



HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION  
DEPARTMENT OF HAWAIIAN HOME LANDS

## Honomū Subsistence Agricultural Homestead Community

**Community Meeting #2**  
March 28, 2018

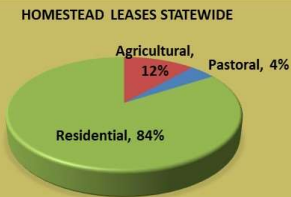
## AGENDA

- I. Welcome
- II. Project Update
  - a. Project description
  - b. Previous questions and comments
  - c. Environmental resource studies
  - d. Guiding Principles and Environmental Concept
  - e. Conceptual Plan Alternatives
- III. Break Out Group Discussions
- IV. Next Steps

2

## Why Agriculture?

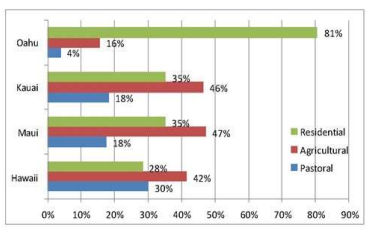
- Provision of the HHCA
- 20 years since the last Agricultural Homestead Award
- Sustainability - requires agriculture
- The Agricultural Waitlists are longer than the Residential Waitlists on most islands



**HOMESTEAD LEASES STATEWIDE**

Agricultural, 12%  
Pastoral, 4%  
Residential, 84%

Figure 2. Application Type and Island, 2014



Island	Residential (%)	Agricultural (%)	Pastoral (%)
Oahu	81%	16%	4%
Kauai	46%	35%	18%
Maui	47%	35%	18%
Hawaii	42%	30%	28%

3

## What is a Subsistence Agricultural Homestead Lease?

- Agricultural Administrative Rules were recently amended
- Lessees shall within three years:
  - Actively cultivate subsistence agriculture or
  - Reside and cultivate subsistence agriculture

4

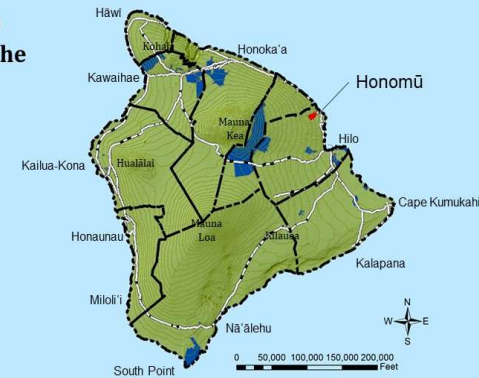
## Who Can Get a Subsistence Agriculture Lease in Honomū?

- Leases would be awarded according to the rank order on the Hawai'i Island Agricultural Waitlist
- DHHL invited the Top 500 applicants on the Hawai'i Island Agricultural Wait List to participate in planning meetings
- These are applicants who applied between 1952 and 1985
- The Average Age of those invited is 66 years old

5

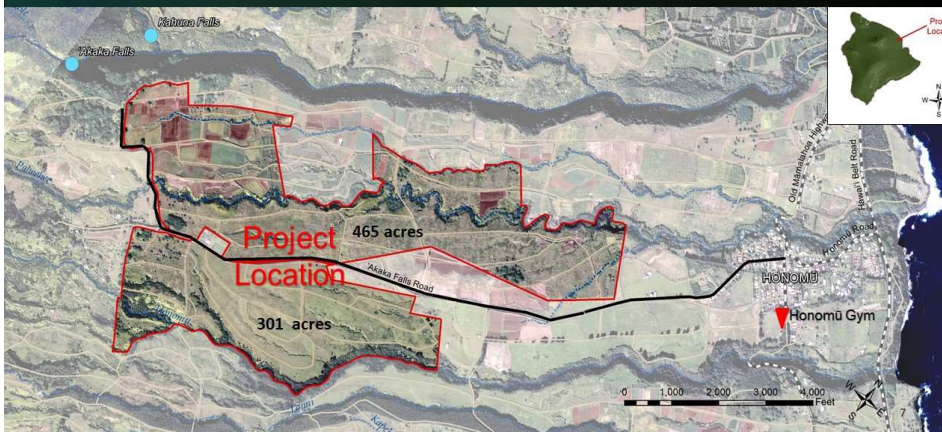
## DHHL Lands on Hawai'i Island

Approximately 118,000 acres, which is 58% of the entire Hawaiian Home Lands Trust



