



2025

# WAIMIEA NUI

REGIONAL PLAN



HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

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## Executive Summary

Regional Plans build a sense of community and capacity, stimulate partnerships for development and improvements, and give beneficiaries within the region an opportunity to have a voice in planning for their future. The existing 23 Regional Plans empower beneficiaries by providing a recurring opportunity to convene as a community and a platform for them to talk to each other about their common issues and concerns in order to identify and solve their own problems.

Working with the Department of Hawaiian Home Lands (DHHL) Planning Office staff and consultants, the community identifies priority projects to respond to issues and areas of concern within existing and planned homestead areas. At a minimum, the Regional Plan documents current conditions and trends and identifies a prioritized list of projects important to the community and the department. In this way, Regional Plans ensure that beneficiaries are an integral part of the solutions to the issues that they have identified. The Hawaiian Homes Commission approves each regional plan for various homestead communities across the state, ensuring that they all have this same opportunity.

**Vision.** A vision for Waimea Nui was developed by its beneficiaries through this planning effort. The purpose of a vision statement is to provide a unified direction for homestead, Departmental and Commission actions in Waimea Nui. The vision statement is as follows:

*“Waimea Nui is a community rooted in the old ways of living. We live in balance with the world around us, guided by the voices and ‘ike of our kūpuna. We know the names of our ‘āina and the names of our people. Across the different homesteads, we work together, advocate for one another, and uphold our values through self-governance. We grow and raise our own food and are sustained by our own ‘āina. We strive to build a relationship of trust with DHHL, staff, and Commissioners who work with us and for us. This way of life is our foundation, and it is what we pass down to the future generations of Waimea Nui.”*

**Planning Area.** The Waimea Nui Region is located in the northern section of Hawai‘i Island, encompassing a total of 28,304.4 acres across 12 ahupua‘a, within two moku, on the mokupuni of Hawai‘i. This region includes the following homestead communities: Pauahi (553.7 acres), Lālāmilo (273.0 acres), Keoniki (233.5 acres), Pu‘ukapu (12,015.0), Kamoku-Kapulena (3,519.0), Waikoloa-Wai‘ale‘ale (1,206.0), Honokaia (3,208.4 acres), Nienie (7,095.8 acres), and Waimanu (200.0 acres).

**Planning Process.** This plan updates the 2012 Waimea Nui Regional Plan. The process began with a virtual meeting and phone call with Hui Aloha Pu‘ukapu (HAP) and the Waimea Hawaiian Homesteaders’ Association (WHHA). This meeting introduced the Regional Plan Update project and gathered guidance from the leadership on how the process could be tailored to best fit the Waimea Nui community. Leadership was able to advise on the format and schedule for beneficiary consultations and offered assistance with publicity for the meetings.

A series of four Beneficiary Consultations were held over five months at Kūhiō Hale. Beneficiary Consultation #1 was held on April 3, 2025. This meeting introduced the Regional Plan Update project to the community, identified community values for future land uses, and discussed potential language for a vision statement for Waimea Nui. Beneficiary Consultation #2 was held on April 17, 2025. In this meeting participants reviewed and revised the draft community values and a draft vision statement developed from Beneficiary Consultation #1. At Beneficiary Consultation #3, held on June 10, 2025, participants developed a list of potential project ideas and narrowed it down to seven for the rest of Waimea Nui to vote on as priority projects.

Selection of the priority projects was conducted through a polling process where homesteaders could participate via postage mail, an online form, e-mail, or over the phone. Notification of the voting process was e-mailed to HAP and WHHA for distribution within their networks. Information about voting details were also sent to beneficiary consultation attendees and posted on the project page hosted on DHHL’s website. Waimea Nui beneficiaries and homesteaders were asked to participate in the poll to select the top five priority projects to be included in the update to the Waimea Nui Regional Plan. The poll was open for participation from June 16 to June 30, 2025. A total of 107 responses were collected: thirty-five (35) from lessees, forty-two (42) from successors, twelve (12) from applicants on the waitlist, and eighteen (18) from other members of the homestead.

Beneficiary Consultation #4 was held on August 5, 2025, to gather feedback from the community on the draft profiles for the top five priority projects. An informational submittal and draft of the update to the Waimea Nui Regional Plan was presented to the Hawaiian Homes Commission (HHC) for feedback on August 18/19, 2025, and the Comment Period for beneficiaries was open until August 25, 2025. Feedback from Commissioners and beneficiaries were incorporated into the Final Waimea Nui Regional Plan Update, which was presented to the HHC in September 2025 for adoption and authorization to distribute.



**Priority Projects.** The priority projects summarized in the table below reflect the projects that the community identified as priorities for the Waimea Nui region.

Priority Project	Issues & Opportunities	Desired Outcomes
<b>Waimea Nui Hawaiian Homestead Community Initiative</b>	<ul style="list-style-type: none"> <li>• Kūpuna deserve support to age in place; existing homes are aging and hard to maintain and kūpuna housing is limited.</li> <li>• Establishing a homestead cemetery would allow families to keep kūpuna in Waimea after passing.</li> <li>• Dedicated, consistent spaces for classes and workshops would help preserve and pass down ‘ike kūpuna.</li> <li>• Creating more opportunities for gatherings, events, and shared spaces can help homesteaders strengthen pilina across Waimea Nui.</li> </ul>	<ul style="list-style-type: none"> <li>• Build long-term care housing reserved for beneficiaries and provide in-home services for kūpuna in the homestead.</li> <li>• Create a homestead cemetery for beneficiaries in Waimea.</li> <li>• Construct/designate classrooms and spaces for cultural education.</li> <li>• Develop a multipurpose community complex with gathering spaces, recreation areas, farm lots, and commercial uses that support connection, food sovereignty, and economic self-sufficiency.</li> </ul>
<b>Equitable and Sustainable Water Access</b>	<ul style="list-style-type: none"> <li>• Consistent water access across homesteads is essential; some rely entirely on catchment (which have become unreliable during dry periods).</li> <li>• Honokaia residents must haul water multiple times per week or pay high delivery costs when they were previously promised their own water system.</li> <li>• Beneficiaries deserve fair water distribution; DHHL systems have pressure imbalances (some below 40 psi, others above 150 psi).</li> <li>• Infrastructure (e.g., HELCO power lines, Ahualoa Well) running through DHHL land should contribute to homesteaders.</li> </ul>	<ul style="list-style-type: none"> <li>• Provide reliable potable and non-potable water access across all Waimea Nui homesteads.</li> <li>• Offer immediate relief for Honokaia through a nearby standpipe or DHHL-coordinated water hauling.</li> <li>• Create a long-term regional water strategy with stable pressure, fill stations, and clear usage rights.</li> <li>• Establish formal agreements to ensure utility infrastructure on DHHL land serves the trust and its beneficiaries.</li> </ul>

