



HAWAIIAN HOME LANDS TRUST
DEPARTMENT OF HAWAIIAN HOME LANDS

**HONOMŪ SUBSISTENCE AGRICULTURAL HOMESTEAD COMMUNITY
COMMUNITY MEETING #1
HONOMŪ GYM
OCTOBER 23, 2017, 7:00 P.M. – 9:00 P.M.**

Attendance: 109 (signed in)

DHHL: Jobie Masagatani (Chairperson), Julie Cachola (Planning Office and Project Manager), Andrew Choy (Planning Office), Sherri Hiraoka (Townscape, Inc., Consultant Project Manager), and Angela Fa'anunu (Townscape, Inc., Consultant)

Handouts:

1. Project Fact Sheet
2. Project Comment Sheet
3. Slideshow Presentation

Presentation:

Jobie Masagatani opened the meeting, reviewed the purpose of and agenda for the meeting, and provided background on the Hawaiian Homes Commission Act and the Department of Hawaiian Home Lands (DHHL). She explained how, as a condition of Statehood, the Act was made a part of the State of Hawai'i's Constitution and how the State and her people had made an agreement with the federal government to ensure the faithful execution of the Act.

Julie Cachola then provided an overview of DHHL's land use planning system, the Honomū Subsistence Agricultural Homestead Community project, the need for agricultural homesteads, why Honomū was selected, and the planning process for this project. **This project is early in the planning process and is not yet designed. The planning team is seeking input and guidance from the Honomū community and DHHL applicants on the Hawai'i Island agricultural waiting list on the issues, concerns, desires, and needs that should be considered when developing the plan.** Sherri Hiraoka facilitated the question and comment discussion.

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Discussion:

Questions and comments raised at the meeting are presented below and are identified as a question or comment (Q/C) or a *response (R)*. Comments are grouped by topic, rather than by the order in which they were raised. Additional questions and comments received after the meeting, either through one-on-one discussions, the blue comment sheets, email, or phone call, are recorded in the last section and reflect comments received as of October 31, 2017.

Q/C: Springer Kaye, President of the Honomū Community Association thanked everyone for attending and acknowledged that everyone has concerns but asked everyone to be courteous. We are thankful that DHHL is coming to us early in the planning process.

R: Thank you, we appreciate everyone's concerns and have found that the community is insightful and has good questions.

Q/C: The term subsistence makes me think of poverty. What do you mean by subsistence?

R: DHHL defines subsistence agriculture as a rural lot that provides food for your family, place to live (if desired), and an opportunity for people who are interested in farming to get started. There is the possibility of a larger lot if successful lessees can prove success.

Q/C: If homes come in, all the agriculture will stop.

Q/C: 'Akaka Falls generates a lot of traffic. I'm concerned about development. We want to see farming. We want some accountability.

Q/C: I'm concerned about lots that are three acres or less. All of the lots in the area are 20 acres or more. This doesn't fit the existing community. Ten to 20 acres would be better.

R: We all have an obligation, per the State Constitution, to uphold the Hawaiian Homes Commission Act (HHCA), which promotes the rehabilitation, well-being, and economic self-sufficiency for native Hawaiians.

R: Through our administrative rule making for subsistence agriculture, three acres was identified as an upper limit regarding the amount of acreage necessary to support a family. Many families do not have the resources to put large acreages into production. Additionally, larger lot sizes mean that fewer families have an opportunity to get on the land.

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Q/C: Why are the lots so small? Three acres cannot produce enough income to support a family.

R: The size of lot was determined to provide enough land to supplement a family's food source and/or income, not necessarily provide for all of it. If a lessee is successful, they may have opportunities to request larger acreages.

Q/C: If you are going to allow small lots, then everyone in Honomū should be allowed to subdivide below the current 20-acre minimum.

R: *DHHL is not subject to County zoning and is therefore allowed to create smaller lots. This would not apply to non-DHHL lands.*

Q/C: Will the lots all be the same size?

R: *We are not sure yet, but there may be larger agricultural lots.*

Q/C: You're stressing agriculture; are you familiar with Maku'u and Pana'ewa? Maybe 2% of the lessees are farming. What makes you think this will be different?

