



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

Honokōwai Homestead Community Master Plan

Beneficiary Planning Meeting #3

November 12, 2020

Zoom Virtual Meeting will begin at 6:00 p.m.

This meeting is being recorded. The video, power point, and summary meeting notes will be available on the project webpage after the meeting.

<https://dttl.hawaii.gov/po/honokowai-community-master-plan-and-environmental-review/>

PURPOSE OF TONIGHT'S MEETING

Explain

Explain What We Did and What We Learned—put it all together

Present

Present the Proposed Honokōwai Homestead Community Master Plan

Get

Get Feedback

Identify

Identify next steps.

MEETING AGENDA

- I. Introduction
- II. Background Information, the Planning Process and Key Findings (Sept 2019 to tonight)
- III. Draft 2020 Honokōwai Community Homestead Master Plan
 - A. Virtual Tour of Honokōwai Lands
 - B. Land Use Designations in the Plan
 - C. Plan Recommendations
- IV. Discussion Session
 - A. Questions for Clarification of Information
 - B. Poll to gauge level of support for the Master Plan
 - C. Discussion to Identify Areas that Need Revisions
 - D. Open Discussion
- V. Next Steps and Closing Notes

Meeting Kuleana



Sign-in in the Chat Room so we can get a good record of who attended this meeting. Type your name and email address and hit enter.



Mute your Microphones if you're not speaking. If the background noise gets too loud, we will mute all attendees.



Use the Chat Room Anytime to ask questions or make comments. We will try to respond to your questions tonight.

The Hawaiian Home Lands Trust

- **1921**-Congress passed the Hawaiian Homes Commission Act (HHCA), to save a dying Race by returning native Hawaiians to the land to restore well-being and economic self-sufficiency.
 - **Permanent Land Base for native Hawaiians**
 - **Financial Assistance** (direct loans or loan guarantees)
 - **Technical Assistance** to farmers and ranchers
 - **Operation of Water Systems**
- **1959**-As a condition of statehood:
 - The HHCA had to be adopted as a provision of the State's Constitution (Article XII)
 - The State of Hawai'i and its people accepted a Compact with US to faithfully implement the Act to further the rehabilitation of the Hawaiian people. The Feds retained oversight; administration of the Act was with the State.
- **1961**- State created the Department of Hawaiian Home Lands (DHHL) to administer the Act.



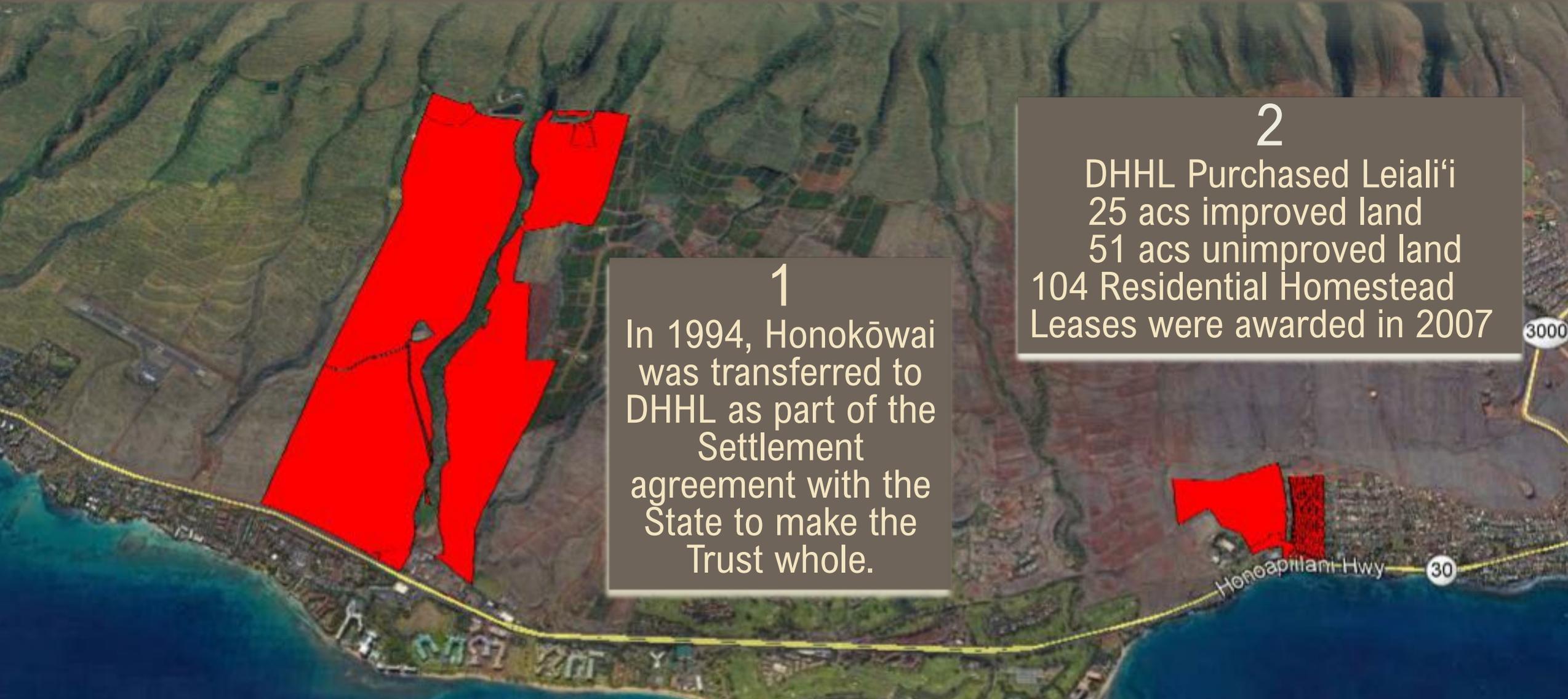
How Did DHHL get Land in West Maui?