Priority Project	Issues & Opportunities	Desired Outcomes
<b>Strategize and Initiate Subdivision/ Commencement Date</b>	<ul style="list-style-type: none"> <li>• Beneficiaries are waiting on a formal subdivision to acquire building permits, insurance, financing, and Tax Map Keys (TMKs).</li> <li>• Homesteaders require addresses for effective emergency response and infrastructure.</li> <li>• DHHL's attempts to initiate a new commencement date have not been fully supported by beneficiaries.</li> <li>• Definitions of "commencement" differ amongst beneficiaries, DHHL, and the County.</li> </ul>	<ul style="list-style-type: none"> <li>• Official subdivision and commencement date recognized by both DHHL and the County.</li> <li>• Lessees can obtain permits, insurance, TMKs, and start the 7-year property tax grace period.</li> <li>• Transparent, inclusive process that engages beneficiaries in decision-making.</li> <li>• DHHL fulfills responsibilities tied to subdivision, including road and water infrastructure and maintenance.</li> </ul>
<b>Homestead Safety and Security Improvement Program</b>	<ul style="list-style-type: none"> <li>• Safety concerns throughout Pu'ukapu and other pastoral homesteads for emergency response and road maintenance need to be addressed.</li> <li>• Traffic control measures are essential to deal with cars speeding and racing through homesteads.</li> <li>• Homesteaders should not have to deal with trespassers, squatters, and unauthorized access to homestead lands and roadways.</li> <li>• Improved coordination with law enforcement (HPD) and emergency responders would contribute to the safety of the homestead.</li> <li>• Beneficiaries require improved signage and road conditions, as well as lot identification.</li> </ul>	<ul style="list-style-type: none"> <li>• Install speed tables, security gates, and street cameras to improve safety.</li> <li>• Develop a neighborhood watch program and emergency evacuation plan.</li> <li>• Upgrade signage, communication systems, and address markers for emergency response.</li> <li>• Improve road conditions using safer materials and establish a dedicated maintenance budget.</li> </ul>
<b>Waimea Nui Agricultural and Pastoral Pilot Program</b>	<ul style="list-style-type: none"> <li>• Agricultural and pastoral lessees have very different needs that should be addressed individually.</li> <li>• Providing new lessees with support would increase their success, as some are awarded lots without farming or ranching experience.</li> <li>• Agricultural and pastoral lessees need access to resources, training, equipment, and funding.</li> <li>• DHHL staff should have firsthand knowledge of agriculture and ranching challenges.</li> </ul>	<ul style="list-style-type: none"> <li>• Conduct needs assessments tailored to each homestead's agricultural or pastoral context.</li> <li>• Provide technical assistance, training, infrastructure, and grant support.</li> <li>• Strengthen food security and economic self-sufficiency for Waimea Nui and beyond.</li> <li>• Create a beneficiary-led model that can be replicated across other homestead communities.</li> </ul>

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## Glossary of Hawaiian Language Terms

ahupua‘a	traditional Hawaiian land section that typically ran from the mountains to the sea and included coastal and nearshore resources
‘āina	land/ocean, that which feeds
‘auwai	ditch, especially for water
‘ike	knowledge, referring to knowledge and traditions of the indigenous people of Hawai‘i
inoa ‘āina	place name
kapu	a prohibition
kuleana	responsibility
kūpuna	grandparents, ancestors or elders of the grandparent generation
moku	district, island
mokupuni	island
‘ōlelo no‘eau	proverb, poetic saying
oli	chant
pilina	connection



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## Introduction

### Purpose of a Regional Plan

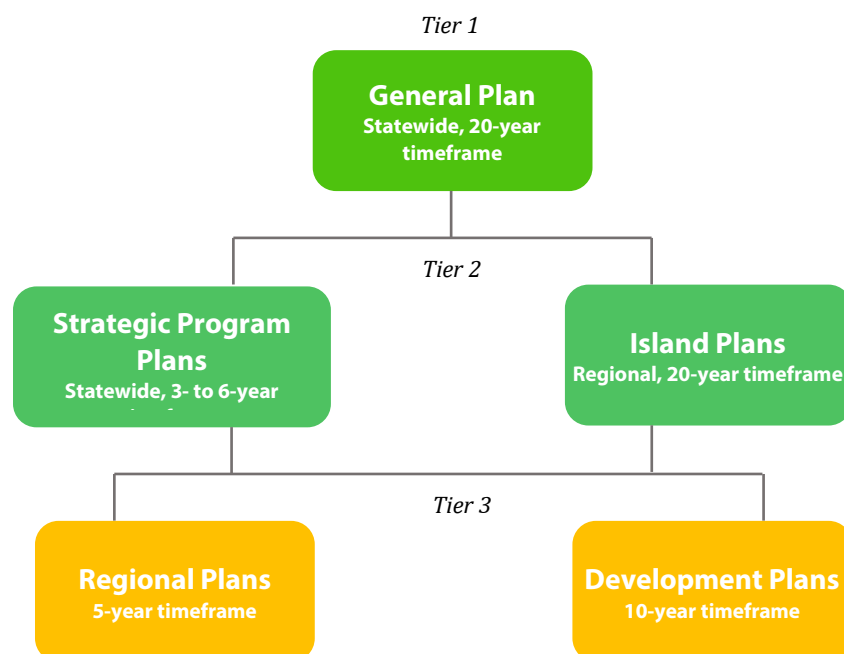
The mission of the Department of Hawaiian Home Lands (DHHL) is to build vibrant homestead communities. Regional Plans provide an opportunity for DHHL to work closely with existing lessees and native Hawaiian beneficiaries to clarify a vision for their community and to build partnerships with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups to achieve that vision.

This Regional Plan is one of 23 Regional Plans that DHHL has helped Hawaiian homesteads to formulate statewide. These Regional Plans assess land use development factors, document issues and opportunities, and identify the region's top priority projects slated for implementation over a five-year planning horizon.

### Planning System

Regional Plans are part of DHHL's three-tiered Planning System (see Figure 1). At Tier 1 is the General Plan which articulates long-range goals and objectives for the Department. At the second tier, there are Program Plans that are statewide in focus, covering specific topic areas such as the Native Hawaiian Housing Plan and a Native Hawaiian Development Program Plan. Also, at this second tier are the Island Plans that identify the Department's land use designations for each island and which have a function similar to the counties' land use designations. The Regional Plans are located at the third tier in the Department's Planning System which focuses on communities and regions. Development plans carry out second-tier planning recommendations and contain the information necessary to implement area-wide development, such as off-site infrastructure systems and improvements, utilities, estimated costs, and phased implementation.

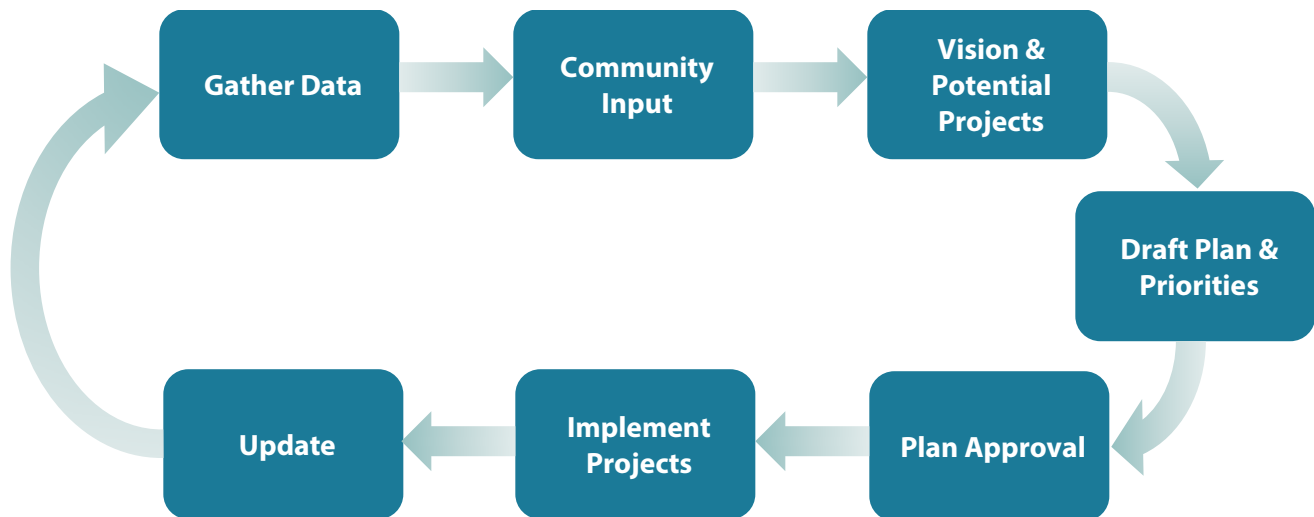
FIGURE 1: DHHL'S PLANNING SYSTEM



The roles of the Regional Plans within the Planning System are to:

- Apply the goals, policies, and land use designations of the General Plan, Program Plans, and applicable Island Plan to specific geographic regions;
- Directly involve the community in planning for their region;
- Compile comprehensive information about the region to provide a factual basis on which to identify needs and opportunities;
- Evaluate changes needed, if any, to the Island Plan as it applies to the region;
- Identify potential resources (e.g., partners, funding sources) to facilitate implementation; and
- Identify priority projects that are important to the community and implementation steps to move these projects forward.

