

Honokōwai Agricultural Homestead Community Master Plan  
Beneficiary Planning Meeting #1  
September 25, 2019  
Lahaina Civic Center  
6:00 p.m. – 8:00 p.m.

**MEETING NOTES**

**ATTENDANCE**

Beneficiaries: The 49 attendees that signed in at the registration table are listed below:  
Abraham AhHee, Piimauna Aiwohi, Daryl Aiwohi, Cornelia Applegate, Emily Arcangel, Heidi Bungard, I. Clifford, Kaleo Cullen, Kekoa Enomoto, Blossom Feiteira, Jackie Hala, Louella Hala, H Harris, Aukai Hatchie Jr, Nobuo Higa Sr., Justin Hong, Norma Hussey, Andrew Kaaea, Thelma Kaahui, Chris Kaahui, June Kaaihue, Shawn Kanae, Lani Kane, Maka Kanekoa, Pam Kaniho, Norman Keahi, Moses Keahi, Kahilihiwa Kipapa, Linda Magalianes, Ike Magalianes, James Marfil, Steven McCabe, Varna Nakihei, Neiznan, Corrine Nobriga, Ceidilee Nobriga, Rod Paahana, Duke Paoa, Kai Pelayo, Lindel Puha, Bernie Sanchez, Lillian Suter, Kala Tanaka, Kamuela Vaca, Jessee Watsoi, Pua Watson, Kapaku, Reina

DHHL Staff: William Aila- Chairman; Andrew Choy and Julie-Ann Cachola (Planning Office), Stewart Matsunaga (Land Development Division), Paula Aila (Awards Branch), Mona Kapaku and Toni Eaton (Maui District Office)

DHHL Consultants: Planning Consultants Hawaii, Inc: John Summers and Mike Summers

I. Opening Remarks-

Julie-Ann Cachola welcomed attendees to the meeting, noting that all the applicants on the Maui Island Agricultural Waitlist who reside on Maui, were invited to attend. This meeting is the first in a series of planning meetings that will engage beneficiaries in updating the 2004 Honokōwai Master Plan so that small-acreage agricultural homestead leases may be awarded to beneficiaries on the Maui Island Agriculture Waitlist.

The purpose of the meeting is to:

- Provide information about Honokōwai
- Provide information about a new type of Small-Lot Agricultural homestead lease
- Involve beneficiaries early in the planning process to envision and create a new homestead community at Honokōwai.

The goals of this project are to:

- Conduct 3 beneficiary planning meetings to update the 2004 development master plan;
- Prepare an Environmental Assessment for the project
- Work together to lobby funding for the project.

II. Background Information on Honokōwai:

Ms. Cachola shared information to orient participants on the location of the land, significant land features, and current conditions.

Blossom Feiteira, a homestead leader with generational roots in Honokōwai, participated in the planning meetings that created the 2004 Honokōwai Master Plan. Ms. Feiteira explained the planning process, the 2004 land use recommendations, and the rationale behind the land use land use recommendations.

Ms. Cachola presented additional background information, including:

- Key changes that have occurred since 2004 that require an update of the master plan
- Characteristics of the beneficiaries on the Maui Agricultural Wait List
- Reasons for DHHL’s focus on agricultural homesteads
- A map depicting “developable lands” in Honokōwai

III. Small Group Planning Discussions:

The chairs that filled the large meeting room for the plenary session were separated into the four corners of the meeting room to create four smaller groups that would allow more people to participate in discussions on the following topics:

- Lot Size
- Lot Configuration
- “Rural” Infrastructure
- Community Spaces
- The Ag Homestead Lease, Transfers and Succession

Two DHHL staff were assigned to each topic area—one to serve as the presenter/facilitator; and the other to serve as the group’s recorder. Each small group discussion started with a short 5-minute presentation about the topic area, followed by an open, facilitated discussion. In addition, beneficiaries were given an opportunity to show their preference on a variety of options developed prior to the meeting by placing dots on their preferred choice. If a preferred choice was not listed, beneficiaries could write-in that choice. Beneficiaries could also write their comments on chart paper provided to each group. The results of the participant votes, the write-in items and comments and points raised in the small group discussions, are summarized below.

- Lot Size (Beneficiaries could select up to one choice)

<b>Lot Size</b>	
	<b>Total</b>
1 Acre	<b>18</b>
Up to 3 Acres	<b>12</b>
3-5 Acres	<b>6</b>
More than 5 Acres	<b>4</b>
Less than ½ Acre	<b>1</b>
½ Acre	<b>1</b>
¾ Acre	<b>0</b>
I am not sure what I need to be successful	<b>0</b>
<b>TOTAL</b>	<b>42</b>

- Lot Configuration (One choice)

<b>Lot Configuration</b>	
	<b>Total</b>
Individual Lot	<b>29</b>
Clustered w SHARED Agriculture	<b>7</b>
Shared Ag	<b>0</b>
Clustered w Individual Agriculture	<b>0</b>
<b>TOTAL</b>	<b>36</b>