R: *The subsistence agricultural lots being offered are more manageable for lessees and DHHL is implementing agricultural support programs. In addition, the lands in Honomū are prime agricultural lands.*

Q/C: I received a Natural Resources Conservation Service (NRCS) grant and used it to create a Hawaiian hawk ('io) sanctuary. I live right below your makai boundary. The hawks are always flying in the area, especially above DHHL's property. I fear creating small lots will impact their habitat. Larger lots might be better, perhaps 20-acre pastoral lots.

Q/C: Honomū has bad soil and is swamp land—you cannot farm here.

Q/C: Will water be diverted? Will people be trained on the law?

R: *Water use will be guided by the terms and conditions in the leases, which are still being developed.*

Q/C: I want to see more Hawaiians in Honomū. I'm a taro farmer. Pāhe'ehe'e Stream goes through all the land, so I'm afraid when development comes in, what happens to me? DHHL is the konohiki. Be mindful of what goes onto the land. Identify the amount of inputs that you will add to the land, e.g., fertilizer, herbicides, pesticides. I don't have money to test the stream water and monitor the resource - so please do it right. The main concern is the water. Cattle are good, but too much can be bad.

R: *We are developing our lease conditions and can use this input to make sure we address these types of issues.*

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Q/C: New gravel roads can wash out and become streams. The muddy water and rocks go into the streams and onto our properties.

Q/C: A neighbor plowed and planted his land, but when the rains came, it all washed onto my property and blocked my gate with piles of dirt and seedlings as it washed to the river.

Q/C: I am concerned about runoff from the property and the dirt and vegetation that comes downstream during heavy rains. The water run off goes down into a puka about thirty feet from the fence line.

Q/C: I've been looking for land for a long time, but when I find a lot, I feel it shouldn't be cut up in small pieces. Will you work with NRCS to identify a management plan for the entire parcel, versus individual lots. They can advise DHHL on what to do for the whole property. For instance, like the Comprehensive Storm Water Management Plan.

R: We will talk with NRCS and our engineering consultant regarding minimizing runoff and erosion.

Q/C: Want to recommend an infrastructure plan.

Q/C: How will you handle wastewater?

R: Wastewater will be accommodated through individual waste water systems that are compliant with State Department of Health regulations.

Q/C: I worry about traffic. I also worry about the high schools; both are small and are not going to be able to handle huge increases in student population.

Q/C: You need to put a traffic light at the main intersection.

Q/C: Are you going to talk with the State Department of Transportation (DOT) about turn lanes at the intersection?

R: We have a traffic consultant and he has taken traffic counts at several points along the roads, including the intersection with the Highway. The Environmental Assessment (EA) will identify the project's impacts on traffic and will recommend mitigation measures.

Q/C: Buses have to turn around when they go up the road. I assume there are going to be more buses, which means it will be harder to turn around.

R: We have traffic engineers who will be looking at the impacts of the project and we will work with State DOT to identify needed traffic improvements.

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Q/C: There are signs on Old Māmalahoa Highway that say it's the end of the county road, but there are four bridges after that in bad shape, and the road is narrow, with no railings. Does the MOU cover costly improvements, emergency routes, etc.?

R: No, the MOU doesn't cover county roads. The sooner we understand the issue, the faster we can meet with legislators and address issues and figure out how to get funding over time.

Q/C: If there is the opportunity for a commercial enterprise, such as a corner store, it would alleviate traffic flow through the Town.

Q/C: What kind of infrastructure planning will you do? Are you planning a water system?

R: Honomū gets a lot of rain and existing crops in the area are rainfed. If lessees choose to build homes, we are currently considering individual catchment systems.

Q/C: The biggest concern is the impact on Honomū. At the last Census, Honomū was at 510 people. Subsistence Ag, they will bring their family in - that means a big influx of people that will impact the community, my way of life, and the natural resources of the area. I won't be able to take my kids to the beach or the park because there will be too many people using it. We will not have the resources. If you use large lots, there will be less people.

Q/C: Will you develop the North and South tracts of land at the same time, or will you develop one first? What population will you be adding to this community?

R: We do not know yet if the project will be phased, but that is a possibility we are considering. Once we determine the appropriate lot sizes, we can estimate the potential number of new residents.

Q/C: Will the land be sovereign, or will it be subject to county approvals and policing?

R: DHHL is not subject to county zoning, but the police department can enforce county laws on Hawaiian Home Lands.

Q/C: How will your project affect my land value? If land values go up, that's good if I sell, but if I don't then, my property taxes increase.

R: Generally, land values have improved in areas where DHHL homesteads have come in.