FIGURE 2: THE REGIONAL PLAN DEVELOPMENT AND UPDATE PROCESS



### Regional Planning Process

The development of Regional Plans involves seven steps (see Figure 2, The Regional Plan Development and Update Process):

1. **Gather Data.** Pertinent data describe existing conditions and trends, including history of the homestead, land use, infrastructure, natural features, historic/cultural features, surrounding uses, and development trends.
2. **Gather Community Input to Identify Issues and Opportunities.** Existing homesteaders, native Hawaiian beneficiaries, and other stakeholders are invited to a facilitated meeting to discuss issues and opportunities for the region.
3. **Create a Long-Term Vision and Identify Potential Projects.** The input from the community on issues and opportunities provides the basis to craft a draft vision statement

that is reviewed and modified, as necessary, to the satisfaction of the community. Potential projects consistent with this vision are identified and prioritized by community consensus.

4. **Review a Draft Plan and Priorities.** Project details, budget estimates, and other pertinent project planning information are written up as part of a draft plan for review by the community.
5. **Approve the Plan.** Draft Regional Plans are then subject to the approval of the Hawaiian Homes Commission, which means that the Commission and Department officially support the priorities identified in the regional plan.
6. **Implement Priority Projects.** Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of Priority Projects.
7. **Update.** Finally, since DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues, regular Regional Plan updates are built into the planning process.

## Stakeholders and Partners

DHHL is working in partnership with other government agencies, the private sector, and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks associated with large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvements and the development of regional and public residential facilities. This coordination helps individual organizations achieve their goals while bringing long-term benefits to the community and region.

## DHHL Master Planning Process and Community Development Goals

Homestead associations are frequently interested in developing capital improvement projects within their communities in order to provide needed social services and enrichment opportunities. The need for these desired projects is often captured in DHHL Regional Plans. While the characteristics of projects proposed are as diverse and unique as the DHHL communities in each region across the state, the overall planning and development process for these projects is the same in most instances.

Successfully implementing any type of land development project requires several basic foundational elements prior to project initiation. A strong organization that has a membership that works well together and has high levels of participation in regular association business ensures that (1) projects are selected based upon agreed upon criteria rather than individual preferences, (2) project plans are created, and (3) large amounts of social capital are built within and outside of the community. Figure 3, Community Organization & Development, briefly describes these elements of

organizational capacity and project planning in more detail. The top level represents the steps that the homestead association (project proponent) should complete.

Most organizations go through five main stages of an organization's developmental lifecycle:

1. **Stage One: Imagine and Inspire.** The organization is not yet formalized, but individuals are inspired and united by a common vision or idea.
2. **Stage Two: Found and Frame.** The organization becomes formalized. Governing documents have been drafted and adopted by its members. The organization receives its non-profit status.
3. **Stage Three: Ground and Grow.** Organizations in this stage focus on establishing systems of accountability to its members as well as growing its internal capacity to provide more services or a higher quality of service to its members.
4. **Stage Four: Produce and Sustain.** This is the stage in which the organization is at its peak and is primarily concerned with how it can sustain its level of service over time.
5. **Stage Five: Review and Renew.** The organization re-invents itself in order to adapt to evolving conditions. The primary question the organization is concerned with at this stage is: "How can we do it better?" The organization revisits its mission, vision, services, and management structure.

Social capital can be defined as the networks of relationships among people who live and work in a particular society, enabling that society to function effectively. From time to time, a homestead association should assess its social capital both internally among its members as well as among external stakeholders and potential partners in order to determine the level of potential support for and/or opposition to a proposed land development project. Figure 3 Community Organization and Development illustrates the various social circles that should be engaged to support a land development project. Often, a development idea starts with a core group of individuals on an association board. Gradually that idea is shared with, and incorporates the ideas of, others in larger social circles in order to grow social capital and build support for a development project.

Lastly, Figure 3 illustrates that the association's assessment of its life cycle and existing social capital should be incorporated into a program plan. A program plan clearly articulates a community vision or need, identifies criteria for selecting programs or projects to fulfill that vision or need, and selects appropriate projects and programs based on those criteria. Programs/projects should be selected based on strong community support for the initiatives and the association's organizational capacity.

Once an association has done outreach with its community to identify its vision and goals, established criteria for selecting projects that help them accomplish their vision and goals, and selected project(s) that have strong community support, then the association can begin with the actual physical master planning and development of the project(s). Figure 4, Master Planning and Land Development Process on Hawaiian Home Lands, illustrates the process of master planning and land development on Hawaiian Home Lands.



### **Project Proponent Tasks:**

- The project proponent should focus their time and attention to ensure that the community's vision and needs are integrated into the project.
- The project proponent should conduct a site and infrastructure assessment of the location in which they would like to implement the project in order to ensure that the location is appropriate for what they would like to do.
- A master plan should integrate and synthesize the community's vision and needs with the site and infrastructure assessment. A master plan should also include a financial plan that forecasts initial development costs, long-term operational costs, and how those costs will be financed over time.
- An Environmental Assessment (EA) or Environmental Impact Statement (EIS) needs to be prepared for the Master Plan in accordance with Hawai'i Revised Statutes (HRS) Chapter 343. If federal funds are used for the project, then a federal EA or EIS may need to be completed in accordance with the rules and standards of the federal funding agency.
- Once Chapter 343 and federal environmental regulations are complied with, then the project proponent can proceed with obtaining the necessary permits and approvals and proceed with construction.

The next steps after the Project Proponent Tasks in Figure 4 include various DHHL staff reviews and HHC approvals that the Project Proponent will need to obtain.

### **Requests by Non-Profit Organizations for Long-Term Use of DHHL Lands**

DHHL has begun implementing a process for Internal Revenue Code (IRC) § 501(c)(1) or IRC § (501)(c)(3) non-profit organizations that are interested in long-term utilization of DHHL land for the purposes of providing programs and services to DHHL beneficiaries to further their rehabilitation and well-being. This process implements the Hawaiian Homes Commission Act (HHCA), Sections 204(2) and 207(c), which authorize DHHL to lease or license lands for non-homesteading purposes on the same terms, conditions, restrictions, and uses applicable to the disposition of public lands as provided in HRS Chapter 171. HRS 171-43.1 authorizes DHHL to dispose of lands to eleemosynary organizations by direct negotiation without requiring a competitive solicitation process. The application process is designed to provide an opportunity for non-profit organizations to conduct due diligence on the project site and vet their conceptual plans in consultation with DHHL prior to requesting HHC approval of a long-term disposition. See "Implementation Action Steps" under "Priority Projects" for a more detailed list of steps and requirements for these types of land use requests.

