



HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION  
DEPARTMENT OF HAWAIIAN HOME LANDS

# Honokōwai Agricultural Homestead Community Master Plan

## Beneficiary Planning Meeting #1

September 25, 2019

Lahaina Civic Center

# PURPOSE OF THIS MEETING

- To give you information about Honokōwai
- To give you information about a new type of Small-Lot Agricultural homestead lease
- To involve beneficiaries early in the planning process – to envision and create a new homestead community at Honokōwai.

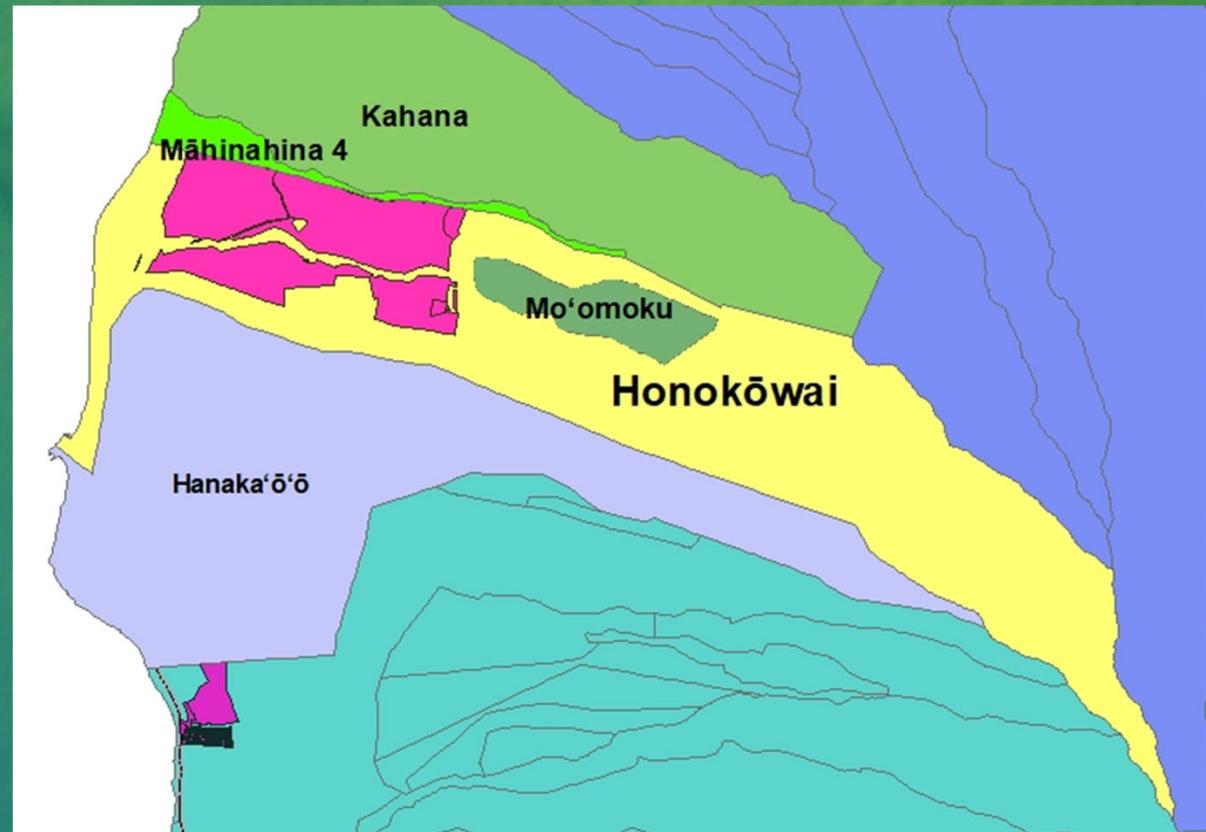
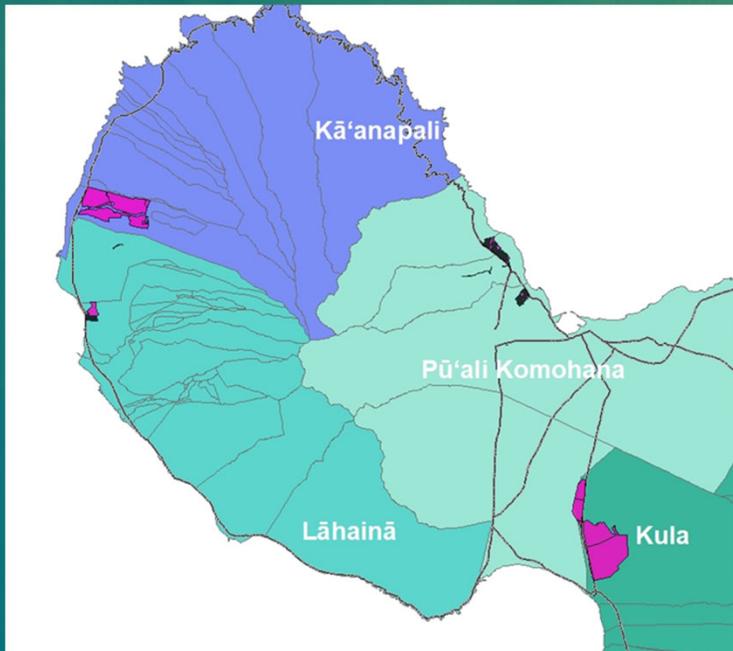
# GOAL of this PROJECT

