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--Manaʻo 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 Manaʻo -- 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 Kāʻanapali Moku

In the Honokōwai Ahupuaʻa
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
Changes Since 2004

• Leialiʻi was included in the settlement—75 acres
  – 104 residential lots were awarded in 2007 (Leialiʻi IA)
  – 250 lots are planned in Leialiʻi IB

• Leialiʻi 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
Generalized 6-8 year process:
Unimproved Land to House Construction*

Assumes that all stages have funding authorization and procurement approvals.