6

## DHHL'S Honomū Lands



## Why Honomū?

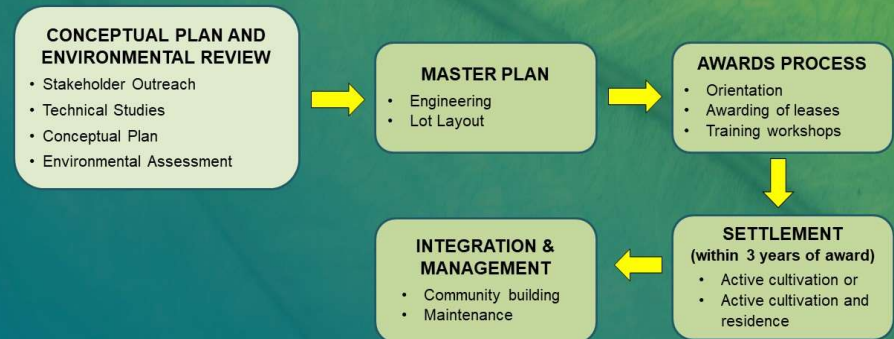
- DHHL Island Plans identify homestead development priorities
- Accessible
- Arable Land
- High Rainfall (150" - 225")
- Access to Agricultural Support Networks

8

## Honomū Current Land Uses

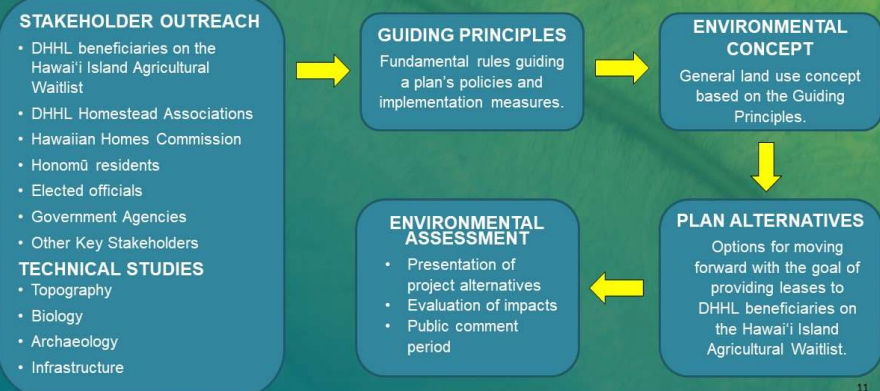


## Overview of the Honomū Agricultural Homestead Process



10

## Honomū Conceptual Plan and Environmental Review Process



11

## Beneficiary Meeting #1 October 24, 2017

### Major Issues and Concerns raised

- Definition of subsistence agriculture
- Assistance with farming
- Safety and access
- Lessees' cost: infrastructure and lot preparation
- Lease process and requirements
- Environmental management

12

## Community Meeting #1

October 23, 2017

### Major Issues and Concerns Raised

- High rainfall and runoff
- Density of lots, population increases, and impacts to the rural character of Honomū
- Monitoring and compliance with lease terms
- Training on farm and environmental practices
- Crime and agricultural theft
- Infrastructure: water, wastewater, traffic/roads

13

## Comments from the Honomū Village Association

- Concerns about impacts on existing community:
  - Population, traffic, police, emergency response, storm water runoff/drainage
- Questions about the Homestead Community:
  - Will the community have rules? Management of squatters, unsafe, unsanitary situations? Will DHHL clear all the land? What about farm theft?
- Questions about Subsistence Agriculture:
  - Are there criteria related to farming? Use of pesticides? Have we met with Ag Extension agents? Does subsistence mean lessees cannot sell their produce?
- Questions about Dwelling Units:
  - What percent of lessees will construct homes? What rules apply? Cesspools? Water?

15

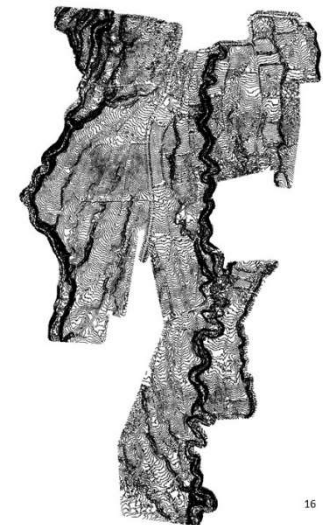
## Technical Studies

- Topographic Survey
- Soils
- Biological Resources
- Archaeology
- Infrastructure
- Others

15

## Findings: Topography & Drainage

- Two perennial streams
- Several drainages
- Steeper slopes around significant drainages
- Flat to moderate slopes (<15%) throughout much of the rest of the property



16

## Findings: Soils

- Adequate for farming
- May need some soil amendments
- Avoid slopes greater than 20%