- At the end of 3 beneficiary planning meetings, we'll have a updated development master plan.
- We will prepare an Environmental Assessment at the same time.
- We can work together to lobby funding for the project.

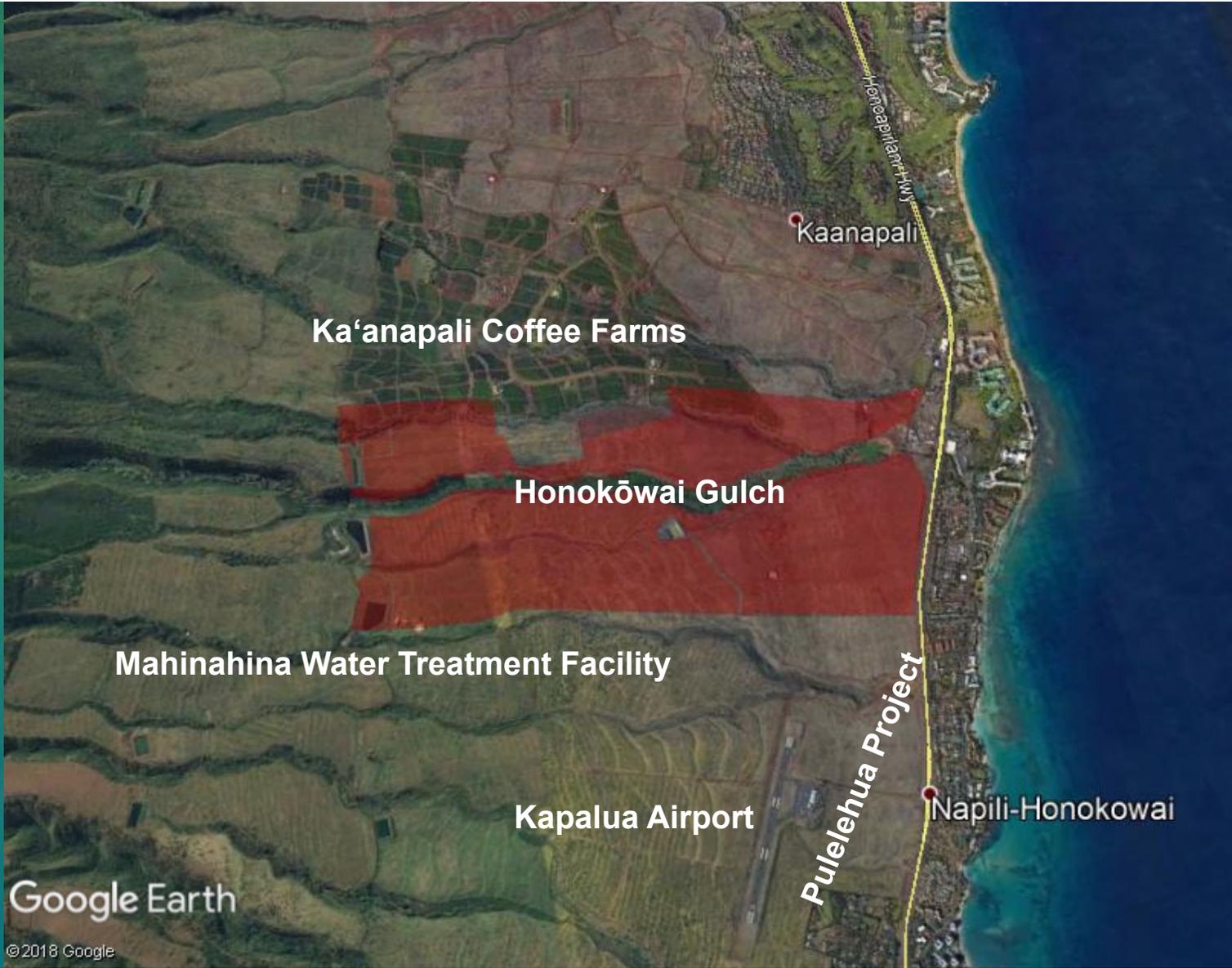
# MEETING AGENDA

- I. A Look at Honokōwai Today
- II. Building our Knowledge Base:
  - A. 2004 Honokōwai Master Plan--Mana‘o of a beneficiary-driven plan
  - B. Changes Since 2004—the need to update the Plan
  - C. The Maui Ag Wait List—who are we planning for?
  - D. Site Assessment—Developable Lands
- III. Your Mana‘o -- Focused Small Group Work
  - A. Lot Size and Lot Configuration
  - B. “Rural” Infrastructure
  - C. Community Spaces
  - D. The Ag Homestead Lease, Transfers and Succession
- IV. Next Steps and Closing Notes

