



THE LIMTIACO CONSULTING GROUP  
CIVIL ENGINEERING AND ENVIRONMENTAL CONSULTANTS

MEETING NOTES (FINAL)

Contact:	Darrell Ing	Mtg Date:	12/05/2023	Time of Mtg:	7:00 to 8:30 p.m.
Agency:	Department of Hawaiian Home Lands, Land Development Division	Position:	Project Manager		
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**Subject: Wong Farms Project in Waimānalo, O‘ahu - Beneficiary Consultation Meeting**

The Beneficiary Consultation Meeting for the Wong Farms Project in Waimānalo, O‘ahu was conducted virtually via Zoom on December 5, 2023 from 7:00 to 8:30 p.m. The Department of Hawaiian Home Lands (DHHL) facilitated the meeting, which was recorded and posted to DHHL’s project website. Links to the presentation and recorded meeting are below:

[https://dhhl.hawaii.gov/wp-content/uploads/2023/12/FINAL\\_Waimanalo-Homestead-Development\\_-BC-Meeting-Presentation.pdf](https://dhhl.hawaii.gov/wp-content/uploads/2023/12/FINAL_Waimanalo-Homestead-Development_-BC-Meeting-Presentation.pdf)

[https://youtu.be/DxcHe65P--s?si=\\_jdhxKC0Atd2ybHK](https://youtu.be/DxcHe65P--s?si=_jdhxKC0Atd2ybHK)

Approximately 40 people participated including 8 participants who are on the project team. Meeting invitations were sent to current lessees, wait listed applicants, or the family members of the lessee or applicant. DHHL asked participants to self-identify but did not further verify whether or not the participants are beneficiaries.

Information pertaining to the proposed project was shared including conceptual layouts for three main options: residential, subsistence agricultural, and mixed (with some residential and some subsistence agricultural lots). The meeting participants were polled and the poll results were reviewed. A summary of the comments and concerns that were discussed with participants is attached along with DHHL’s responses.

The poll results suggest that a mixed layout with more residential lots is preferred, and vacant lots are preferred over lots with turnkey homes. A project with no open space is also preferred since including open space removes that area from homesteading use.

The meeting adjourned at 8:38 p.m.

Attachment: Summary of comments, concerns and DHHL’s responses (6 pages)

A virtual beneficiary consultation meeting was held on December 5, 2023 from 7:00 to 8:30 p.m. via Zoom. The presentation and recorded meeting are available from the following links:

[https://dhhl.hawaii.gov/wp-content/uploads/2023/12/FINAL\\_Waimanalo-Homestead-Development\\_-BC-Meeting-Presentation.pdf](https://dhhl.hawaii.gov/wp-content/uploads/2023/12/FINAL_Waimanalo-Homestead-Development_-BC-Meeting-Presentation.pdf)

[https://youtu.be/DxcHe65P--s?si=\\_jdhxKC0Atd2ybHK](https://youtu.be/DxcHe65P--s?si=_jdhxKC0Atd2ybHK)

The comments and concerns provided to the Department of Hawaiian Home Lands (DHHL) are summarized and generally grouped by topic or issue. DHHL’s responses to the stated comments or concerns will be published in the Environmental Assessment (EA) for the proposed project.

Comment or Concern	DHHL’s Response
<i>Comment or concern mentions technical considerations about the proposed project</i>	
How is DHHL determining which option to implement? Why not offer either option, leave up to awardee.	The mix of turnkey houses to vacant lots shall be determined prior to lot selection. For turnkey houses, DHHL shall hire a developer to design, construct, and market the houses, including helping awardees obtain their financing. The process for vacant lots entails more engagement for both the awardee and DHHL. The awardee will be required to hire and direct their own architect and engineer, and obtain both interim construction financing and a mortgage loan. DHHL would provide one-on-one case management.
What type of LUO agricultural zoning is being proposed? Without conforming to LUO zoning, won’t this cause a permitting problem for farmers to build a home or farm structures?	There is no established county zoning designation that describes DHHL’s proposed project. DHHL discusses its projects and has a working relationship with the Department of Planning and Permitting (DPP). Discussions with DPP shall determine the standards for design and construction of both the infrastructure and houses.
Has DHHL considered the risk of lawsuit or legal action from beneficiaries on the agricultural list by converting agricultural land into urban zoning and developing residential lots?	DHHL is not subject to county zoning ordinances. Provisions in the Hawaiian Homes Commission Act allow DHHL to declare its intent to the county for residential development on land with agricultural designations.
Why is a group mail facility being considered?	Mail delivery requirements are not determined by DHHL. The U.S. Postal Service requires the establishment of centralized mail delivery location(s) in new residential developments.
On residential lots, are we allowed to fence our property so we can have dogs, animals?	Lessees are allowed to install fencing to ensure that their pets, for example, remain within their lot.