1

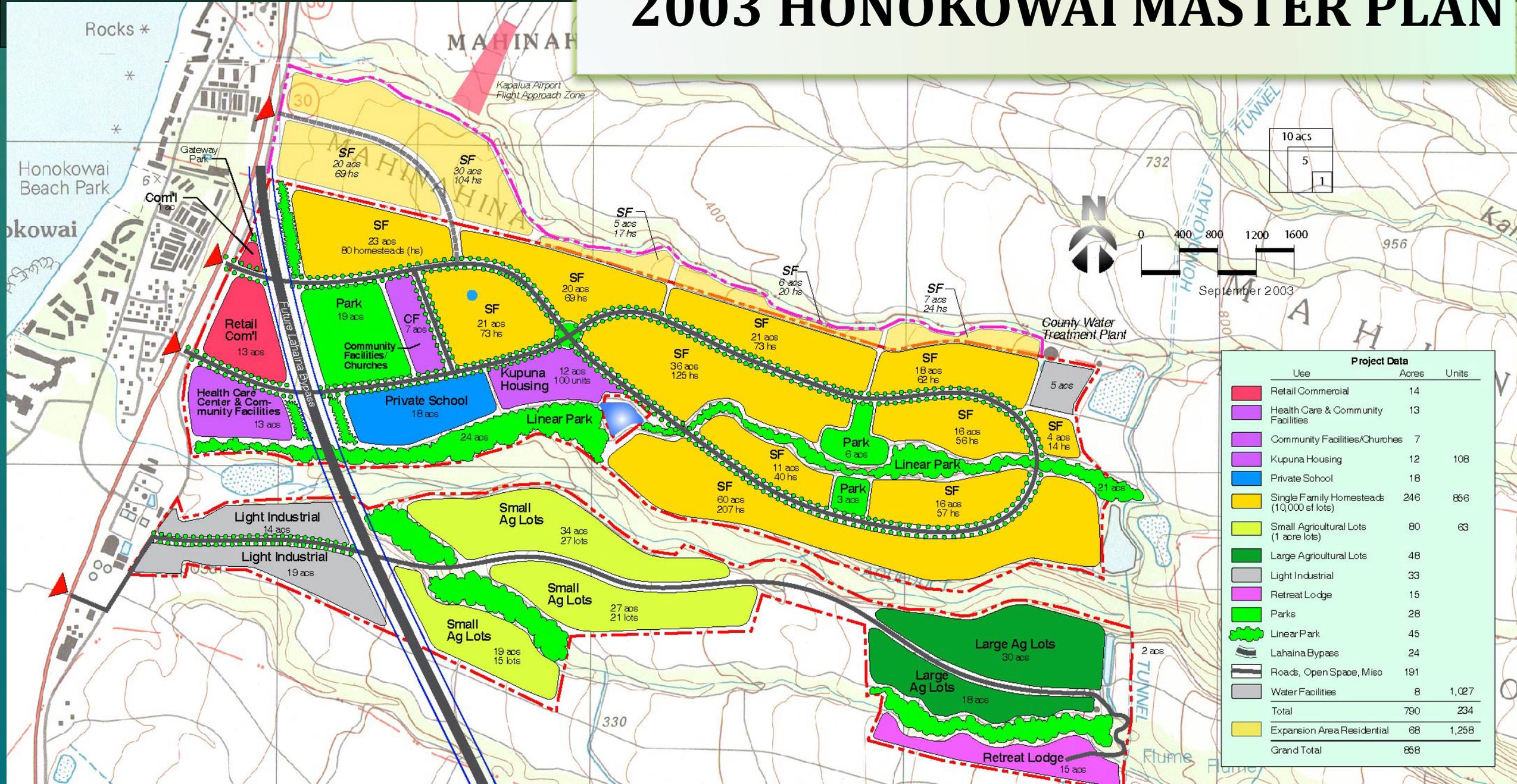
In 1994, Honokōwai was transferred to DHHL as part of the Settlement agreement with the State to make the Trust whole.