# In the Kā'anapali Moku



# In the Honokōwai Ahupua'a



**Ka'anapali Coffee Farms**

**Honokōwai Gulch**

**Mahinahina Water Treatment Facility**

**Kapalua Airport**

**Pulelehua Project**

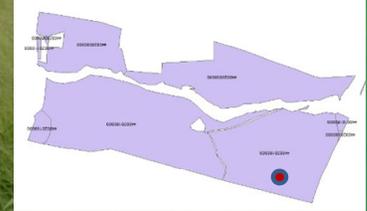
**Kaanapali**

**Napili-Honokowai**

Google Earth

© 2018 Google

# A Look at Honokōwai Today



2. Looking makai from the access driveway adjacent to the DWS water tank



1: Looking mauka across the property from the northwest corner



2. Looking mauka from the entrance driveway adjacent to the DWS water tank



2. County 2 MG water tank



4. Looking makai across the subject property from the vicinity of the DWS water tank

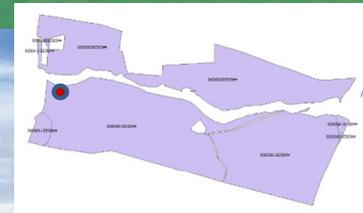




**5.** Looking makai across the property from the DWS Reservoir along the mauka boundary



**6.** Looking mauka and across the property from the DWS Reservoir

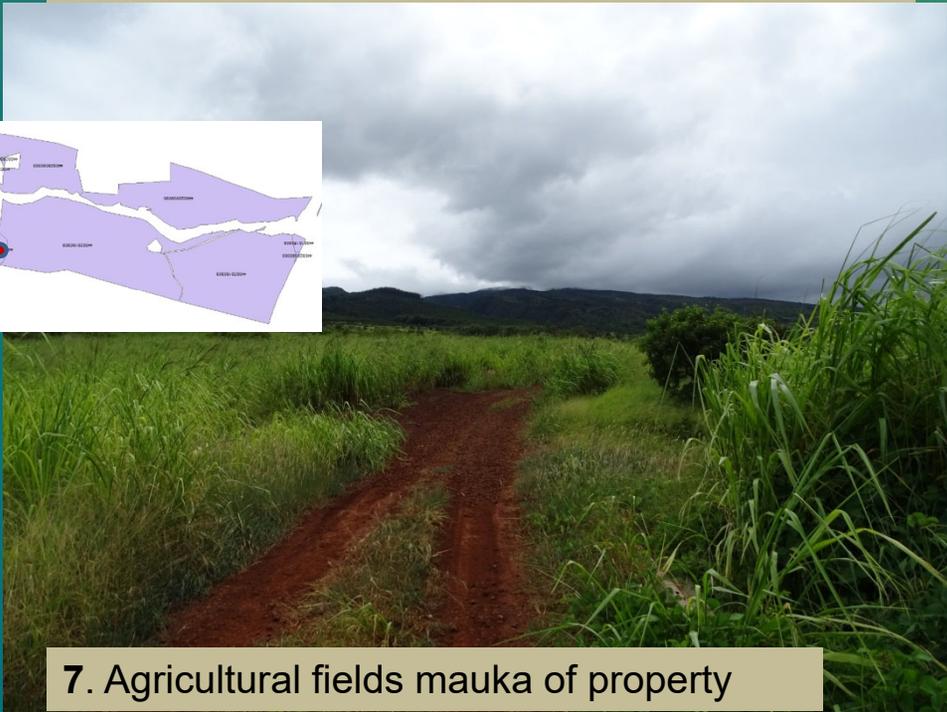




7. DWS Mahinahina Water Treatment Reservoir



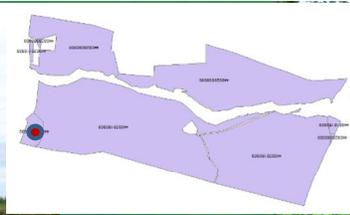
7. Honokohau Ditch mauka of project area



7. Agricultural fields mauka of property



8. ML&P solar field on abutting property



**9. ML&P open water reservoir**



**10. Honokowai Gulch**



**10. ML&P existing ditch infrastructure**



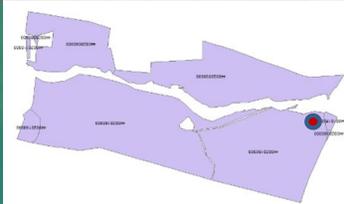
**11. Open agricultural reservoir mauka of property**