17

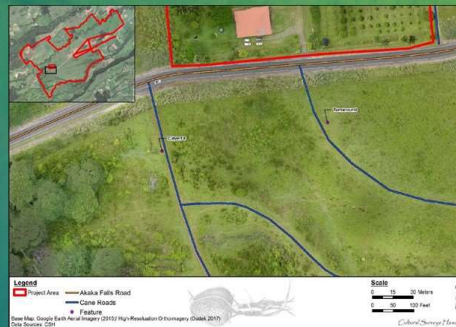
## Findings: Biological Resources

- Mostly dominated by invasive grasses, herbs, shrubs, and weeds; some native plants are established.
- Rare, threatened, or endangered plant species are no longer present.
- Mostly non-native fauna observed; Hawaiian hawk observed.
- Would expect to see native migratory, sea, and water birds; Hawaiian hoary bat; o'opu

18

## Findings: Archaeology

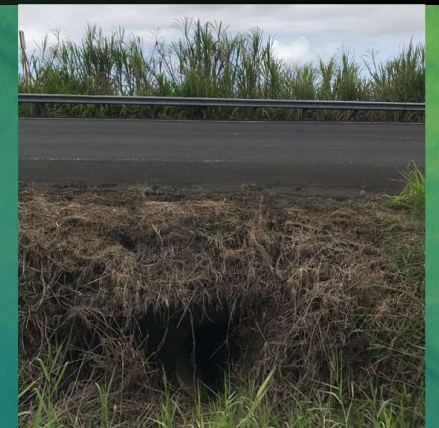
- Majority of the property has been extensively modified by previous sugar cultivation and subsequent agricultural and ranching activities
- Pre-Contact features may be present within stream gulches
- Historic features associated with transportation and the sugar plantation are still present



19

## Findings: Infrastructure

- Network of existing dirt/grassed roads
- No existing potable water
- Existing bridges and culverts
- Existing electric/telephone poles along 'Akaka Falls Road



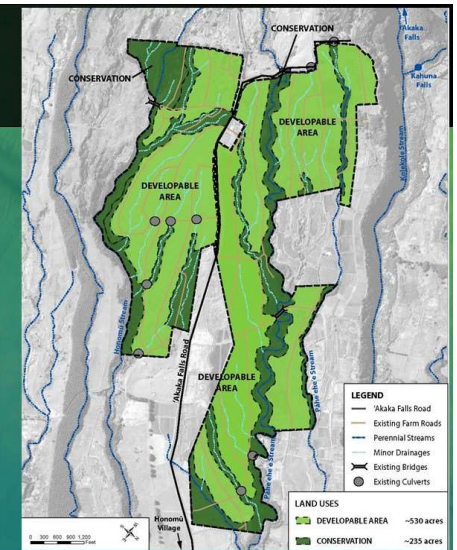
## Guiding Principles

- No net increase in runoff from the 10-year storm
- Minimize erosion and polluted runoff
- Minimize visual, sound, and dust impacts
- Protect biologically sensitive environments
- Support community cohesion
- Provide for agriculture-related economic opportunities

21

## Environmental Concept

- Conservation  
~230 acres
- Developable Area  
~535 acres



## Conservation

- Steep slopes
- Significant drainages
- Potential for habitat restoration



## Developable Areas

- Gentle slopes
- Avoid significant drainages



# Alternatives

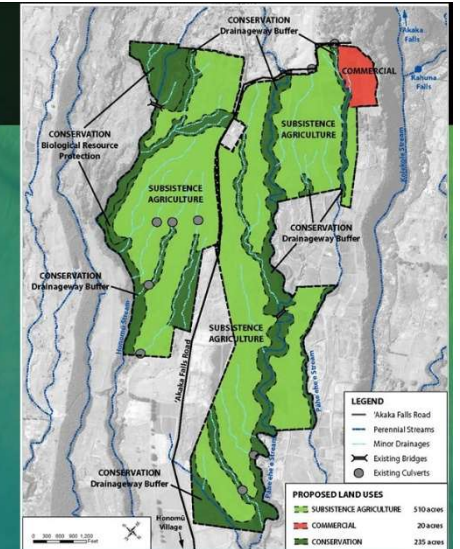
- A. Maximize Subsistence Agricultural Lots
- B. Provide for a Variety of Lease and Land Use Options
- C. No Action

25

## Alternative A: Maximize Subsistence Agricultural Homestead Lots

LAND USE	APPROX. NO. OF ACRES
Subsistence Agricultural Homestead Lots	510 (67%)
Commercial	20 (3%)
Conservation - Biological Resource Protection - Drainageway Buffer	250 (33%)
<b>TOTAL</b>	<b>766</b>