Comment or Concern	DHHL's Response
<i>Comment or concern mentions water resources (e.g., existing reservoir, ditches, etc.)</i>	
The existing reservoir takes up about a 10th of the project area; what is DHHL's plan for it? Who would maintain the reservoir?	The existing reservoir is currently being used by Waimānalo Country Farms and can be utilized for storm water retention, drainage, and/or to supplement irrigation needs for subsistence agriculture, if appropriate.
That is not a reservoir that is a natural spring. It has never dried up for as long as I can remember. At a community meeting, it was said that DHHL would be willing to work with a community group to steward the pool of water.	The comments are acknowledged. The water supply to the reservoir will be investigated further (e.g., appropriately document the natural spring or relevant observations).
Debris from the mountain and flooding is a concern.	Stormwater is currently directed away from the project site via a natural ditch along the mauka border of the project site and existing drainage channels. Adequate storm water and drainage capacity is the priority.
After years of ditch usage, isn't there a more effective way of utilizing the existing drainage area instead of concrete?	Natural options for drainage would still need to provide the necessary capacity. The use of bioretention basins and swales within the site will be investigated, but may reduce the amount of acreage available for homestead leases.
<i>Comment or concern mentions sewer system or recycled water</i>	
What is the status of the treatment plant to accept sewer flow from this subdivision?	The existing WWTP may have adequate capacity to accept new flow. Some portions of the existing collection system, however, may be undersized for the proposed project and may need to be upgraded.
What is the City's plans to upgrade the sewage plant to move from R2 to R1 water? Is there a plan to work with the City to complete these upgrades?	The status of the City's project to upgrade the existing WWTP for the production of recycled water is not known.
I assume the recycled treated wastewater will be offered to the farmers via a farm water system?	The City's project for the existing WWTP would produce recycled water for the Waimānalo area; however, the status of the project is unknown.

Comment or Concern	DHHL's Response
<i>Comment or concern pertains to subsurface or topsoil conditions</i>	
<p>What information has been determined about the topsoil depth, subsurface condition? The previously studied Waikupanaha site has underlying coral with only 4 to 6 inches of topsoil. You can use USGS website to do a soil survey to confirm.</p>	<p>No topsoil depth information is available to share at the beneficiary consultation meeting; however, the project site has historically been utilized as an active farm. The project site is generally characterized by two classifications of agricultural fertility. A geotechnical analysis will be completed.</p>
<i>Comment or concern pertains to open space</i>	
<p>Why is open space proposed? Waimānalo already has the district park, beach park, and state park along Waimānalo Bay. What type of uses could fit on the proposed open space? With a need for both housing and agriculture, space should not be allocated for non-residential and non-agricultural uses.</p>	<p>The suggestion of including open space as part of its proposed project was provided to DHHL at a Waimānalo Neighborhood Board meeting. DHHL committed to including the topic during beneficiary consultations. The open space could be an open field where children can play, or an area containing walkways with picnic benches, etc., or another option based on new suggestions. DHHL acknowledges that providing open space removes that area from homesteading use. Comments received during the beneficiary consultation meeting suggest that there is a lower preference for including open space as part of the proposed project.</p>
<p>Who would maintain the open space? A token open space is a waste.</p>	<p>DHHL would try to partner with the homestead association to maintain the open space if it is included as part of the proposed project.</p>
<p>Suggestions for open space uses: a park for the residents to use with a playground for keiki or a bbq area with a hall for families to reserve for small parties.</p>	<p>The open space suggestions are acknowledged.</p>
<p>So instead of open areas being used for recreation, would you consider looking into making a lo'i for run off and soil retention protecting our kai? Wai'anae is different from Waimānalo.</p>	<p>DHHL welcomes input about lo'i that would help with soil retention, address drainage concerns, and foster cultural practices. For example, Ka'ala Farms in Wai'anae could be consulted.</p>