2

DHHL Purchased Leiali'i
25 acs improved land
51 acs unimproved land
104 Residential Homestead
Leases were awarded in 2007

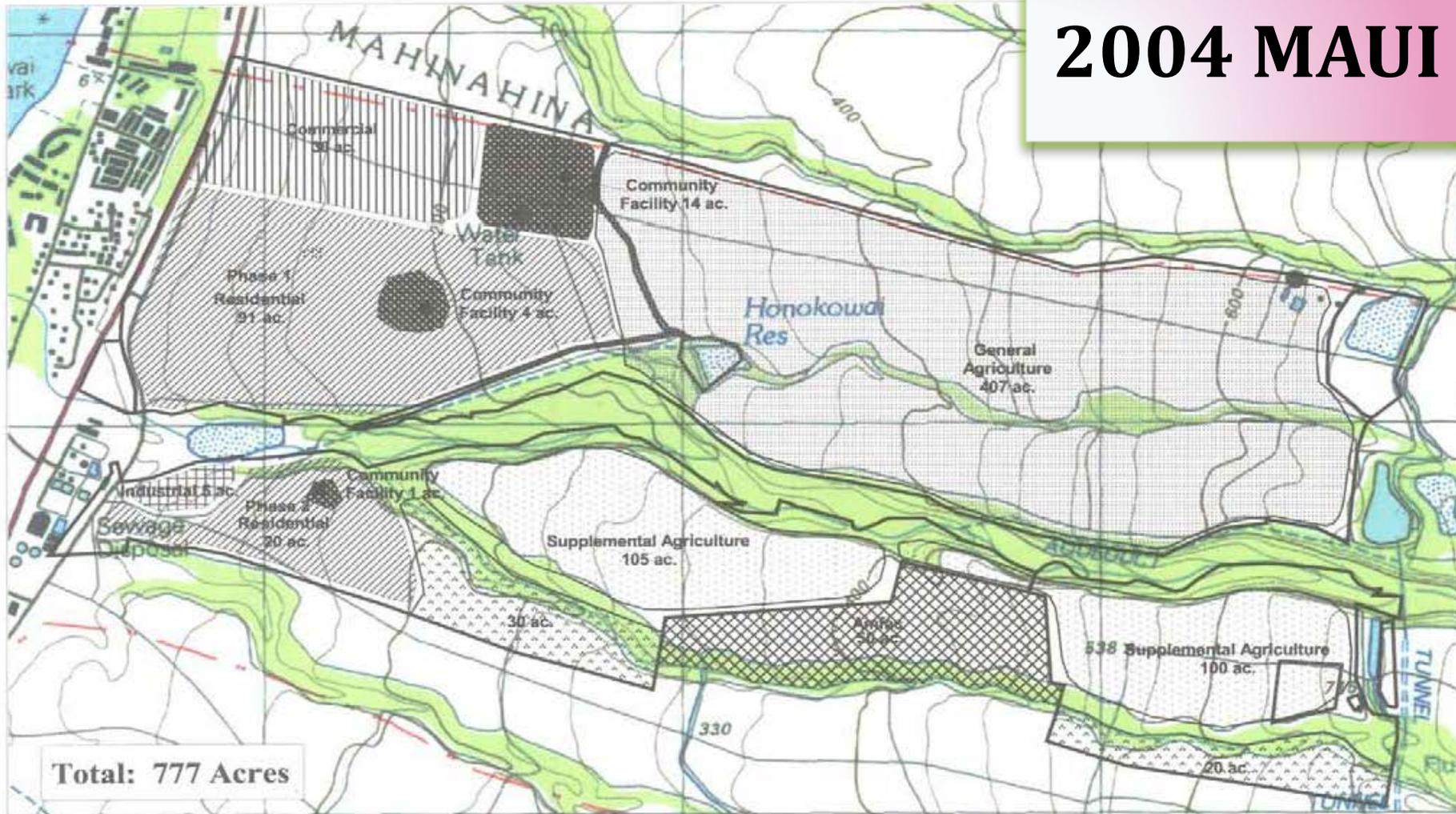


2003 HONOKŌWAI MASTER PLAN



Project Data		
Use	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	866
Small Agricultural Lots (1 acre 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
Total	790	234
Expansion Area Residential	68	1,258
Grand Total	858	

2004 MAUI ISLAND PLAN



Legend

- DHHL Land Boundary
- Proposed Land Exchange Kaanapali Development Corporation
- DHHL

Land Use Summary

Land Use	Lot Size	Number of Lots	Approx Acres
Residential (ph.1)	10,000 sf	337	91
Residential (ph.2)	10,000 sf	74	20
General Agriculture			407
Community Use			19
Industrial			5
Commercial Use			30
Supplemental Agriculture 5 ac		15	205
Total		426	777