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FIGURE 3: COMMUNITY ORGANIZATION & DEVELOPMENT

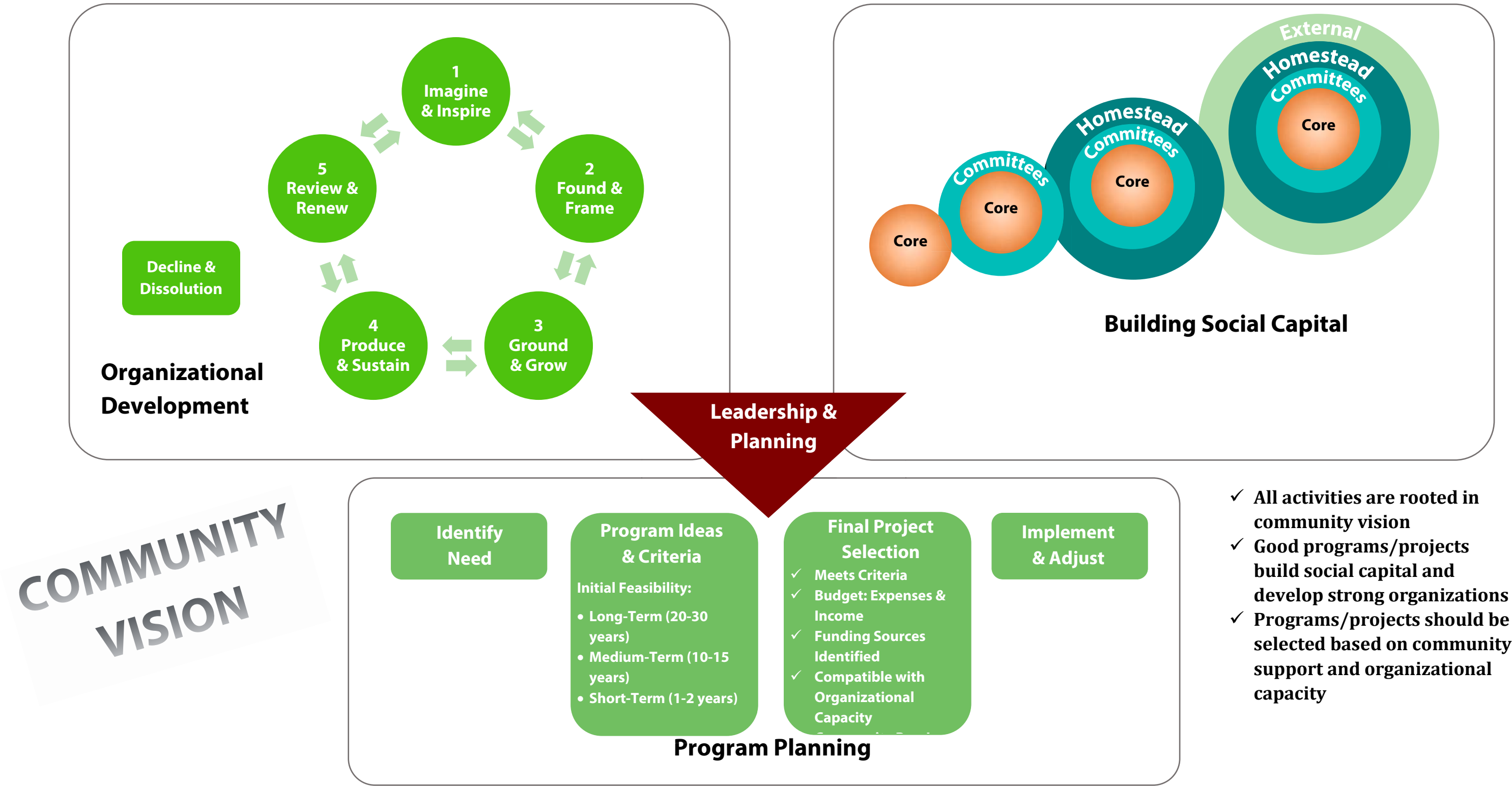
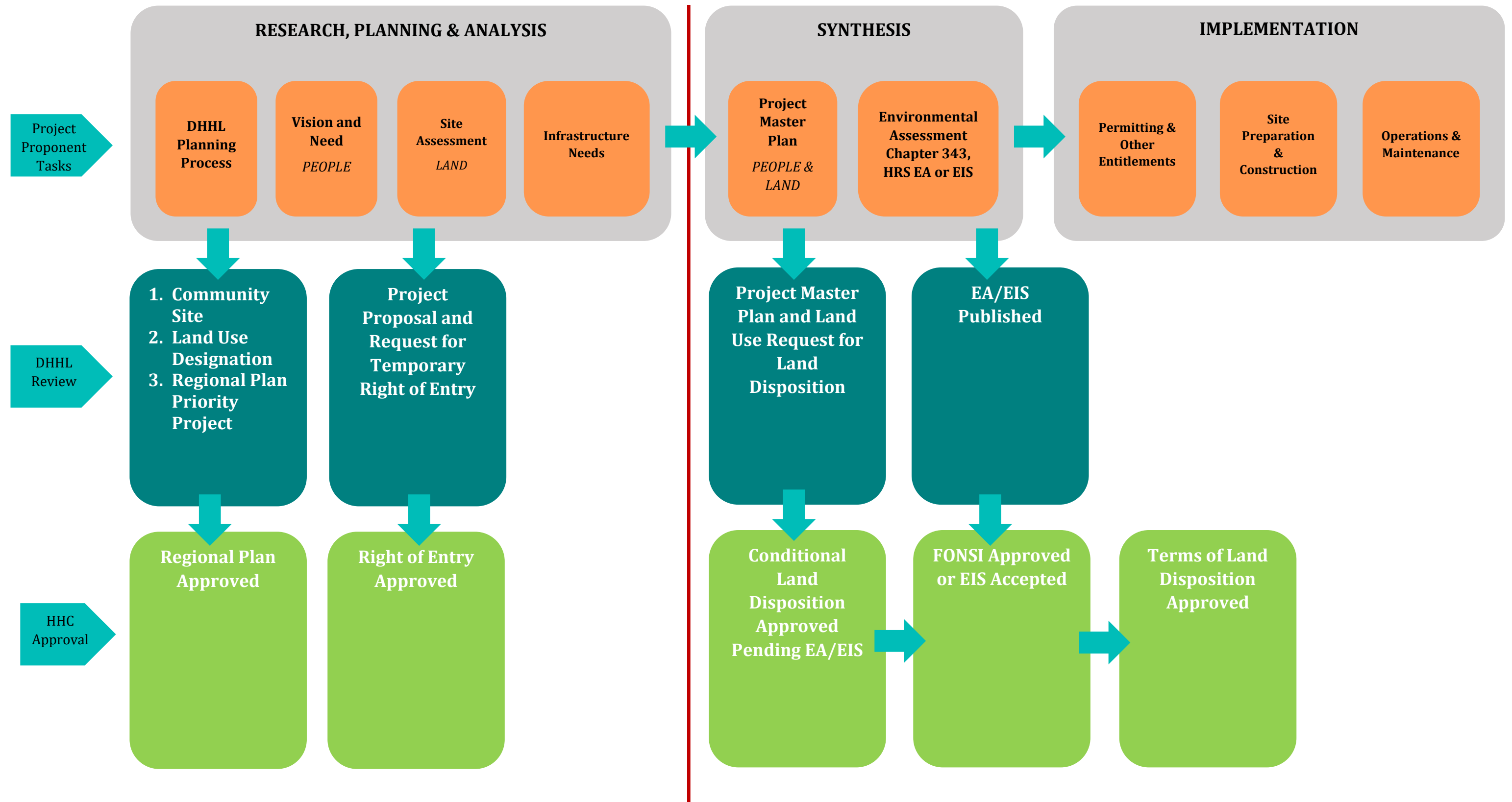


FIGURE 4: MASTER PLANNING AND LAND DEVELOPMENT PROCESS ON HAWAIIAN HOME LANDS



## Methods and Approach

The Waimea Nui Regional Plan Update began with a meeting with Hui Aloha Pu'ukapu (HAP) and Waimea Hawaiian Homesteaders' Association (WHHA) leadership for insight and guidance on a planning process that would best fit the Waimea Nui beneficiary community. They provided input on the times and days for each beneficiary consultation and suggested use of Kūhiō Hale for all four beneficiary consultations. Kūhiō Hale was a preferred location due to its ease of access and convenient location.

Broad publicity of the beneficiary consultations was accomplished through mail-outs of meeting notices via postal mail and distribution of digital meeting invitations and reminders with assistance from HAP and WHHA.

The approach for the beneficiary consultations included both small group and large group discussions. Detailed notes were captured at all meetings and were posted online on the project website hosted by DHHL. A meeting recap for each beneficiary consultation are included in the appendices of this document.

### **The timeline for the Regional Plan update was as follows:**

**January 21, 2025: Leadership Meeting.** The purpose of this meeting was to introduce the Regional Plan Update project to the board of Hui Aloha Pu'ukapu and to ask for their insight and guidance on the planning process. The meeting took place virtually via Zoom. A separate phone call was conducted with the President of the Waimea Hawaiian Homesteaders' Association to gather their input as well.

**April 3, 2025: Beneficiary Consultation #1.** The goal of this meeting was to explain the purpose and objectives of regional plans in the DHHL planning system, the reason for the update to the Waimea Nui Regional Plan, and to discuss the planning process and schedule with Waimea Nui beneficiaries. Additionally, this meeting was meant to gather input from beneficiaries regarding their long-term vision for their homestead, a list of important community values, and information about issues and opportunities in the region.