Estimated number of Subsistence Agricultural Homestead lots: 460



## Commercial Land Use

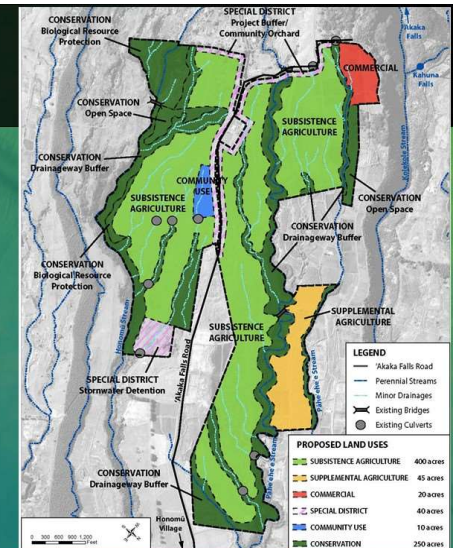
- Adjacent to 'Akaka Falls State Park
- Potential uses:
  - Parking
  - Scenic lookout
  - Agricultural processing
  - Farmers market



27

## Alternative B: Provide for a Variety of Lease & Land Use Options

LAND USE	APPROX. NO. OF ACRES
Subsistence Agricultural Homestead Lots	400 (52%)
Supplemental Agriculture	45 (6%)
Commercial	20 (3%)
Special District - Project Buffer - Stormwater Detention	40 (5%)
Community Use	10 (1%)
Conservation - Biological Resource Protection - Drainageway Buffer - Open Space	250 (33%)
<b>TOTAL</b>	<b>766</b>



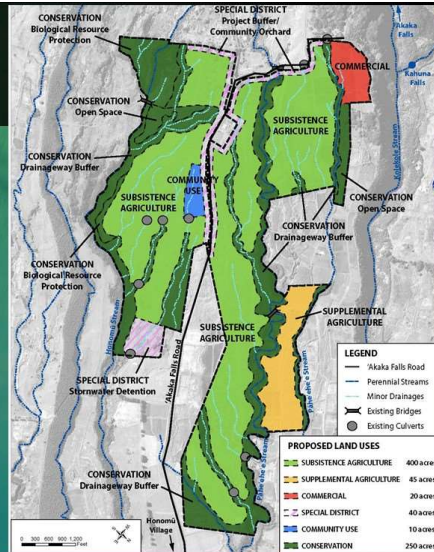
### Alternative B: Provide for a Variety of Lease & Land Use Options

Estimated number of Subsistence Agricultural Homestead lots:

120 (all three-acre lots)

to

360 (all one-acre lots)



### Supplemental Agriculture

- Gentle slopes
- Avoid significant drainages
- Removed from the main road (protect against ag theft)



### Community Use

- Centrally located
- Accessible
- Specific land uses to be determined by the Homestead Community
- Could include:
  - Agricultural training areas
  - Gathering spaces
  - Active or passive recreation space

To Be Determined

### Special District

- Project buffers along 'Akaka Falls Road
- Stormwater detention

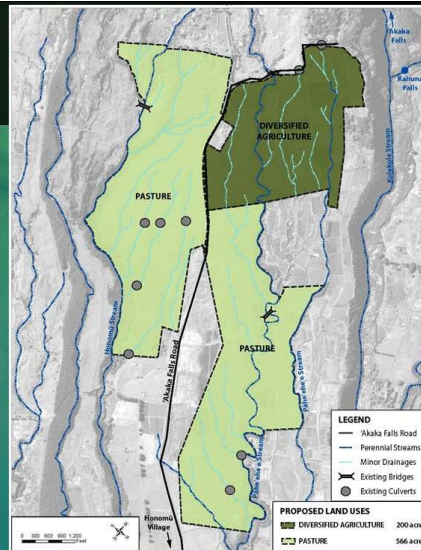




### Alternative C: No Action

LAND USE	APPROX. NO. OF ACRES
Diversified Agriculture	200 (26%)
Pasture	566 (74%)
<b>TOTAL</b>	<b>766</b>

Estimated number of Subsistence Agricultural Homestead lots: 0



### Alternatives – Lot Summary

	ALTERNATIVE A Maximize Subsistence Agricultural Homestead Lots	ALTERNATIVE B Variety of Agricultural Lease and Land Use Options	ALTERNATIVE C No Action
Acres available for Subsistence Agriculture	510	400	0
Acres set aside for roads (~10%)	50	40	0
Acres available for lots	460	360	0
Estimated number of homestead lots	460	120 to 360	0

34

### Breakout Group Discussion Questions

#### TOPIC 1: Project Alternatives

- a. What about the alternatives do you like?
- b. What about the alternatives do you not like?

#### TOPIC 2: Project Impacts

- a. What potential project impacts should we be studying for the Environmental Assessment?
- b. Which potential impact is the most important to you?

35

### Next Steps



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Project Website: <http://dhhl.hawaii.gov/po/honomu-subsistence-agricultural-homestead-community/>