Figure 1

HONOKŌWAI
Land Use Plan

MAUI LAND INVENTORY

DEPARTMENT OF HAWAIIAN HOME LANDS



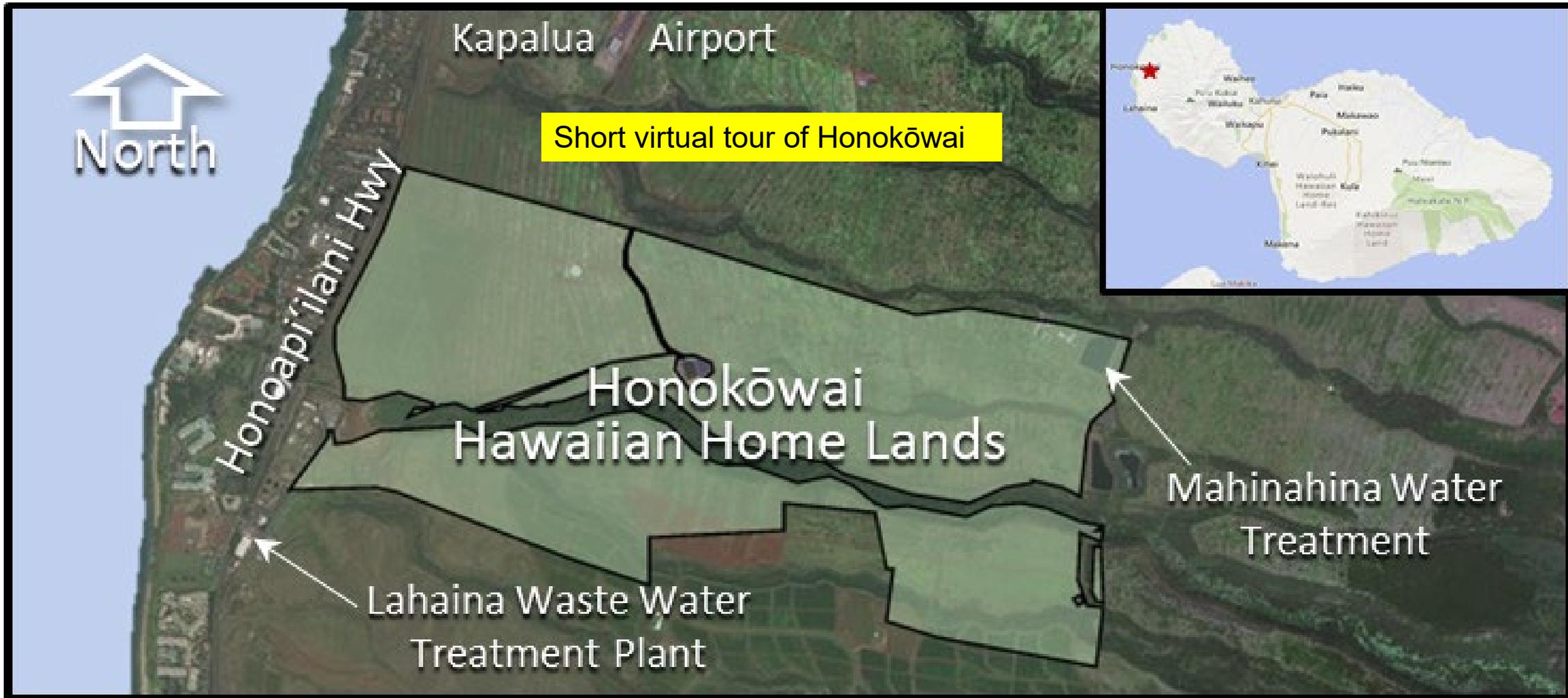
9/9/04

Source: United States Geologic Survey, Kimura International, Inc. and Department of Hawaiian Homelands

Why Update the Plan Now?

- The Honokōwai Plan and the Island Plan are nearly 20 years old. Many things have changed since then.
- Leiali'i came into our inventory—104 res lots existing and 250 lots are in the design stage—less demand for residential at Honokōwai.