Postcards were mailed to all Waimea Nui beneficiaries. The postcards provided information on the location, date, and purpose of each Beneficiary Consultation. Additionally, a meeting notice and project fact sheet was sent to the HAP and WHHA board to distribute to their networks within the community.

The beneficiary consultation was conducted in-person at Kūhiō Hale; there were a total of 34 attendees. After some introductory presentations, beneficiaries were split up into three groups for discussion. Beneficiaries were asked two questions: (1) What are the values that guide/shape this community? And, (2) what does that look like in your community? The major ideas and themes that came out of this meeting were used to create a list of community values and a draft vision statement. See Appendix A for more information about this meeting.



**April 17, 2025: Beneficiary Consultation #2.** There were 25 attendees at this meeting. The purpose of this meeting was to present the draft vision statement and values to the community for feedback. Meeting participants helped refine the descriptions of each value and revise the vision statement. See Appendix B for a more detailed record of the meeting.

**June 10, 2025: Beneficiary Consultation #3.** This meeting focused on creating and refining a list of project ideas to address key issues in Waimea Nui. Participants developed a final list of seven proposed projects, which was then opened for voting to determine the top five priority projects for inclusion in the updated regional plan. During the meeting, attendees also established voting rules: a maximum of five individuals per lease/lot could participate, and each person was allowed only one vote, even if they held multiple leases. Additional details on this meeting are provided in Appendix C.

**June 16 to June 30, 2025: Priority Project Polling.** Selection of the priority projects was conducted through a polling process where homesteaders could participate via postage mail, an online form, e-mail, or over the phone. Notification of the voting process was e-mailed to HAP and WHHA for distribution within their networks. Information about voting details were also sent to beneficiary consultation attendees and posted on the project page hosted on DHHL's website. Waimea Nui homesteaders were asked to select the top five priority projects for the region from the list of seven project ideas that were developed in Beneficiary Consultation #3. Participants had a total of five votes, and they were instructed that they could vote for an individual project more than once. This poll was open for participation from Monday, June 16, 2025 to Monday, June 30, 2025. A total of 107 responses were collected, and the top five priority projects were chosen from the responses in this polling process. The top five projects and the number of votes each one received are displayed below.

PROJECT	LESSEE VOTES	SUCCESSOR VOTES	APPLICANT VOTES	OTHER VOTES	TOTAL VOTES
1. Waimea Nui Hawaiian Homestead Community Initiative	85	144	27	22	<b>278</b>
2. Equitable and Sustainable Water Access	43	38	14	25	<b>120</b>
3. Strategize and Initiate Subdivision/Commencement Date	9	6	8	14	<b>37</b>
4. Homestead Safety and Security Improvement Program	13	7	3	13	<b>36</b>
5. Waimea Nui Agricultural and Pastoral Pilot Program	13	10	4	7	<b>34</b>

**August 5, 2025: Beneficiary Consultation #4.** A draft of the top five priority project profiles was presented to meeting participants for feedback. A detailed record of the meeting is included in Appendix D. Beneficiaries were notified that a full draft of the plan would be posted on the project website for review and comment beginning on August 11, 2025. Comments were accepted until August 25, 2025. An email containing a link to the draft plan and instructions on how to submit comments was sent to beneficiary consultation attendees, as well as to the HAP and WHHA boards for dissemination within their networks. Beneficiaries had the option to submit comments via postal mail, an online form, email, or phone. A summary of comments received is included in Appendix E.

Beneficiaries were also informed at this meeting that the Draft Plan would be brought before the HHC for information at the August Commission meeting, and that a Final Draft would be taken for HHC adoption in September 2025.

**August 2025: HHC Meeting.** An informational submittal on the Draft Regional Plan Update was presented to the Hawaiian Homes Commission (HHC) for feedback at their regular meeting. Input from the Commission was incorporated into the Final Regional Plan Update.

**September 2025: HHC Meeting.** Commissioners voted to adopt the Final Waimea Nui Regional Plan Update.

### Vision and Values

*“Waimea Nui is a community rooted in the old ways of living. We live in balance with the world around us, guided by the voices and ‘ike of our kūpuna. We know the names of our ‘āina and the names of our people. Across the different homesteads, we work together, advocate for one another, and uphold our values through self-governance. We grow and raise our own food and are sustained by our own ‘āina. We strive to build a relationship of trust with DHHL, staff, and Commissioners who work with us and for us. This way of life is our foundation, and it is what we pass down to the future generations of Waimea Nui.”*

### Community Values

#### **Caring for the Wellbeing of Our Kūpuna**

*We honor our kūpuna, those with us and those who came before us, by preserving and passing down their knowledge, protecting their burial sites, and ensuring they have a place to rest in Waimea. We are committed to ensuring the safety and wellbeing of our kūpuna by providing at-home services, home repair assistance, access to daily needs like groceries, and resources such as life alert systems. Recognizing that most kūpuna wish to remain in their homes, we also prioritize creating spaces and services that allow for long-term care within our community.*

#### **Creating a Safe and Secure Community**

*We prioritize the safety and resilience of our community through emergency preparedness, well-maintained roads and infrastructure, and neighborhood watch efforts that protect our families and homes. We are committed to improving road safety and traffic control, exploring options such as speed tables and street cameras, and strengthening security measures like gates, signage, and neighborhood patrols.*

#### **Perpetuating our Cultural Traditions**

*We pass down protocols, oli, and inoa ‘āina of Waimea Nui to our keiki, not just as tradition, but as knowledge systems that guide how we live. These practices teach us when to plant, how to observe the elements, and help guide our day-to-day actions on the ‘āina. We recognize that strengthening these traditions requires gathering spaces for learning, sharing, and practice, where all generations can come together to teach, learn, and build relationships. By creating places within Waimea Nui that are dedicated to cultural education, we carry forward the old ways while building a better foundation for the generations to come.*

### **Building Pilina**

*We support one another throughout our community by creating opportunities to strengthen relationships within the homesteads of Waimea Nui and with other homesteads across the Big Island. We are committed to creating gathering spaces, educational opportunities, and community events that build pilina and provide places to share knowledge, ask questions, and support one another.*

### **Being Self-Sufficient and Self-Governing**

*We grow our own food, steward our resources, and take responsibility for our community's well-being and future. We build systems that support our own needs, from housing to food production facilities, by relying on the skills, knowledge, and leadership of our own people.*

### **Collaborating and Building Shared Kuleana with DHHL**

*We expect open communication, transparency, and mutual respect between beneficiaries, the Hawaiian Homes Commission, DHHL, and its staff. Collaboration through consistent presence at community meetings, clear points of contact across divisions, and timely action on beneficiary needs must be the standard, not an aspiration. Building trust requires accountability, fairness, and a sense of urgency from all parties involved.*

## Planning Area

### Location

The Waimea Nui Region is located in the northern section of Hawai'i Island, encompassing a total of 28,304.4 acres across 12 ahupua'a, within two moku, on the mokupuni of Hawai'i. This region includes the following homestead communities: Pauahi (553.7 acres), Lālāmilo (273.0 acres), Keoniki (233.5 acres), Pu'ukapu (12,015.0), Kamoku-Kapulena (3,519.0), Waikoloa-Wai'ale'ale (1,206.0), Honokaia (3,208.4 acres), Nienie (7,095.8 acres), and Waimanu (200.0 acres). As of June 2023, there are a total of 570 active homestead leases within the Waimea Nui region, including 181 residential, 110 agricultural, and 279 pastoral leases.

The term *Waimea Nui* originated about 15 years ago. Originally, DHHL referred to the area simply as Pu'ukapu, but as more homestead communities were established, a broader name was needed to represent the entire region. The initial suggestion, *Kohala Waho*, was not adopted because it traditionally included Kawaihae, but that community wanted to establish its own distinct region. WHHA ultimately chose to refer to this area as Waimea Nui, meaning "the vast Waimea" or "the greater Waimea," as Waimea has always stood independently. Waimea was traditionally the only land in Hawai'i considered a kalana, a district within a district, rather than an ahupua'a within a moku (district).