Q/C: Agricultural theft is a big problem.

Q/C: You should talk with Corey Hasegawa about a police substation at Honomū.

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Q/C: What constitutes “usage” of the land?

Q/C: Will you monitor once a month?

Q/C: 400-500 new people coming in, is a big impact. What will DHHL do to ensure that lessees comply with the terms of their leases? Who monitors? What are the consequences?

R: With this project, DHHL is adjusting how awards are handled. Staff will be checking in with lessee. We intend to be in contact with the lessees for a longer period of time to ensure that they are on track regarding the use of the lot.

R: DHHL will maintain relationships with their lessees for the first three years to ensure compliance. Programmatically, we have a College of Tropical Agriculture and Human Resources (CTAHR) staff dedicated to our DHHL beneficiaries who can maintain contact for much longer and provide agricultural support.

Q/C: It’s hard to farm, especially if you haven’t farmed before. Maybe we need a support network.

Q/C: If all your plans come to fruition, will this be the biggest community of its kind?

R: This will DHHL’s first subsistence agricultural homestead, so yes, it will be the biggest, by default.

Q/C: Beneficiaries have had to deal with contaminated lands and long wait times before being awarded leases. Farmers deserve the attention of government regarding agricultural theft and infrastructure costs. We want to be united with beneficiaries; we want to hold DHHL accountable.

Q/C: What is the budget for this project? If the project is designated, but the funds are not there, the lands remain fallow. We want to see opportunities provided for native Hawaiians.

Q/C: Is there funding for this? I want to see the money reinvested. How is this going to be different? Where’s the follow up?

R: We have encumbered money for the planning phase, but we don’t know what the infrastructure costs will be because we are still developing the plan. The homestead community may also be phased in over time. Funding could also depend on the Legislature, as our budget is subject to Legislative approval.

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Q/C: Hawaiians will not be able to own the land; it is only a lease. Will there be an option to buy?

Q/C: This is good for Hawaiians; three acres is a lot of land. Will lessees be allowed to sublease?

R: The lessee is expected to use the land, but there are times that a native Hawaiian lessee can sublease, but only to another native Hawaiian and only with the approval of the Hawaiian Homes Commission. In Honomū, it would be unlikely that a sublease would be approved.

Q/C: If houses are built, will there be restrictions on size and for single family use (vs. multi-family)?

R: Houses will either have to get building permits from the County or get a licensed engineer to certify that the building is safe.

R: Other restrictions would be specific to the lease. The new DHHL Administrative Rules for subsistence agriculture allows for more than one dwelling unit, subject to approval. We don't want to overwhelm the infrastructure.

Q/C: What kind of development will this project lead to?

R: We are developing a Conceptual Plan that will identify land uses, their locations, and general size.

Q/C: If people of Honomū are against this project and sign a petition, how many do we need to stop this project?

R: We're different from other developers who just build something and leave; we're here forever. DHHL has an obligation to provide opportunities for our beneficiaries who have been waiting decades to get an agricultural lease. We have had these Honomū lands for about 20 years. It's time to make use of the good lands that we have and offer it to our applicants.

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Q/C: You spent \$15 million at Maku'u and then spent more money to develop Phase 2, but nothing came of it. Why not just finish that project?

R: *Maku'u is a different type of agricultural project than what we are proposing in Honomū. We set up an Agricultural Task Force and asked them to advise us on how to improve agriculture and the success of our agricultural lessees, and they recommended smaller lots. This Honomū project is a result of that process.*

R: *Honomū and Honokōwai on Maui are the best areas because they have the attributes to support success. Honomū was selected because of the longer wait list for agricultural leases and because of other favorable conditions, such as the good relationship with the County and available support networks.*

Q/C: How do we stay in contact to make sure it happens? Is there a website?

R: *Note: since the meeting a website has been established for the project at: <http://dhh1.hawaii.gov/po/honomu-subsistence-agricultural-homestead-community/>*

Q/C: I want to see the MOU with the county - it's a public document. Maybe the county planning department would post it on their website?

R: *The MOU clearly defines the land use issue between the county and DHHL; it was done way back in the late 80s/90s. It had to do with Kuhio Mall and it addresses Real Property Tax delinquencies. It can be obtained by submitting an information request to DHHL.*

NOTE: *The MOU is available on the Honomū Subsistence Agricultural Homestead Community website at <http://dhh1.hawaii.gov/po/honomu-subsistence-agricultural-homestead-community/>.*

Q/C: Not everyone has a computer so there should be alternative methods to reach out and get information to the community - maybe you could work with the Association.