- Only 65 Ag lots have been awarded on Maui, but there's there's a lot of interest in ag.
- A recent Administrative Rule change created a new type of ag homestead lease—the subsistence agriculture lease
- Water at Honokōwai is being developed for Leiali'i 1B

DHHL's Lands in Honokōwai



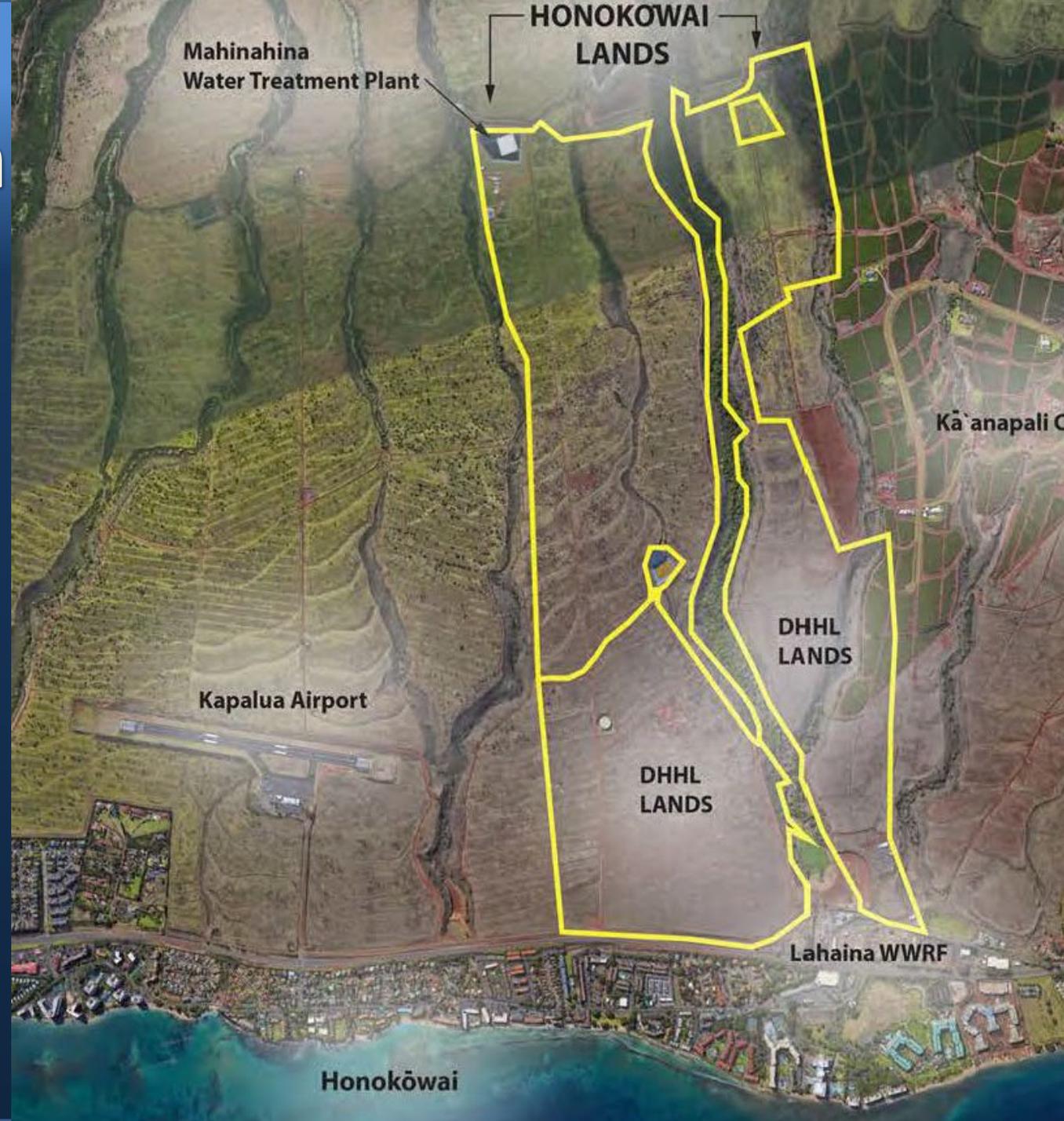
Honokōwai Homestead Community Master Plan 2020 Update