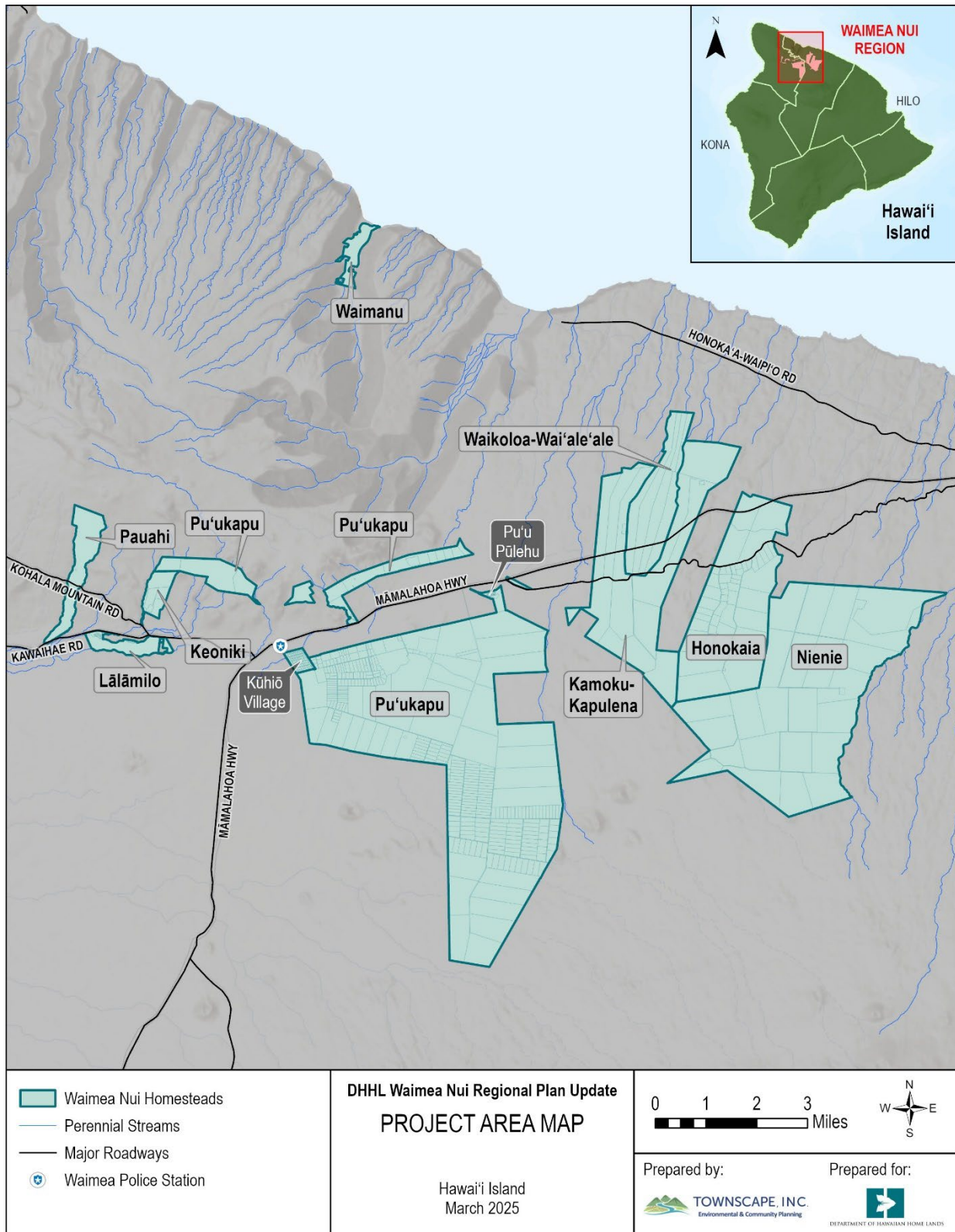
The DHHL Hawai'i Island Plan (2002) designated the following land uses within this Planning Area, which are described in the section titled "Existing Land Uses":

- Conservation,
- Subsistence Agriculture,
- General Agriculture,
- Supplemental Agriculture,
- Pastoral,
- Community Use,
- Residential,
- Commercial,
- Industrial, and
- Special District

In the 2022 update to the DHHL General Plan, the "General Agriculture" land use designation was proposed for removal, with three new designations introduced to replace it. The first, "Stewardship," allows land to be utilized by beneficiaries or DHHL for activities that deliver direct benefits to the surrounding community and the Hawaiian Home Lands Trust. The second, "Community Agriculture," designates areas for community farming or shared gardens. The third, "Renewable Energy," identifies lands ideal for renewable energy production. With the removal of the General Agriculture category, lands in Waimea Nui currently marked as General Agriculture will be reassigned through the Island Planning process. The previous Island Plan for Hawai'i Island, published in 2002 with a 20-year planning horizon, is now undergoing an update.



FIGURE 5. PROJECT AREA MAP



## Regional History

### Mokupuni

This mele ko'ihonua, or genealogical chant, describes the birth of the main Hawaiian Islands:

'O Wākea noho iā Papahānaumoku	<i>Wākea mated with Papahānaumoku</i>
Hānau 'o Hawai'i he moku	<i>Born was Hawai'i, an island</i>
Hānau 'o Maui he moku	<i>Born was Maui, an island</i>
Ho'i hou 'o Wākea noho iā Ho'ohōkūkalani	<i>Wākea mated with Ho'ohōkūkalani</i>
Hānau 'o Moloka'i he moku	<i>Born was Moloka'i, an island</i>
Hānau 'o Lāna'ikaula he moku	<i>Born was Lāna'ikaula, an island</i>
Lili'ōpū punalua 'o Papa iā Ho'ohōkūkalani	<i>Papa was jealous of Ho'ohōkūkalani</i>
Ho'i hou 'o Papa noho iā Wākea	<i>And returned to mate with Wākea</i>
Hānau 'o O'ahu he moku	<i>Born was O'ahu, an island</i>
Hānau 'o Kaua'i he moku	<i>Born was Kaua'i, an island</i>
Hānau 'o Ni'ihau he moku	<i>Born was Ni'ihau, an island</i>
He 'ula a'o Kaho'olawe	<i>The red afterbirth was Kaho'olawe</i>

Hawai'i and Maui are the firstborn, children of Wākea (expansive sky/heaven) and Papahānaumoku (Papa who births islands). Wākea later joins with Ho'ohōkūkalani (to place stars in the sky), resulting in the birth of Moloka'i and Lāna'i. Papahānaumoku, feeling jealousy over this union, returns to Wākea, and together they bring forth O'ahu, Kaua'i, Ni'ihau, and Kaho'olawe.

Known translations for some of these island names include: Ni'ihau, bound with hau bark; Kaua'i, the action of placing something; Moloka'i, twisting current; Lāna'i, day conquest; Maui, the name of a well-known demigod throughout Polynesia; and Kaho'olawe, the taking away (as by currents). Hawai'i, where the Waimea Nui region is situated, has no known translation. However, it is often referred to as "ka moku o Keawe," the island of Keawe, in honor of an ancient chief who ruled over the island in the 17<sup>th</sup> century.

### Moku

The island of Hawai'i is divided into six moku, or districts. Moving clockwise from the north, these moku and their translations are Kohala (to pull or drag hala), Hāmākua (back of the island), Hilo (to twist, the first night of a new moon, a famous Polynesia navigator), Puna (spring of water), Ka'ū (the breast), and Kona (leeward sides of the Hawaiian islands).

The Waimea Nui region spans across two moku: Kohala and Hāmākua. Kohala is renowned as the birthplace of Kamehameha Pai'ea, who was born in Kokoiki and raised in hiding in 'Āwini so that he could ultimately unite the Hawaiian Islands. Known for its warrior heritage, Kohala has a distinguished reputation, celebrated in numerous 'ōlelo no'ea that highlight the excellence of its land and people. A few of these 'ōlelo no'ea from Pukui (1983) include:

- "Lele o Kohala me he lupe la." *Kohala soars as a kite.* An expression of admiration for Kohala, a district that has often been a leader in doing good work.

