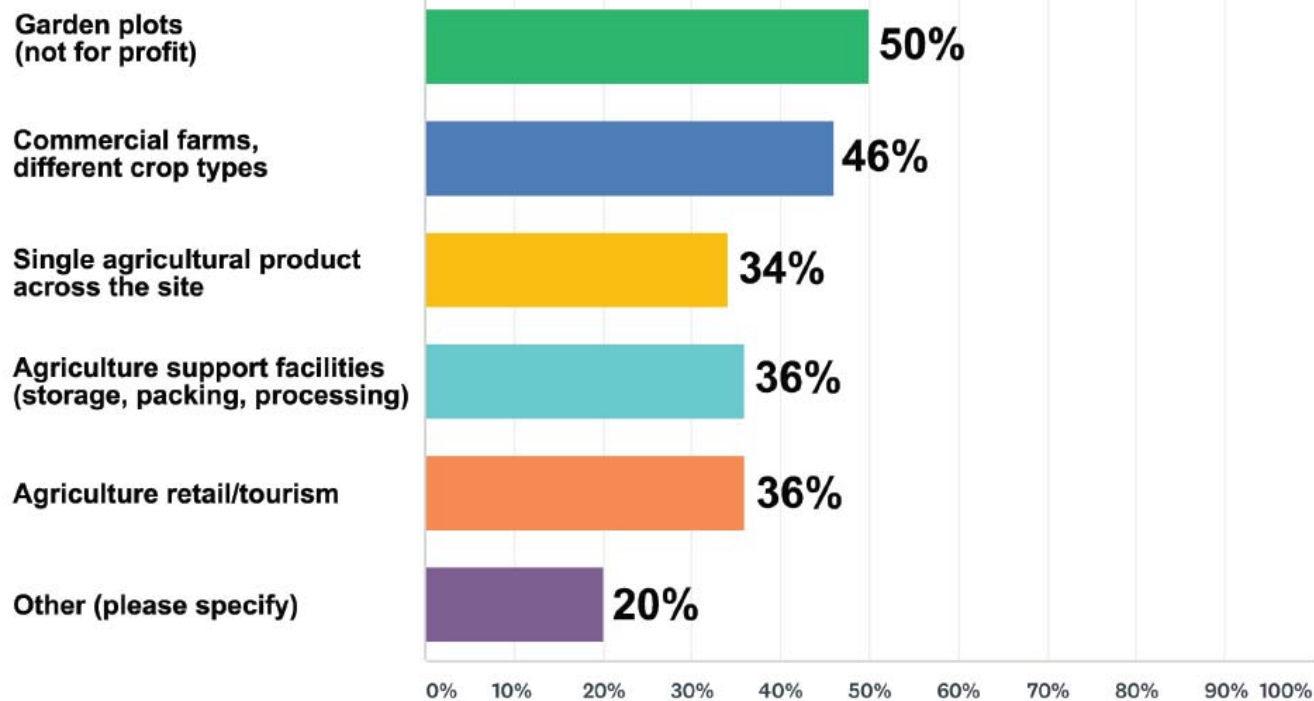
SURVEY RESULTS

Q6: Why is agriculture important to you?