Planning Consultants of Hawai'i
Mike and John Summers
Contracted to update the Master Plan

PBR, Hawai'i
Contracted to prepare the
Environmental Assessment

Studies:
Flora and Fauna Assessment
Preliminary Engineering Report

PBR—Environmental Assessment
Cultural Impact Assessment
Traffic Impact Assessment



Information For the Plan

STAKEHOLDER OUTREACH

- DHHL's Beneficiaries on Maui's Agricultural Waitlist
- DHHL Homestead Associations
- Hawaiian Homes Commission
- Honokōwai residents
- Elected officials
- Government agencies
- Other key stakeholders

TECHNICAL STUDIES

- Topography
- Biology
- Archaeology
- Infrastructure

GUIDANCE FOR SITING LAND USES

Fundamental rules for guiding a plan's policies and implementation measures.

ENVIRONMENTAL CONCEPT

General land use concepts based on the guiding principles.

PLAN ALTERNATIVES

Options for moving forward with the goal of providing leases to DHHL Beneficiaries on Maui's Agricultural Waitlist.

Community Space

	A	B	C	D	Total	%	Notes
Child Daycare	5	0	3	13	21	15%	Group D- combined adult/child daycare & preschool into single multi-generational daycare/preschool
WI-cemetery/church	0	0	13	7	20	14%	Group C church only
Community Center	7	1	10	1	19	14%	
WI- Community Center with certified Kitchen, imu, hale	0	5	6	6	17	12%	group C- had write in for certified Kitchen as part of community center but not the imu or hale
Senior Housing	3	0	5	7	15	11%	

Ag Support Facilities

Agriculture Facilities/ Space							
Farmer's Market	6	7	6	5	24	26%	Group C- wrote in as part of community center Group A indicated commercial kitchen as part of farmers market Group B indicated business center as part of farmers market
Farm Aggregation Center	1	0	0	18	19	21%	Group D- combined Food safety, farm aggregation center and crop processing center into one multi-purpose
Food Safety, Washing Facilities	1	6	4	-	11	12%	Group C- wrote in as part of certified kitchen
WI-Help Hawaiians Now not later	10	0	0	0	10	11%	
Restroom &/or Handwashing Facilities	1	5	1	2	9	10%	Group C- wrote in as part of community center

Agriculture Water Options						
	A	B	C	D	Total	
Combination	2	0	9	9	20	43%
R-1 Water	6	6	0	6	18	38%
Ditch Water	1	1	0	7	9	19%
TOTAL	9	7	9	22	47	100%

Roadway Options						
	A	B	C	D	Total	
Rural	6	0	8	0	14	38%
Standard	0	0	0	14	14	38%
Combination	0	9	0	0	9	24%
TOTAL	6	9	8	14	37	100%