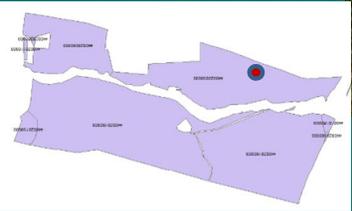


**12. Agricultural road into southwestern parcel**



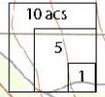
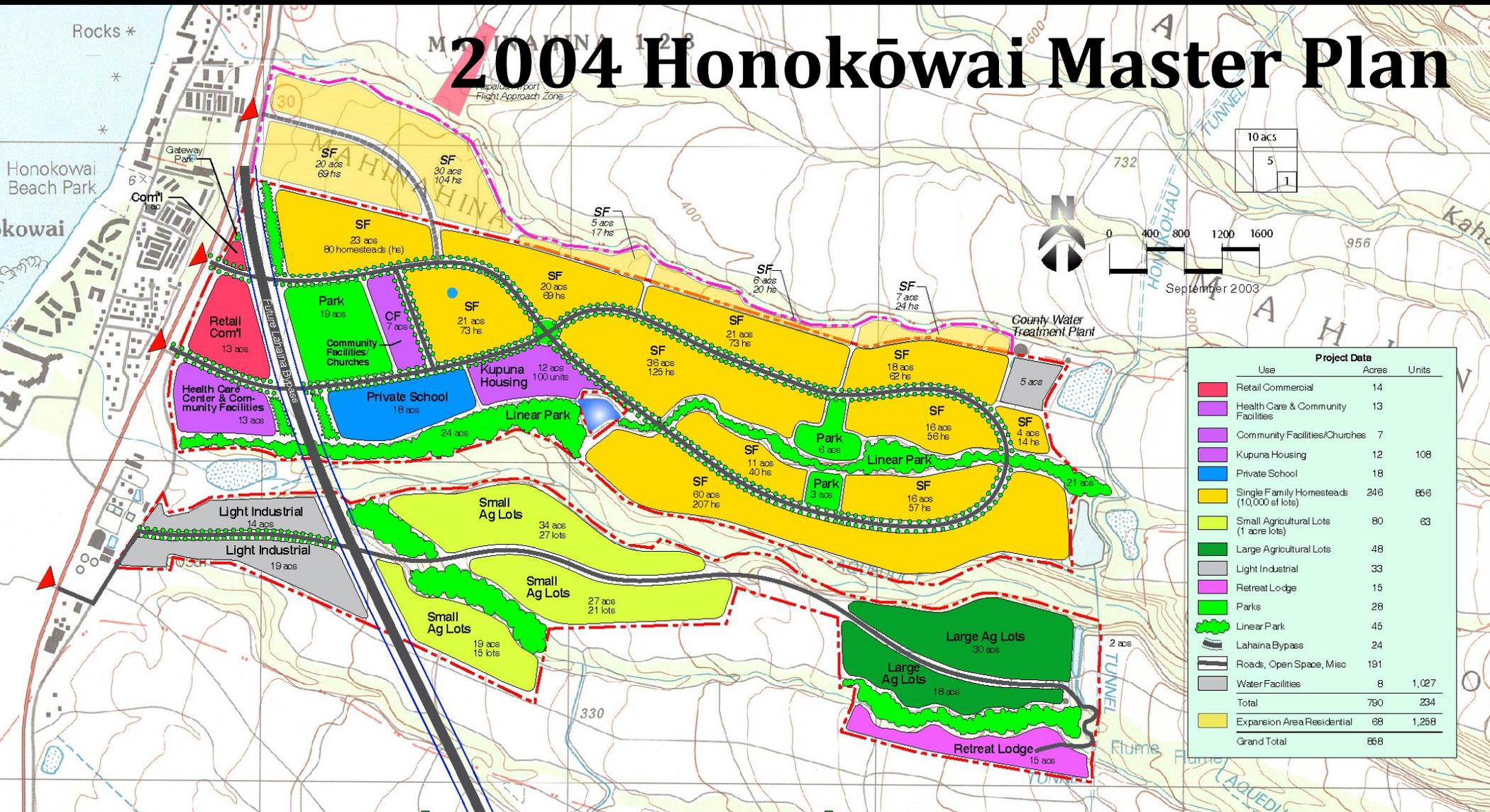
**14. Honokowai Stream channelization from the makai boundary**





**13.** Panning across the subject property and existing coffee trees from the southern boundary

# 2004 Honokōwai Master Plan



September 2003

Use	Project Data	
	Acres	Units
Retail Commercial	14	
Health Care & Community Facilities	13	
Community Facilities/Churches	7	
Kupuna Housing	12	108
Private School	18	
Single Family Homesteads (10,000 sf lots)	246	666
Small Agricultural Lots	80	63
Large Agricultural Lots	48	
Light Industrial	33	
Retreat Lodge	15	
Parks	28	
Linear Park	45	
Lahaina Bypass	24	
Roads, Open Space, Misc	191	
Water Facilities	8	1,027
<b>Total</b>	<b>790</b>	<b>234</b>
Expansion Area Residential	68	1,258
<b>Grand Total</b>	<b>668</b>	