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Blue Comment Sheets:

Q/C: Three-acre lots in our rural mauka area will totally change this area of Honomū and Pepe'ekeo. We are alarmed to hear you brag that you have a good relationship with Hawai'i County. You can't go in and totally change the density of an area without diminishing property values. Some of us have worked our 80 years of life to earn money to buy our farm. If we wanted close neighbors, noise, heavy traffic and ranging dogs, we would live in a subdivision. If this three-acre subdivision happens, then some of us will DEMAND Hawai'i County to allow surrounding land the same density. If I have to sell and leave, I will need a three-acre subdivision on my 47 acres, just south of this farm subdivision. ANYTHING ELSE WOULD BE VERY UNFAIR.

Q/C: Get the other developments right before you start a new one.

Q/C: Twenty-acre parcels only – no less.

Q/C: Require Korean Natural Farming (KNF) and gabions for water management.

Q/C: I have been farming in Honomū for six years, and am now doing research on using albizzia much to replace chemical fertilizer, also here in Honomū. I will have results next year, and I think these might be of interest to people seeking to farm in Honomū. This method could have economic and environmental benefits, rejuvenate the soil. I also have a good idea on some of the methods and crops that have been used in this area. I'd like to share my research where and when possible.

Comments Received After the Meeting:

Q/C: Create an agricultural; buffer along 'Akaka Falls.

Q/C: Plan your ingress and egress locations. There should not be dozens of driveways right onto 'Akaka Falls Road.

Q/C: Talk to the old plantation bulldozer operators about the land. They know the land, berms, and roads better than anyone.

Q/C: Start small, then adjust and learn from that initial group of lessees before adding on the next group.

Q/C: Lessees should join the existing Neighborhood Watch group and assign their own watch captain.

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- Q/C: DHHL should get beneficiaries from Honomū and Hāmākua for this project, or at least prioritize people from this area.
- Q/C: Don't just take applicants off the top of the list. Choose people who really do want to farm and mālama the 'āina. I hope that there will be guidelines, restrictions, rules, and enforcement.
- Q/C: Honomū has been known to have a lot of crime and I worry that this will open the doors for more crime.
- Q/C: I am worried that opening up more gravel roads, especially if the lots are empty with no houses, will bring wanderers into the area, as well as squatters, illegal hunting, dumping, and crime.
- Q/C: Thank you for coming to Honomū to listen to our concerns. I hope that you will consider all that you heard tonight in your decision for the future of Honomū. I love Hawaiian people on Hawaiian lands, but please match the land to the lessee, please choose people who will love the land and the Honomū community, and will value it and take care of it.
- Q/C: The last census in 2010 had the Honomū population at 509 people. If 500 agricultural lots are being considered and an average family has four people, that is an increase of 2,000 people in this little plantation village. The population would be five times as large as currently reside in Honomū. How will five times as many people impact our way of life? Things that should be considered are roads; traffic; water; electricity; solid waste disposal; human waste disposal; animal waste disposal; erosion; sedimentation; use of herbicides and insecticides; water quality in our streams, estuaries, and marine environment; schools; public transportation; and illicit drug use and other social economic considerations.
- Q/C: Our natural resources are what tie me to this land, like the warabi I pick to eat and the hogs that my cousins hunt. Is there going to be enough?
- Q/C: Data shows that the level of rainfall has been decreasing over time.
- Q/C: I am a person of the ocean, and we all grew up surfing and fishing along the shoreline at Kolekole and Hakalau. Are there going to be enough waves? What about fish and 'opihi? We have enough for now, but I don't think that we have enough to accommodate five times as many people.
- Q/C: I am not saying NO to this development. What I am saying is that all of these things need to be addressed as the project proceeds. Please if you do this, do it the right way. Don't turn my sanctum into a [place of destitute.