#### Home and Agriculture Write-In Comments

<b>Homes</b>
Cost for sustainable homes
If clustered, could be cheaper for me
Would like to see some residential in Honokowai
<b>Agriculture</b>
Slaughter house
Interim use- land for cattle, fenced area while waiting for development
one acre is a lot. It would sustain my family
you gotta have 3 acres for commercial
Different size lots for ag. Small for subsistence

- “Rural” Infrastructure (One choice)

<b>Agriculture Water Options</b>	
	<b>Total</b>
Combination	<b>20</b>
R-1 Water	<b>18</b>
Ditch Water	<b>9</b>
<b>TOTAL</b>	<b>47</b>

<b>Roadway Options</b>	
	<b>Total</b>
Rural	<b>14</b>
Standard	<b>14</b>
Combination	<b>9</b>
<b>TOTAL</b>	<b>37</b>

<b>Wastewater Options</b>	
	<b>Total</b>
Septic	<b>28</b>
WWTP connection	<b>9</b>
Neither- no house	<b>0</b>
<b>TOTAL</b>	<b>37</b>

**Infrastructure Write-In Comments**

<b>Infrastructure-Energy</b>	
Solar PV	3
Wind	
Be sustainable	2
Provide other options to electricity/Battery operated	
Cut back community space for solar farm	
Underground electrical	
<b>Infrastructure- Communication</b>	
SIC doesn't provide good service	
<b>Infrastructure- Water</b>	
R-1 Quality of Water? Chlorides	
R-1 Safety of Water	
Quantity of Ditch water/DHHL negotiate for use in irrigation- Honokohau	2
Stream Standards	
DHHL	

<b>Infrastructure Waste Water</b>	
grants for septic	
composting toilet	
DHHL pay for IWS/septic	
<b>Infrastructure- Roads</b>	
Community maintain- Kahikinui	

- Community Spaces (Three choices)

<b>Community Space</b>	
	<b>Total</b>
Child Daycare	<b>21</b>
WI-cemetery/church	<b>20</b>
Community Center	<b>19</b>
WI- Community Center with certified Kitchen, imu, hale	<b>17</b>
Senior Housing	<b>15</b>
Hawaiian Immersion/Charter	<b>11</b>
Medical/Dental Clinic	<b>10</b>
Adult Daycare	<b>6</b>
Parks	<b>5</b>
Pre School	<b>4</b>
WI- Solar Farm for Lessees	<b>3</b>
WI- after school program/certified/education	<b>3</b>
Gas Station	<b>1</b>
Supermarket	<b>1</b>
Jogging Path/Linear Parks	<b>1</b>
Sports Fields	<b>1</b>
WI-Center- Research Genealogy	<b>1</b>
Elementary School	<b>0</b>
Middle School	<b>0</b>
High School	<b>0</b>
Library	<b>0</b>
Convenience Store	<b>0</b>
Shopping Center	<b>0</b>
Restaurants/Fast Food	<b>0</b>
Disaster awareness center	<b>0</b>
WI- Kamehameha Schools	<b>0</b>
<b>TOTAL</b>	<b>139</b>

- Agriculture support facility Spaces (Three choices)

<b>Agriculture Facilities/ Space</b>	
Farmer’s Market	<b>24</b>
Farm Aggregation Center	<b>19</b>
Food Safety, Washing Facilities	<b>11</b>
WI-Help Hawaiians Now not later	<b>10</b>
Restroom &/or Handwashing Facilities	<b>9</b>
Crop Processing Center	<b>8</b>
Shared Equipment Yard	<b>4</b>
WI-Research Center- Genealogy	<b>4</b>
Farm training/proving grounds	<b>3</b>
Community Garden	<b>0</b>
WI- Commercial Kitchen (farmer's market)	<b>0</b>
WI- business Center (farmer's market)	<b>0</b>
WI- Wi-Fi	<b>0</b>
<b>TOTAL</b>	<b>92</b>

- The Small-acreage Agricultural Kuleana Homestead Lease, Transfers and Succession (The discussions on this topic were centered around information about leases, transfers and succession. Group members were provided an opportunity ask questions in a smaller group setting. Questions were written down on chart paper)

IV. Individual Agriculture Survey-

Attendees were given an agriculture survey to be completed individually. Thirty-six attendees filled out a survey. Survey results are attached.

V. Next Steps-

Ms. Cachola shared with the attendees, DHHL’s development process from un-improved land to house construction. The Honokōwai Agricultural Homestead Community Master Plan is currently in the Planning and environmental compliance phase of the process. The Planning Office and its consultants utilized data collected during the Planning Meeting to develop three conceptual master plans. Beneficiaries will have an opportunity to review and comment on these concepts at the next beneficiary consultation meeting scheduled for mid to late January 2020.

- Attachments: Power point presentation  
 Small group preference results  
 Chart-paper comments and questions  
 Agricultural Survey results