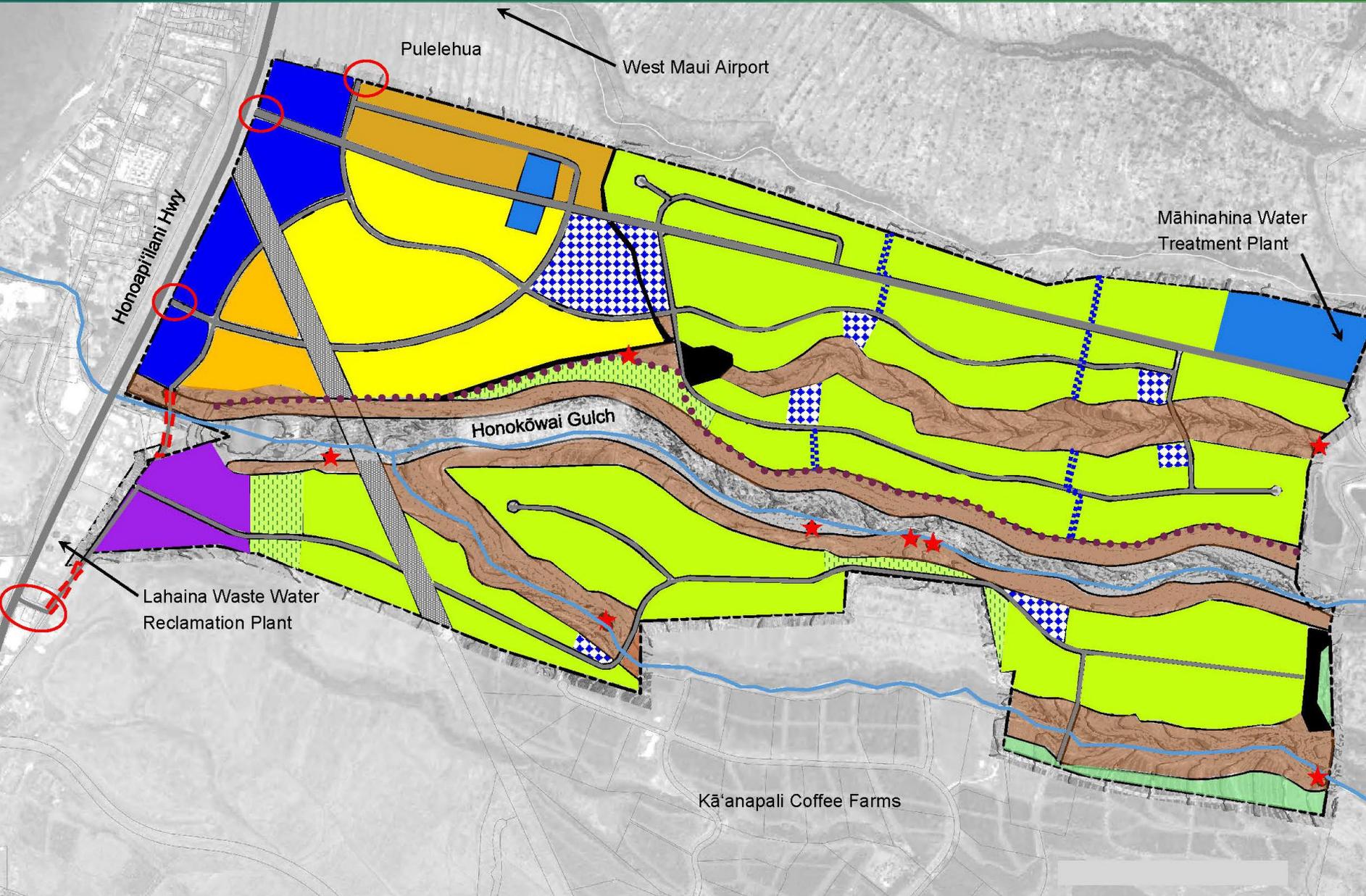
Wastewater Options						
	A	B	C	D	Total	
Septic	8	10	1	9	28	76%
WWTP connection	0	2	7	0	9	24%
Neither- no house	0	0	0	0	0	0%
TOTAL	8	12	8	9	37	100%

Lot Size						
	A	B	C	D	Total	
1 Acre	1	7	6	4	18	43%
Up to 3 Acres	4	2	0	6	12	29%
3-5 Acres	3	1	1	1	6	14%
More than 5 Acres	1	0	3	0	4	10%
Less than ½ Acre	0	0	1	0	1	2%
½ Acre	0	1	0	0	1	2%
¾ Acre	0	0	0	0	0	0%
I am not sure what I need to be successful	0	0	0	0	0	0%
TOTAL	9	11	11	11	42	100%