# Changes Since 2004

- Leiali‘i was included in the settlement—75 acres
  - 104 residential lots were awarded in 2007 (Leiali‘i IA)
  - 250 lots are planned in Leiali‘i IB
- Leiali‘i IB needed a water source
  - A New Well is being constructed on lands mauka of Honokōwai
  - Water credits are available for Honokōwai
- Pulehunui—Regional Infrastructure Master Plan will include small-lot agricultural homesteads

# The Maui AG Waitlist

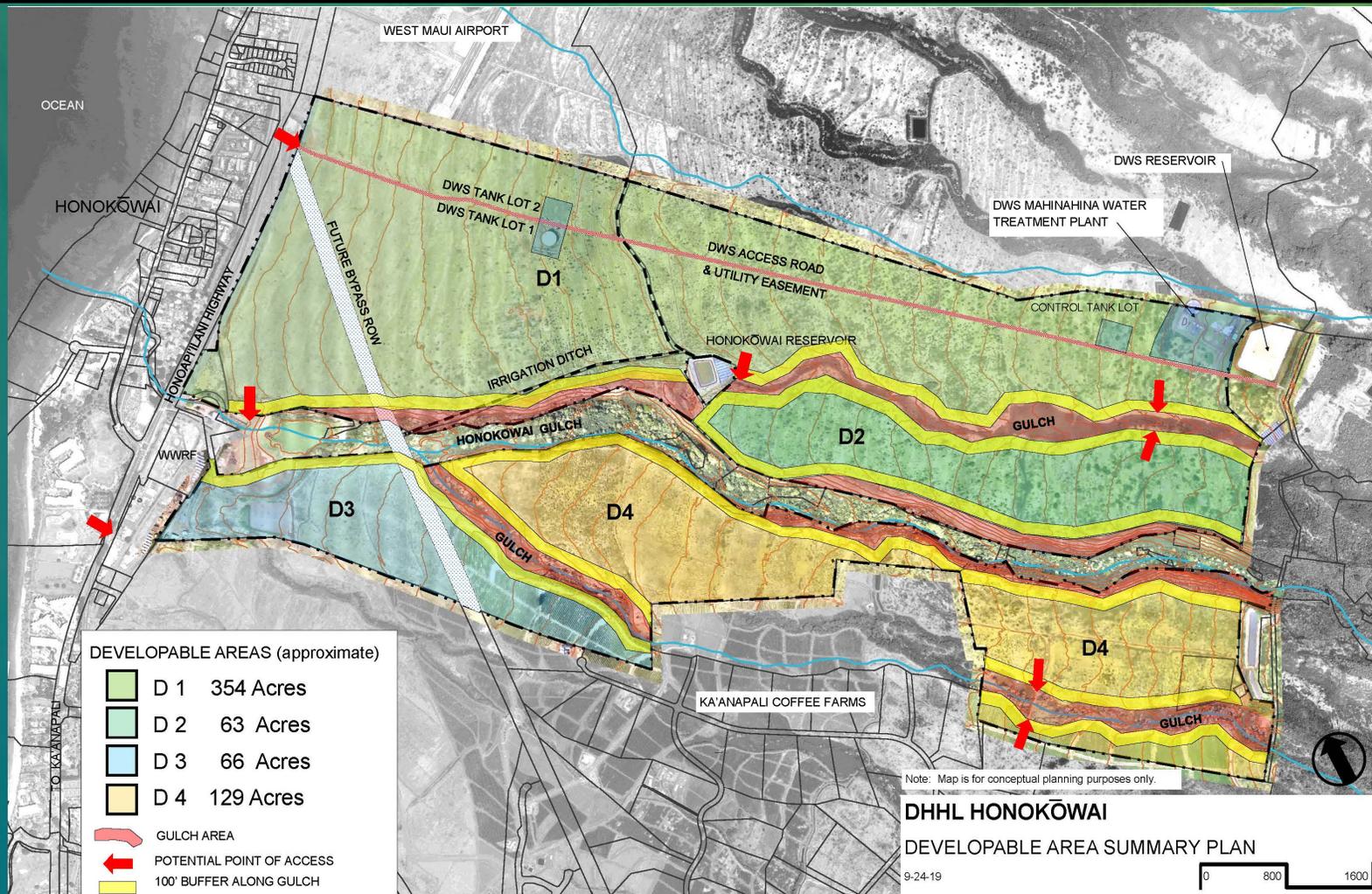
## *Who Are We Planning For?*

- Maui Island Ag Waitlist = 4,722 applicants
  - 788 (17%) already have a lease
  - 3,521 (75%) have filed 2 applications
  - 4,102 (86%) live in the State of Hawai'i
- The First 500 on Maui's Ag Waitlist