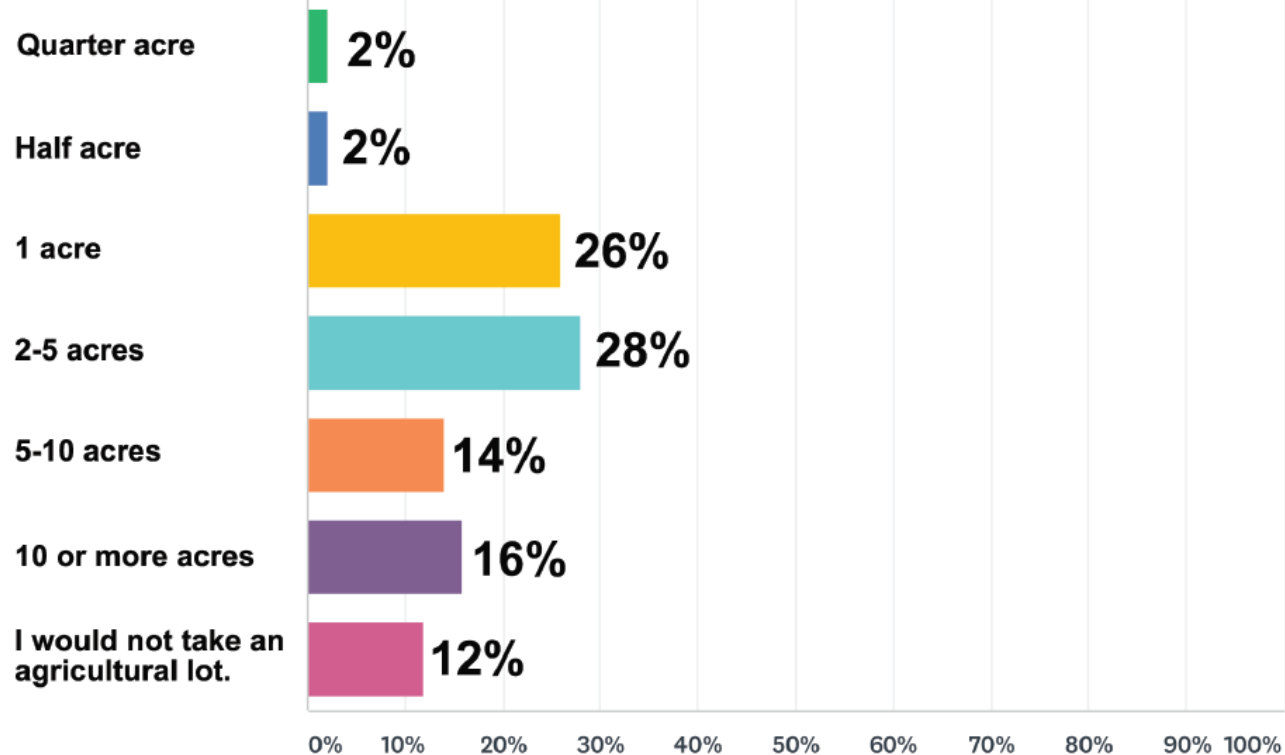
SURVEY RESULTS

Q8: What kind of agricultural activities/practices would you and your 'ohana engage in at this site?