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- Q/C: I presume the HHLT wants a successful outcome with the least negative impacts on existing Honomū and surrounding communities. Right off I'm thinking that hundreds of new cars on the highway to go to town for essentials is a problem. I read in the Tribune recently that fatalities are up for highway driving. Speed, and overtaking and passing cars is the main reason. It is predicted the majority of new residents will be 66+. And it is my opinion older drivers tend to drive slower. It's something to consider. What about mandating increased bus service? Maybe an express?
- Q/C: Also is there going to be any zoning for commercial? Like a decent market? I think that would be a tremendous improvement and would result in less individual car travel.
- Q/C: A solar installation for electric car recharging would also be really cool. There used to be an electric hydro generation station at the Honomū gulch. Maybe something like that could work again. Anything to reduce burning fossil fuels for this new community would be a very positive thing. It could also be used in a social sense as an example of what Hawaii is capable of, and aloha for its native peoples. Possibly a model community.
- Q/C: By the way, I just read in the news that the herbicide Roundup is now in the bloodstream, even breastmilk of people worldwide. Have you considered a way to make this an organic farming community?
- Q/C: One other thing. I love Honomū, but find it to be rather noisy due to mechanical contraptions continually whacking away at the flora. I suppose people must have their green lawns. Suppose there were a designated day or time for mowing? Then it wouldn't be a somewhat constant din. Would you consider having ground covers instead of grass as a requirement?
- Q/C: Several people have mentioned the soil being soggy. If this is so, then the new residents need to be educated on how to deal with this issue. Leaflets, flyers, seminars etc. on what would grow well under these conditions. Or, strategies on how to improve drainage.
- Q/C: Describing this project as subsistence ag has a very negative connotation. First impressions are important. Subsistence is a loaded term. Right away people are going to think poverty and welfare. Not good. Not the kind of image the HHLT deserves. Please consider renaming this enterprise.
- Q/C: I was disappointed that your continual mention of CTAHR personnel seemed to discount the presence of UH Hilo's College of Agriculture, Forestry, and Natural

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Resource Management (CAFNRM) - a local resource that your organization should be making more/better use of throughout this process.

I urge you to contact the Dean, Dr. Bruce Mathews, to find out how best to work with the CAFNRM faculty and students.

Another program at UH Hilo is its Tropical Conservation Biology and Environmental Science MS program. You would do well to avail yourself of the expertise in that program's faculty: <http://tcbes.uhh.hawaii.edu/Faculty>

Q/C: Your statistic that only 5% of agricultural lessees actually pursue agricultural activities on their leased land is alarming. This suggests a lack of oversight on the part of DHHL of its lessees. I strongly urge you to institute better management of your leases before you inflict such poor implementation tactics on Honomū.

Q/C: Your new administration rules are less than optimal. Not requiring a lessee to submit at least some sort of land use plan is a very poor way to begin a leasehold agreement that is targeted as specifically as these seem to be. Where is the accountability? How will DHHL ensure that the required agricultural use/cultivation is indeed being implemented? Please do not repeat your assertion that neighbors are the best monitors of land use activity. You are suggesting a "Big Brother" method of managing DHHL property by relying on neighbors reporting neighbors for perceived or actual infractions.

Q/C: What is going to be the source of utilities for these lots? Will catchment be the norm? This may or may not be feasible if residences are placed on the lots. What type of electrical power will be used? If connecting to the power grid is anticipated, will those lines be run underground, or are we looking at constructing a forest of power poles and spiderwebs of lines? What about telecommunications and cable services? The area you are planning to develop is basically a cell tower dead zone - will you put in a cell tower in order to allow your lessees to connect? This could be a major consideration in the event of emergencies.

Q/C: Your assertion that DHHL has a good relationship with the County and an existing MOU that clearly identifies responsibilities was made hollow by your refusal to provide a copy of that MOU when asked directly by me to do so. Your instructions to submit a request to the County under a freedom of information type process was insulting and indicated to me that you were hiding something. If this MOU is such an asset to the process, why then did you assert that it had been written 15 years ago and so was not really relevant? Your "hand-waving" argument abrogated any value you had previously assigned to this MOU. I urge you to publicize that MOU on whatever web site you eventually develop - since

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you have already made it part of your reasoning you should provide it up front and not waste our time trying to track it down through some arcane civil process.

Q/C: Exactly what "Ag Support Networks" are you saying your lessees will have access to?

Q/C: Honomū's abundant rainfall and deep soil are part of why you chose to create this community here. What assurances will you provide to the people already living and pursuing agriculture in Honomū that our streams will not become polluted by the many new point sources your proposed community will introduce? How will the changing landscape affect those of us downhill when we get major rains? What kinds of floods might we expect after our new neighbors begin carving up the land in the mauka regions? What will DHHL do about such eventualities?