  - 126 (25%) live on Maui
  - 273 (55%) live on O'ah
  - The average age is 67

# Why Agriculture?

- Provision of the HHCA
- 20 years since the last Agricultural Awards
- Sustainability/resilience requires agriculture
- Agricultural Waitlist is now longer than the Residential Waitlist
- Maui has only one Ag homestead—65 Lessees

# Developable Lands



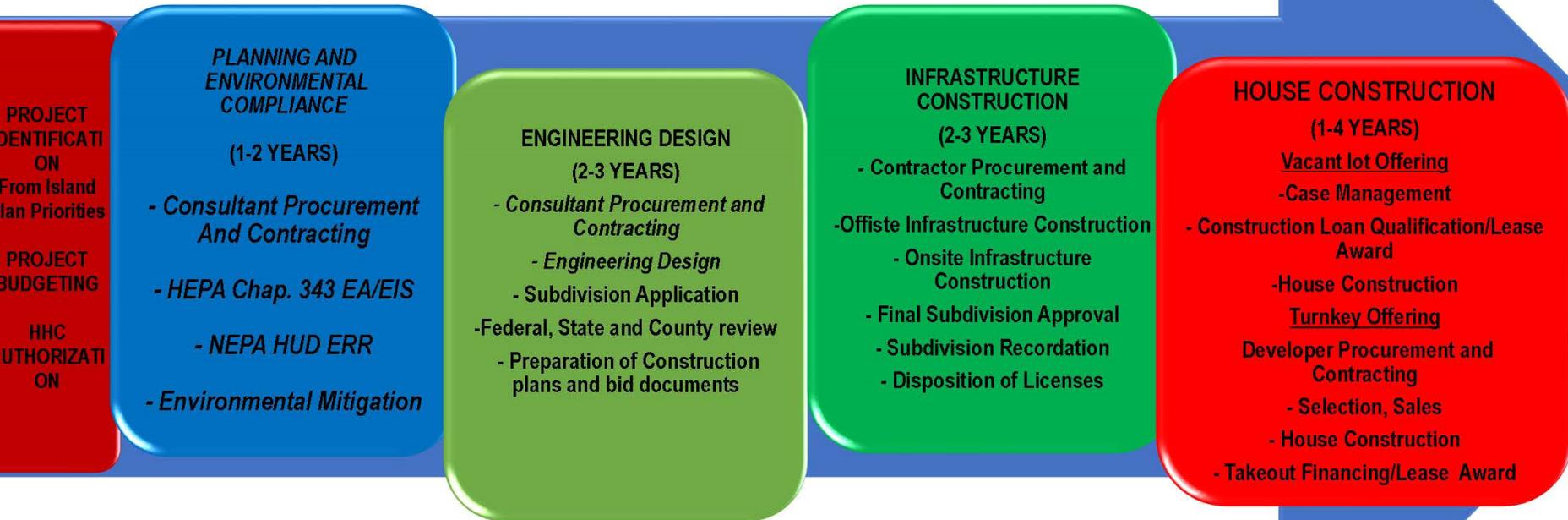
# Small Group Work – 4 Topics

1. Lot Size and Lot Configuration
2. “Rural” Infrastructure
3. Community Spaces
4. The Ag Homestead Lease, Transfers and Succession

# DHHL DEVELOPMENT PROCESS

Generalized 6-8 year process:

Unimproved Land to House Construction\*



Assumes that all stages have funding authorization and procurement approvals.