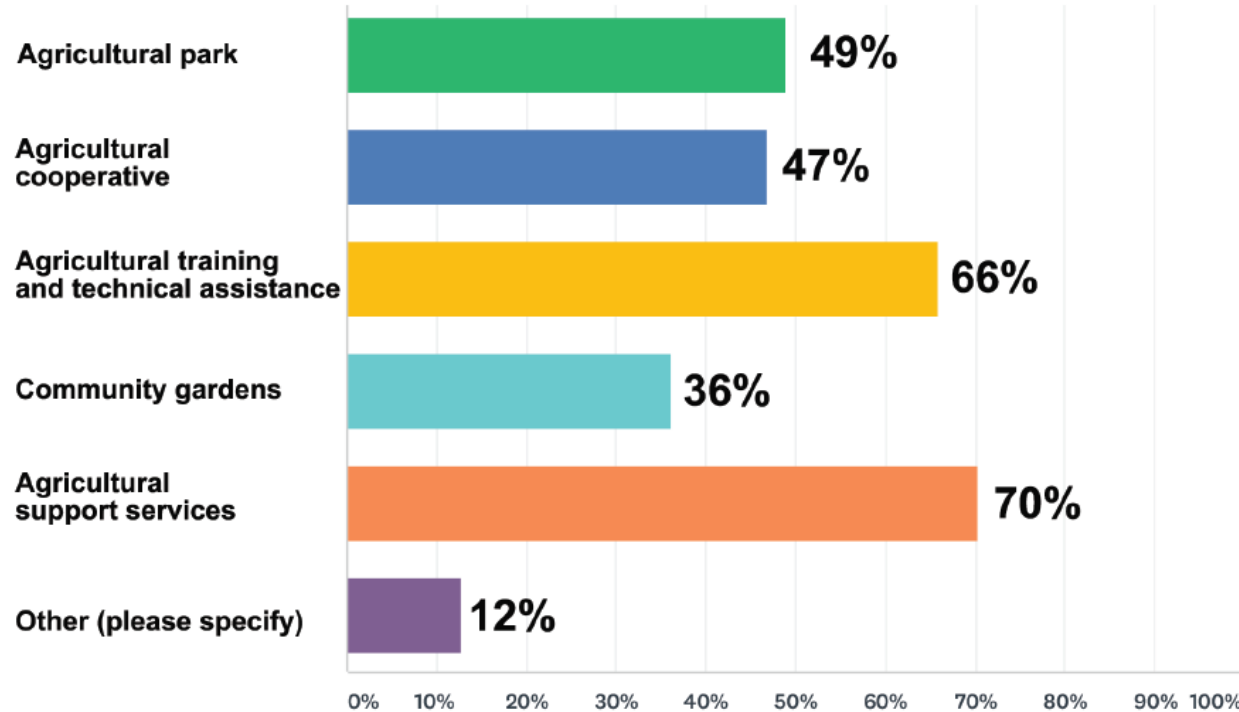
SURVEY RESULTS

Q9: What is the smallest size of agricultural lot that would work for you and your 'ohana?