Lot Configuration

	A	B	C	D	Total	
Individual Lot	6	7	6	10	29	81%
Shared Ag	0	0	0	0	0	0%
Clustered w Individ Ag	0	0	0	0	0	0%
Clustered w SHARED Ag	1	0	6	0	7	19%
TOTAL	7	7	12	10	36	100%

PROPOSED 2020 HONOKŌWAI HOMESTEAD COMMUNITY MASTER PLAN



- Homestead Residential: Single Family
- Homestead Sub-Ag: 1 to 2 acre lots
- Homestead Residential: Multi-Family
- Homestead Supplemental Agriculture
- Community Use: Agriculture
- Community Use: Parks
- Community Use: Commercial
- Conservation: Gulches and Buffers
- Industrial
- DOT's Proposed Lahaina Bypass
- County Facilities
- Stream
- Walking Pathways
- Cultural Sites
- Non-DHHL Lands
- Access Point
- R-1 Waterline Easement
- Roadway
- Future Access Easement

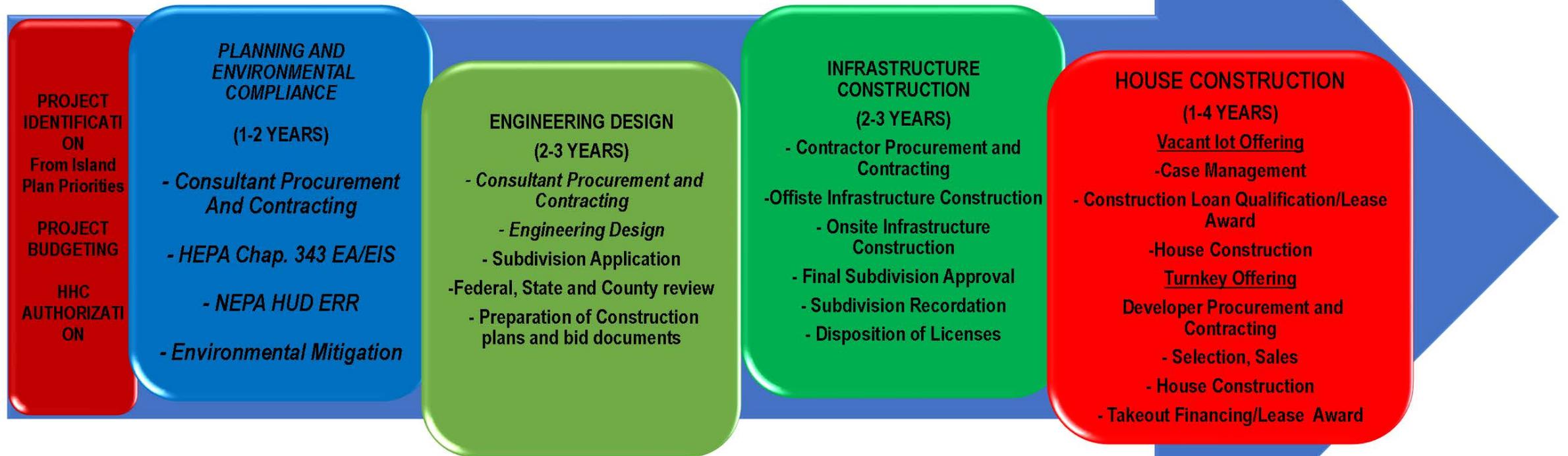
LAND USES	PROPOSED MASTER PLAN	
	ACRES	LOTS/UNITS
1. Single Family Residential Lots (10,000 sf)	72	250
2. Multi-Family Residential Units (15 Units/Acre)	36	543
3. Subsistence Ag Lots (2-3 acs)	347	165
4. Supplemental Ag.	14	
5. Community Use Ag	17	
6. Community Use Park	30	
7. Community Use Commercial	24	
8. Conservation Buffers	150	
9. Industrial	16	
10. Special District Highway Buffers	7	
11. Roads	69	
12. Water Storage & Treatment	18	
13. Walking Pathways		
14. Cultural Sites		
15. Access Points		
TOTALS:	800	958

Acre and Unit/Lot counts by type of Land Use Proposed

DHHL DEVELOPMENT PROCESS

Generalized 6-8 year process:

Unimproved Land to House Construction*



Assumes that all stages have funding authorization and procurement approvals.



QUESTIONS AND COMMENTS

Contact Information

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