Q/C: One of our residents asked you some pointed questions about your past record in developing areas - in particular Maku'u - that you dodged outright. Why didn't you answer those questions with anything more than - Oh, that's a different place than this? This suggests you are not operating in good faith. You were unresponsive to questions about how you spent and managed tens of millions of dollars - not good! Your development of the house lots in Pana'ewa was likewise flawed - the instance of ground termites in so many of the residences might have been prevented if the land had been inspected prior to developing it. These two instances of egregious flaws in DHHL's implementation and subsequent management of its own projects do not bode well for this future one.

Q/C: You stated that you already had studies done by experts:

Please provide the identity of the individuals who conducted these studies.

Please also make their reports to you available to residents of Honomū. Posting them on your eventual web site would be a good first step.

The highway to 'Akaka Falls, which you are so delighted to be able to use for your development, often delaminates even now - adding a possible load of hundreds more residents, and the truck traffic one can expect from agricultural pursuits, will only hasten this process of highway surface breakdown. Will DHHL contribute to the road's upkeep?

Much of the land in your project will be unusable for agricultural purposes - please provide a more detailed depiction of where the lots will eventually be once you get your topographical studies completed.

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The streams in these areas must be protected in a proactive manner. Please ensure that any leases awarded have strict terms/conditions to ensure farming activities do not ruin them.

Wildlife in the area must also be considered. Not only the feral pig population but also the hawk sanctuary and other niches where local fauna may be harmed by wholesale development.

Q/C: In addition to creating a web site, please also ensure that the many people of Honomū who are not computer savvy or who are not able to connect with the Internet regularly receive updates. This might be done by mass mailings or by posting updates on bulletin boards. Perhaps the Post Office might allow some sort of bulletin board posting. If not the PO, then perhaps the general stores in town might allow an informational area to be created.

Q/C: I urge you to be absolutely transparent in this development process.

Q/C: Traffic - Will you give us a signal light to get out of Honomū or alternate roads to ease the traffic burden?

Q/C: Gravel roads washing out into our rivers, filling rivers with the gravel. How will you keep gravel from washing out? (We live here, we know. You might need concrete or asphalt)

Q/C: Pesticides- there are lo'i downstream of both proposed properties. We also have a lot of prawns and 'ōpae in our rivers. Too much pesticides could kill our wildlife, poison our food source, and kill our enjoyment of the river. How will you keep pesticide out of our rivers?

Q/C: Hawaiian Hawk- It is known that in Waiākea they had many 'io, and once all of the construction and growth started happening, the population declined. This is a special species of bird with an amazing Hawaiian culture, not to mention that it is on the Federally and state listed as Endangered. They are known to only breed only here on the Big Island. Do you care about their well-being, and what will you do with them? Do you think they will just fly somewhere else?

<http://dlnr.hawaii.gov/wildlife/files/2013/09/Fact-Sheet-io.pdf>

<https://www.fws.gov/pacificislands/fauna/Hlhawk.html>

https://en.wikipedia.org/wiki/Hawaiian_hawk

Q/C: Police- today's total population is 193 residences 541 people, this number with grow... will you get us more police, maybe a few dedicated to our area?

Q/C: Schools ? Will you build us more schools to accommodate?

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October 23, 2017, 7:00 P.M. – 9:00 P.M.**

- Q/C: We all love our small town, some of us have been here for decades, and some us for a few years, but we all came here because we saw the pristine old Hawai'i, ranch lands, no traffic, and peace and quiet. Many of us move out from Hilo and other congested neighborhoods...some from O'ahu...we moved here to escape the subdivisions. This area is zoned AG20, many of us bought because we knew are neighbors would all be on 20arces and we would all have privacy and quiet. I understand that DHHL can do their own zoning, but I think you folks should think about us too. Why do you want to over-populate and make a subdivision on a land so beautiful? I think there are many...many Hawaiians out there that deserve a 20acre ranch, and I know there are many out there that would utilize the land for what it should be used for.
- Q/C: Just an fyi, our land looks amazing for AG, but you might also want to have the soil evaluated. This is where the chemicals come into play... the soil has been depleted of most of its nutrients from the sugarcane for years of growing. Grass can grow, but for crops the soil needs to be tested and re-nourished. Also, some areas may contain arsenic which has been know from the old plantation days.