Comment or Concern	DHHL's Response
<i>Comment or concern mentions timing</i>	
<p>How much time does a lessee have to build after being awarded a vacant lot? What happens if their time expires to build (if any)? Permits take longer than a year.</p>	<p>Lessees generally have a year to build on a vacant residential lot but DHHL's overall goal is to have the awardee on their parcel. DHHL may consider the specific circumstances that cause unforeseen delay for an awardee. On subsistence agricultural lots, cultivation activities satisfy the utilization requirement (i.e., no residence is required).</p>
<p>This talk about developing a homestead was in progress for 5 years? How long will this project take? Does the project have to be approved by the Commission?</p>	<p>A generic project schedule was included in the PowerPoint presentation. The proposed project will be presented to the commission for applicable approval actions, including approval of the EA, and funding within DHHL's development budget.</p>
<p>Thank you for an informative meeting. I would like to receive a copy of the EA.</p>	<p>The publication of the Draft EA may occur in 2024 (not December 2023). Information pertaining to the proposed project (e.g., the meeting invitation, fact sheet, etc.) is currently posted at DHHL's website, and additional information will be posted as it becomes available.</p>
<i>Beneficiary concerns that are beyond the purview of the EA to address</i>	
<p>Does DHHL monitor agricultural uses and production?</p>	<p>Unlike agricultural leases for parcels of more than three acres, subsistence agricultural leases do not require a farm plan or documentation of the lessee's agricultural knowledge/experience.</p>
<p>What is the possibility for DHHL to acquire adjoining area in the future, and expand either residential or agricultural lots? The layouts imply there will not be any future expansion of this development. If done correctly and using old ways, we can produce just as much with a smaller space and keep our people here.</p>	<p>The adjacent parcel (TMK 4-1-008:104) is already owned by DHHL. DHHL continues to look for opportunities to acquire additional land. The statement about development that can be accomplished differently from the proposed project is acknowledged as personal sentiment.</p>
<p>I am currently on the residential wait list. Am I eligible to get an agricultural subsistence lot instead? Early DHHL applications allowed applicants to opt for specific areas which included Waimānalo. Are those applications prioritized?</p>	<p>Subsistence agricultural leases shall be offered to those on the Waimānalo agricultural waitlist. Note that the DHHL administrative rules, section 10-3-24, states that "a lessee of an agricultural lot on Oahu shall not be allowed to hold any other homestead lease." DHHL will follow the lease award process: based on waitlist application date.</p>

Comment or Concern	DHHL's Response
<i>Beneficiary concerns that are beyond the purview of the EA to address (continued)</i>	
Can you provide general information about DHHL's sustainable agriculture development in Hilo? How were awardees selected?	DHHL recently awarded 16 subsistence agricultural lots in Hilo. The Honomu project in north Hilo will provide subsistence agricultural lots and is in the construction phase. Lots are offered based on waitlist application date.
Will beneficiaries on the wait lists be able to name a successor? Would a family member be able to receive an award on behalf of a deceased applicant? Will the wait list requirements change for future generations so that we can keep families here?	Information regarding the application process is available on the DHHL website, <a href="https://dhhl.hawaii.gov/applications">https://dhhl.hawaii.gov/applications</a> . Congressional approval is required to change the blood quantum requirements and other Hawaiian Homes Commission Act provisions.
I did a vacant lot. More affordable. HPM kit homes are awesome. DHHL needs to help in those areas more so more families can build a forever home. Habitat for Humanities and Habilidad are both viable possibilities for awardees of vacant lots.	The personal anecdote and sentiment are acknowledged. DHHL has partnered with Habitat for Humanities and other self-help service providers on previous projects.
How are you ensuring that all who are participating in the poll (conducted during the beneficiary consultation meeting) are in fact beneficiaries? How will tonight's data be utilized for community consultation if there is no way to verify?	Invitations for the beneficiary consultation meeting were sent to lessees and applicants, or the family member of the lessee or applicant. DHHL asked participants to self-identify but did not further verify whether or not the poll participants are beneficiaries.
Will this proposed development be under the Waimānalo Hawaiian Homes Association (WHHA), or would the new residents be able to form their own association?	DHHL is typically not involved in the community associations (i.e., residents may form and be governed by associations that support their specific community). The WHHA was described as very accomplished. DHHL recognizes that the WHHA has a long history with the community and may be a beneficial consideration associated with having a lease in Waimānalo.
Who will be naming the streets? Like 'Ilauihole and Kauholokahiki, will we have streets that ho'ohiwahiwa our mo'olelo of Waimānalo? Who is DHHL's cultural advisor (for the proposed project)?	DHHL welcomes input about street naming and generally tries to choose street names that are appropriate for the area while following state and county rules.

Comment or Concern	DHHL's Response
<i>Beneficiary concerns that are beyond the purview of the EA to address (continued)</i>	
<p>DHHL says it has no cultural advisor on its staff and instead hires a company who does the research and then they come to the community and people like me for our mana‘o for free - contract us or put a clause so that the “experts” hire community cultural experts. Prior to implementation we want to be a part of the discussion. Kāhea mai ia‘u, 808.351.4473 Kalani Kalima.</p>	<p>DHHL’s experience has been to utilize consultants who are selected on an individual project basis. This comment is acknowledged as personal sentiment.</p>