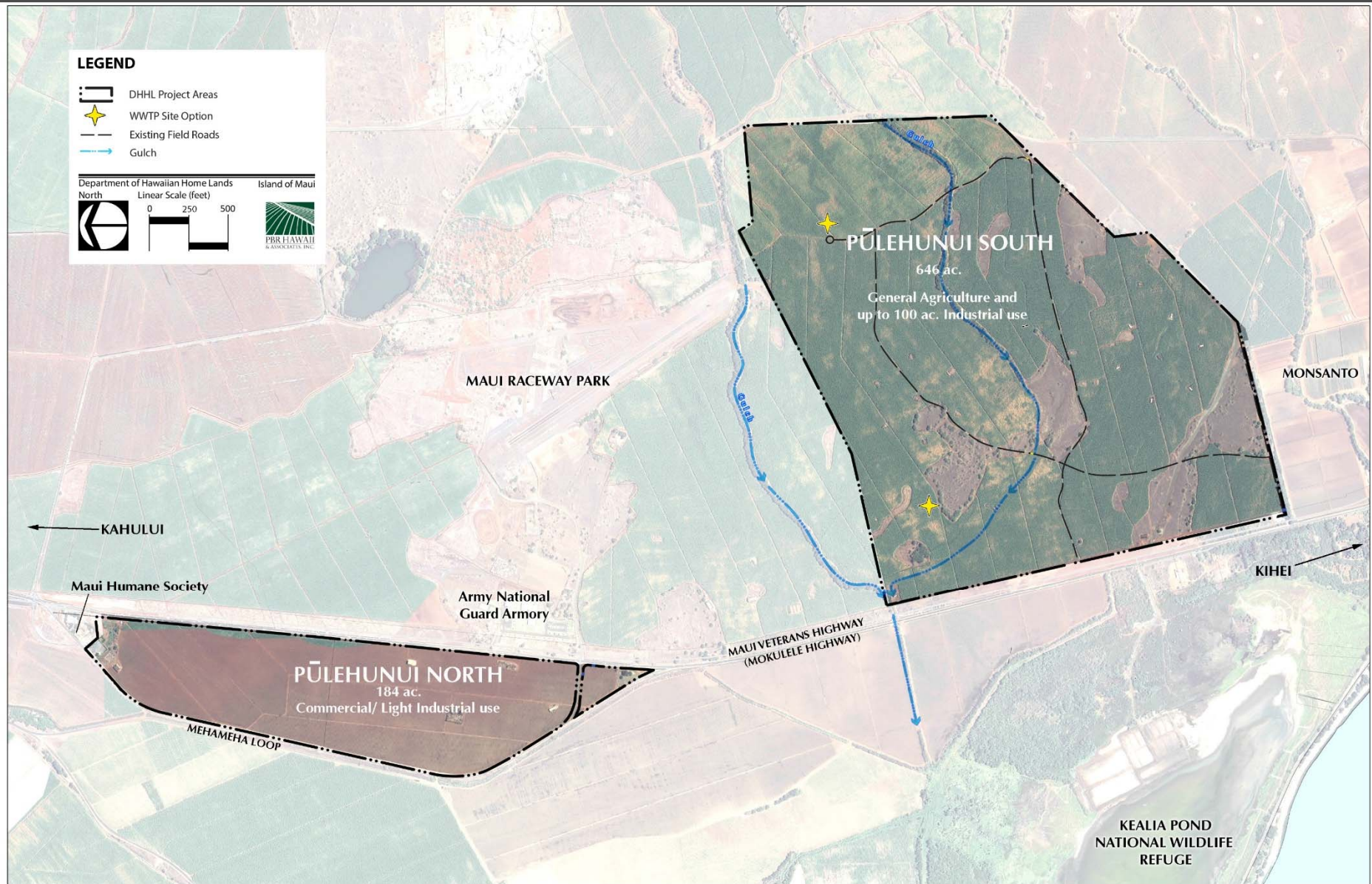


SURVEY RESULTS

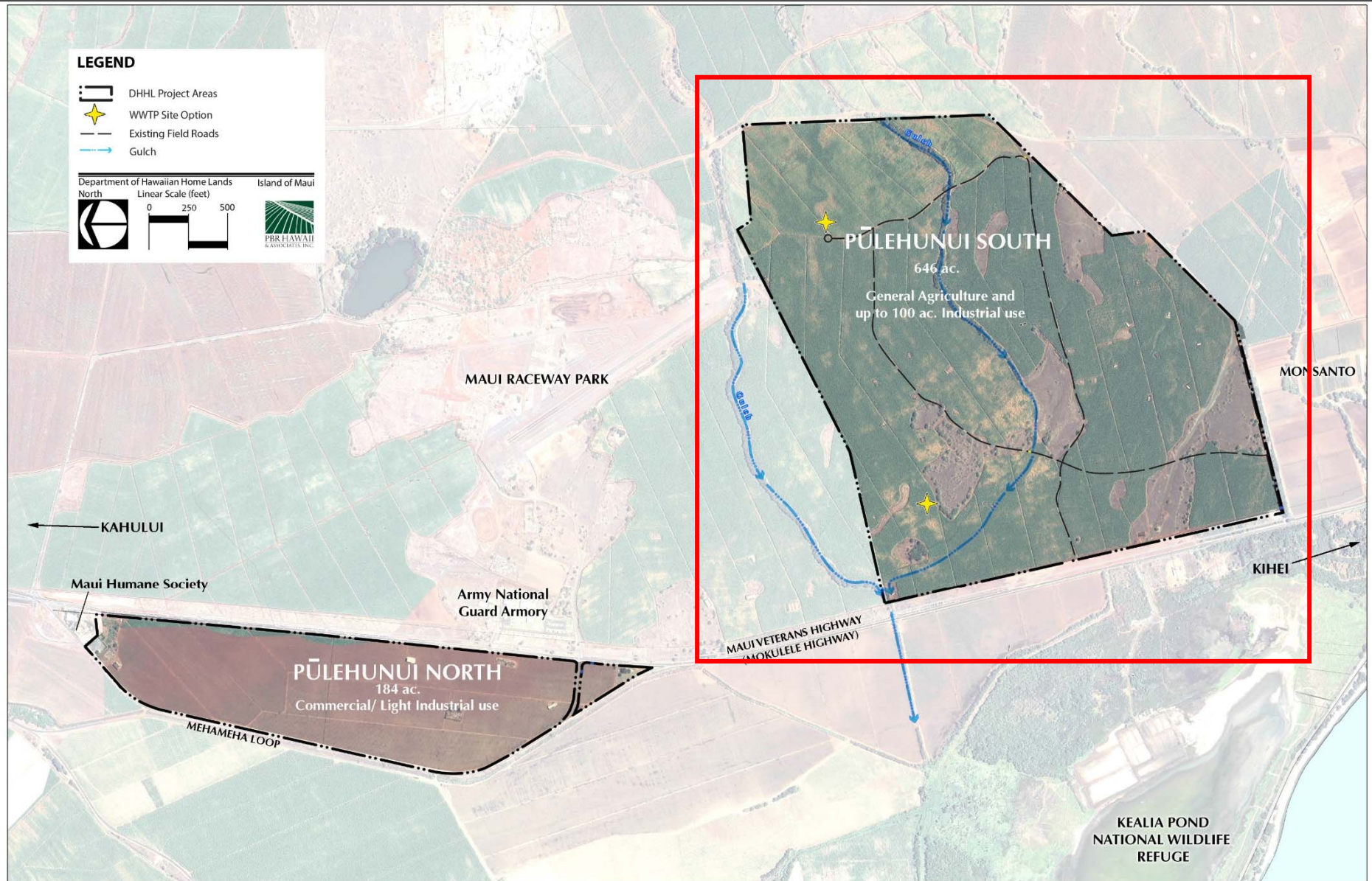
Q13: DHHL and Beneficiaries have had initial conversations about the following opportunities. Please check any that are of interest:



DHHL LANDS AT PŪLEHUNUI

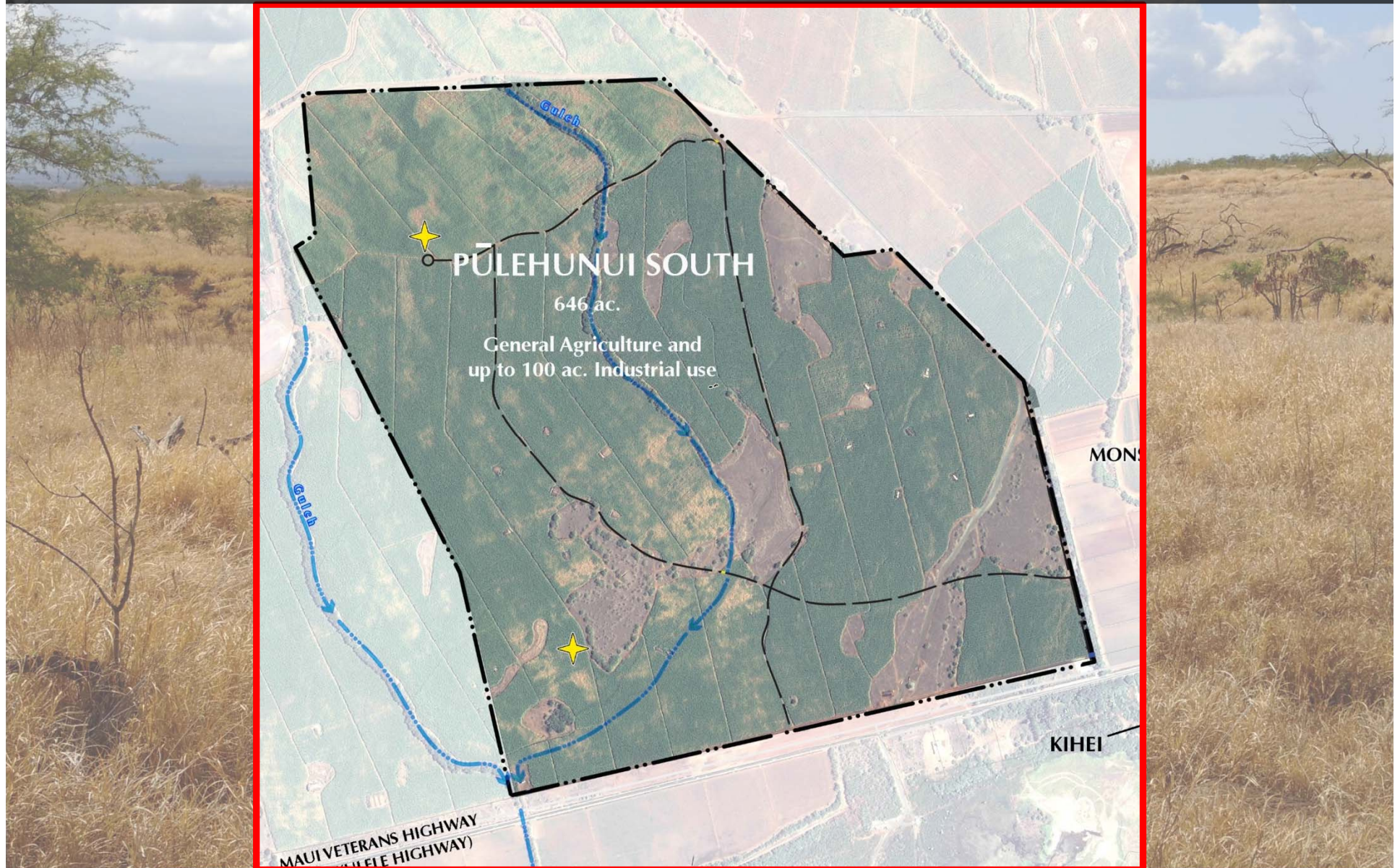


DHHL LANDS AT PŪLEHUNUI



Notwithstanding to whom this map has been prepared for project planning purposes only and should not be used for boundary information or other critical decisions.

DHHL LANDS AT PŪLEHUNUI



WORKSHOP GOALS - REMINDER

- Guide development alternatives based on Beneficiary input and existing site conditions
- Identify potential uses at Pūlehunui South consistent with Beneficiary agricultural needs and Maui Island Plan
- Determine Beneficiary preferences that DHHL could consider for revenue generation at Pūlehunui North

A photograph of a savanna landscape. The foreground is filled with tall, dry, golden-brown grass. In the middle ground, there are several small, scattered trees and shrubs. The background shows a range of low mountains under a bright blue sky with large, white, fluffy clouds. A semi-transparent dark grey rectangular box is overlaid on the center of the image, containing the text.

Break

**When you're done, please find a table
we will have some short activities!**

A photograph of a savanna landscape with tall, dry grass and scattered trees under a blue sky with white clouds. A semi-transparent dark rectangle is centered over the image, containing the text "Breakout Groups" in white. The text is in a bold, sans-serif font. The background image shows a wide expanse of dry, yellowish-brown grass in the foreground and middle ground, with several small, green trees and shrubs scattered throughout. In the distance, there are low, rolling hills or mountains under a bright blue sky filled with large, white, fluffy clouds. The overall scene is a typical African savanna environment.

Breakout Groups

BREAKOUT GROUPS

- Engage with an open mind.
- Listen, then respond.
- Acknowledge the contributions of others.
- All ideas have value.
- Respect others and their ideas.
- Enjoy the moment.
- Think outside of the box.

VISIONING EXERCISE



Intent

- List broad visionary themes to direct further conversations about the vision for the property.

Headliner Exercise

- Used to develop broad ideas and themes within a defined time horizon.
- Formatted as a newspaper statement, known as a headliner.

VISIONING EXERCISE

Question:

Imagine you are reading a local paper about 30 years (2050) from today, what would a front page headliner say about the Pūlehunui South property?



BREAKOUT GROUPS

Questions (copies on your table):

- *From the list provided, which uses would be best?*
- *Where should the uses be located?*
- *How should Pūlehunui South be managed?*

Start brainstorming and drawing,
ideas can be drawn or written.

Ask us if you have questions!



Breakout Group Presentations

GROUP PRESENTATIONS

- Things to consider when viewing the other groups' plans:
 - Theme
 - Commonalities
 - Differences

DOT ACTIVITY

- Which scheme would you like to start with as the base for developing the plan?
- Most strongly represents or presents the ideas you think should or should not be included.

A photograph of a savanna landscape with tall, dry grass in the foreground and scattered trees in the background under a blue sky with white clouds. A semi-transparent dark rectangle is overlaid in the center, containing the text "Key Takeaways".

Key Takeaways

NEXT STEPS

- Summarize and synthesize information from today
- Compile Draft Concept Plans to show you next weekend
- See you on April 28!

A photograph of a savanna landscape. The foreground is filled with tall, dry, golden-brown grass. In the middle ground, there are scattered acacia trees and shrubs. In the background, a range of low mountains is visible under a bright blue sky with large, white, fluffy clouds. A semi-transparent dark rectangular box is centered over the middle ground, containing the text "MAHALO FOR COMING!" in white, bold, sans-serif capital letters.

**MAHALO FOR
COMING!**