- “‘A’ohe u’i hele wale o Kohala.” *No youth of Kohala goes empty-handed.* Said in praise of people who do not go anywhere without a gift or helping hand.
- “‘I’ike ‘ia no o Kohala i ka pae kō, a o ka pae kō ia kole ai ka waha.” *One can recognize Kohala by her rows of sugar cane which can make the mouth raw when chewed.* When one wanted to fight a Kohala warrior, he would have to be a very good warrior to succeed. Kohala men were vigorous, brave, and strong.
- “He pā‘ā kō kea no Kohala, e kole ai ka waha ke ‘ai.” *A resistant white sugar cane of Kohala that injures the mouth when eaten.* A person that one does not tamper with. This was the retort of Pupukea, a Hawai‘i chief, when the Maui chief Makakūikalani made fun of his small stature. Later used in praise of the warriors of Kohala, who were known for valor.

Hāmākua, on the other hand, is praised for its topography of deep valleys and steep cliffs. Unlike the generous people of Kohala, Hāmākua residents were known for their reluctance to share with strangers. This is reflected in the following ‘ōlelo no‘eau (Pukui, 1983):

- “Hāmākua ‘āina pali loa.” *Hāmākua, land of tall cliffs.* Praise of Hāmākua, Hawai‘i.
- “Hāmākua i ka wakawaka.” *Irregular and rough Hāmākua.* Praise of Hāmākua, a district of gulches and valleys.
- “Hāmākua i ke ala ‘ulili.” *Hāmākua of the steep trails.* Praise of Hāmākua, a land of precipices and gulches where the old trails were often steep and difficult to travel on.
- “Hāmākua kihi loa.” *Hāmākua with a long corner.* One corner of Hāmākua touches every district of Hawai‘i except Puna. Also, a play on kihi loa. A native of Hāmākua is said to avoid meeting strangers. Because of bashfulness or disinclination to share his possessions, he will turn aside (kihi) and go a long way away (loa).

## Ahupua‘a

DHHL’s Waimea Nui lands encompass 12 ahupua‘a, with five located in the moku of Kohala and the remaining seven in Hāmākua. Below is a list of these ahupua‘a, including English translations where available. Figure 6 provides delineations of each ahupua‘a in relation to Waimea Nui. Note that some ahupua‘a have multiple names. This is due to historical variations in naming, with different names being used at different times or by different communities.

### Kohala

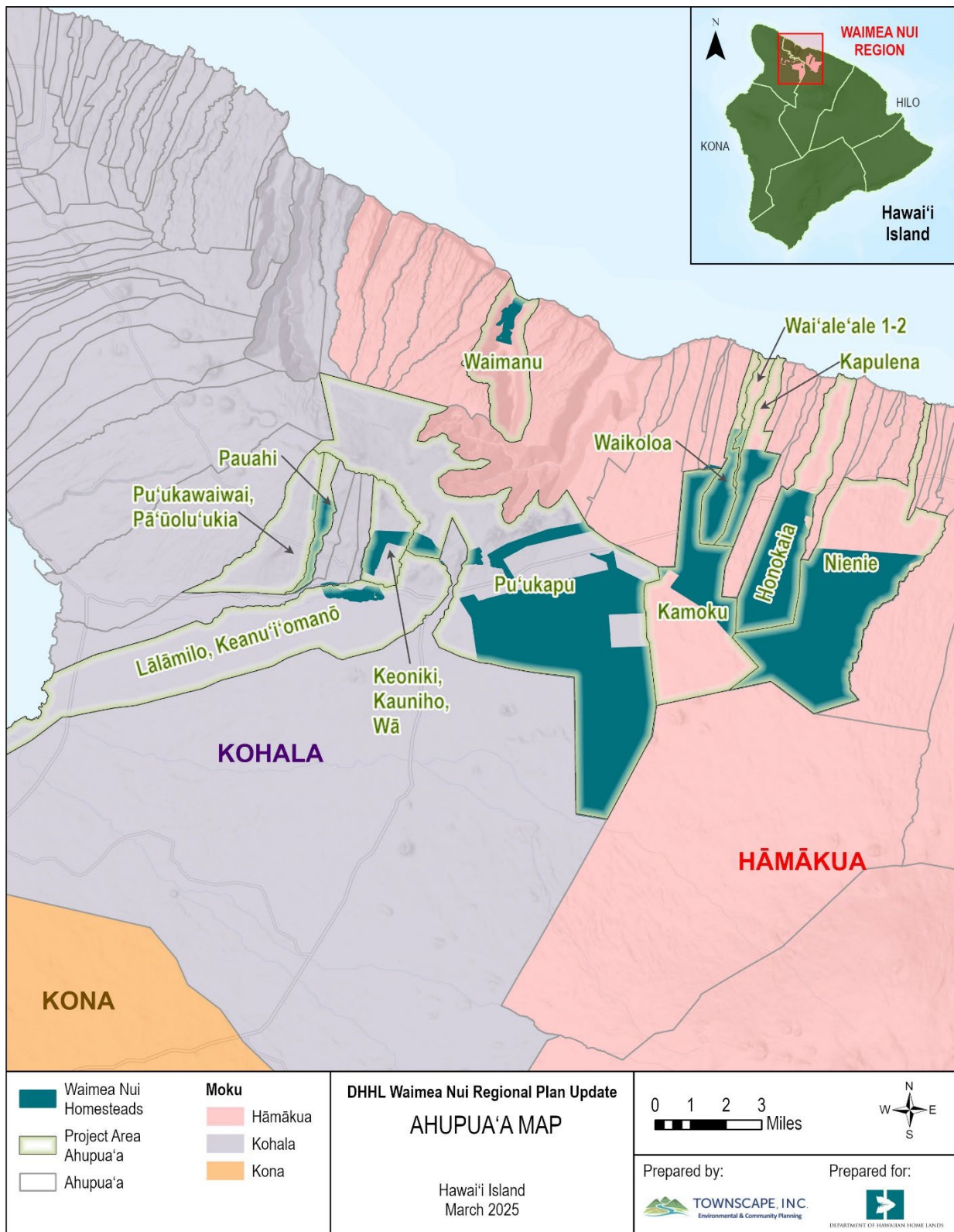
- Pu‘ukapu (sacred hill)
- Lālāmilo (milo branch), Keanu‘i‘omanō (coldness of shark flesh)
- Keoniki, Kauniho (the interlocking of stones in setting a wall), Wa
- Pauahi (destroyed by fire)
- Pu‘ukawaiwai (the prosperity hill), Pa‘ūolu‘ukia (ornamental lashing of a canoe float)

### Hāmākua

- Nienie (smooth)
- Honokaia
- Kapulena (the king shark of Hāmākua)
- Kamoku (the district)
- Wai‘ale‘ale (rippling water)
- Waikoloa (duck water)
- Waimanu (bird water)



FIGURE 6. AHUPUA'A MAP



## Waimea

Waimea sits at the intersection of the Kohala and Mauna Kea volcanoes, in the northern part of Hawai'i Island. Waimea translates to "reddish water." According to area kūpuna, the red tint in the water is not from the soil but rather from natural pigmentation as water filters through the hāpu'u forest on the Kohala mountain slopes.

Historians estimate that Waimea was first settled between 900 and 1100 A.D. (Watson, 2002). Early Hawaiian navigators likely made initial landfalls in water-rich regions such as Waimanu or Waipi'o, later migrating to Waimea. As Waimea's population expanded, its residents developed an intricate agricultural network. This included clearing forest areas to establish the Waimea field system, which spanned nearly 5,000 acres. Utilizing 'auwai fed by streams from nearby mountains, this system supported both wetland and dryland cultivation of staple crops like kalo and 'uala.

In the late 18th century, Waimea's economy shifted dramatically with the rise of the sandalwood trade. By 1792, sandalwood exports were booming as the fragrant wood found high demand in China (Watson, 2002). Waimea's sandalwood forests were heavily harvested, and logs were transported to Kawaihae for shipment overseas. However, overharvesting depleted resources quickly, leading to a steep decline in sandalwood supplies by 1824, and by 1839, a kapu was enacted to protect the remaining trees.

Another pivotal change occurred in 1788 when British Captain George Vancouver gifted five cows to Kamehameha Pai'ea. These cattle were set free to roam the island under a kapu, allowing them to multiply into thousands. John Palmer Parker, a Massachusetts sailor who had visited Hawai'i previously, returned after the War of 1812, armed with an American musket. Kamehameha granted Parker exclusive rights to hunt the wild cattle for meat and hides, which began a thriving industry. The cattle trade eventually replaced sandalwood as Hawai'i's primary export, supplying provisions to the whaling ships frequenting the islands.

To support the growing cattle industry, Kamehameha III invited Spanish-Mexican vaqueros to teach Hawaiians the skills of handling horses and cattle. Hawaiians quickly mastered riding and roping, creating unique saddles, gear, and a musical culture. These Hawaiian cowboys, known as paniolo, a term derived from "español", were integral to the ranching culture. By 1847, two-thirds of Waimea had been designated as government pastureland (Watson, 2002), converting much of the original forested landscape into open plains, a defining feature of Waimea today.

Today, Waimea continues to embody its cowboy heritage, preserving the legacy of the paniolo and the distinctive culture born from the blending of Hawaiian and vaquero traditions.



David Kuloloia at Parker Ranch, "Cattle - Ranching," June 16, 1942. Reference #PP-13-5-091, General Photograph Collection, Hawai'i State Archives.



(LEFT)  
Photograph by  
Werner Stoy,  
“Cattle – Ranching  
1963.” Reference  
#PP-13-6-024,  
General  
Photograph  
Collection, Hawai‘i  
State Archives.

(RIGHT)  
“Waimanu  
Valley,  
Hawaii  
Island.”  
Reference  
#PP-30-7-  
015, General  
Photograph  
Collection,  
Hawai‘i State  
Archives.





## References to Waimea in Oli

### Hole Waimea

Hole Waimea i ka ihe a ka makani,  
Hao mai na ale a ke Kipuupuu,  
Laaui kalaihi na ke anu,  
Oo i ka nahele o Mahiki.  
Ku aku la oe i ka malanai a ke Kipuupuu,  
Holu ka maka o ka ohawai o Uli,  
Niniau, eha ka pua o koaie,  
Eha i ke anu ka nahele o Waika e,  
Aloha Waika ia'u me he ipo la,  
Me he ipo la ka maka lena o ke koolau,

Ka pua i ka nahele ma Huleia,  
E lei hele i ke alo o Moolau,  
E lau ka huakai hele i ka pali loa,  
Hele hihini, pili noho i ka nahele,  
O kuu noho wale iho no i kahua e,  
O kou aloha kai hiki mai i o'u nei,  
Mahea la i nalo iho nei.

Waimea is tousled with shafts of the wind,  
While the Kipuupuu puffs in gusts,  
The trees are blighted by the cold  
That drives through the forest of Mahiki.  
You are pierced by the cold Kipuupuu wind  
That sets the ohawai blossoms asway,  
Wearied and bruised are the flowers of Koaie,  
Stung by the frost is the herbage of Waika.  
Waika loves me like a sweetheart,  
Dear to me are the yellow centered koolau blossoms,

The blossoms of the forest of Huleia,  
That are worn in wreaths at Moolau,  
Travel-wreaths for travelers on a long climb  
To our homes in the wilderness,  
Still do I cherish our old home,  
For your love still visits me here,  
Where have you been hiding till now?

*Hole Waimea* originates from the story of the Kīpu'upu'u warriors of Waimea, as explained by Mary Kawena Pukui (de Silva, 2006). These warriors, known for their swiftness and named after the icy cold rain of Waimea, were trained under Na-nu'u-a-Kalani'ōpu'u at the request of Kamehameha I. Impressed by their skills, Kamehameha tasked them with creating spears in the Mahiki forest. There, the warriors composed a chant to honor their chief. The initial version, beginning with "Hole Waimea i ka ihe a ka makani, hala kika i ka pu'ukolu," *Waimea is pierced by the spear-like blasts of the wind; slipping and sliding over the triple hills*, faced some critique and revisions before being presented as a gift to Kamehameha. First performed as an oli and later as a hula, the chant became one of the most well-known chants of Kamehameha's time and could be heard wherever his armies moved (de Silva, 2006).

### Hana Waimea

Hana Waimea i ka 'upena a ka makani	Waimea readies a net of wind
Ka 'alihi pīkoi a ke Kīpu'upu'u	Its leading edge is made of the Kīpu'upu'u rain
'O ka ua lei koko 'ula i ke pili	It is like rainbow-hued rain on the pili grass
Me he 'ahu'ula i luna o ka lā'au	Like a feather cloak spread over the trees
Ka pua i ka nahele o Malule'ia	The flowers in the forest of Malule'ia
I ana 'ia e ka pali loa	Are encompassed by the tall cliffs
Ka ua mālana lele koa uli	The buoyant, wind-blown rain alights on the dark koa trees
He ua aloha 'ia e ko laila kupa	It is a rain much loved by the natives of that place
E walea ai i ka hau-pā Kaiāulu lā	They who enjoy the chilly touch of the Kaiāulu winds
O'u hoa i ke anu o Kawaiāhulu	My companions in the cold of Kawaiāhulu
E lala ai ke ahi kapa o ia kini	Will be warmed at the kapa-like fires of these people
He kini he'e pu'e wai o Uluomalama	A people who surf the sand bars at Uluomalama
Ke kaha a'ela i Lanima'oma'o	Who swoop now toward Lanima'oma'o
Pā kai i nā 'ale wai o Mahiki	Who are touched by the gusty rains of Mahiki
'Uwā ka pihe i Pu'umoe'awa	A shout is raised at Pu'umoe'awa
Ka 'ikena a'ela Poliakamanu	At the sight of Poliakamanu
Manu 'ai kepakepa i ka pua o ka lehua	At the birds who tear the lehua flowers with their beaks.

*Hana Waimea* honors the people of Waimea, who gave Kamehameha I the Kīpu'upu'u, a renowned group of 1,200 runners and spear fighters (de Silva & de Silva, 2006). It is believed that the mele reflects Kamehameha's response to the 1790 destruction of Waipi'o, Waimea, and Kohala by the army of Keōuakū'ahu'ula, the ruling chief of Ka'ū. At the time, Kamehameha was focused on his invasion of Maui and negotiations in Moloka'i for his marriage to Keōpūolani. When news of the attack reached him, he returned to Kawaihae, rallied his forces of Kīpu'upu'u, and drove out the invaders through three battles in Waimea and Hāmākua (de Silva & de Silva, 2006).



## Kaao no Pupukea

*The following story is a summary of the Legend of Pupukea from Fornander's Collection of Hawaiian Antiquities and Folklore (1918-1919). It recounts a famous battle at Pu'u Hōkū'ula in Waimea that secured the future of Hawai'i Island from defeat by the forces of Maui.*

Pupukea, the younger brother of Lonoikamakahiki, the ali'i nui of Hawai'i, was a renowned warrior. His strength and bravery in battle earned him fame across the islands. Lonoikamakahiki had great trust in Pupukea and appointed him to oversee the governance of Hawai'i, giving him the authority to make decisions as he saw fit.

One day, Lonoikamakahiki and Pupukea sailed to Lele, Maui, where they met Kamalalawalu, the ali'i nui of Maui, who lived at Keawaiki. Kamalalawalu also had a younger brother, Makakuikalani, who was known for his courage in battle. Kamalalawalu entrusted Makakuikalani with the leadership of Maui.

After spending time surfing at Keawaiki, Lonoikamakahiki and Kamalalawalu bathed in fresh water before returning to the house to rest. While they rested, Kamalalawalu's stewards prepared food and 'awa. Lonoikamakahiki turned to Pupukea and asked, "Where is our food and fish? Where is the 'awa?" Pupukea responded that the food was nearby but the chicken wasn't cooked yet, and the 'awa had not been prepared. Lonoikamakahiki, irritated by the delay, slapped Pupukea. Without hesitation, Pupukea began chewing the 'awa in his mouth and quickly prepared the chicken. After chewing four mouthfuls of 'awa, the chicken was ready. Pupukea served the food to Lonoikamakahiki, who ate and then rested.

Kamalalawalu was impressed by how quickly Pupukea had prepared the meal. He asked Lonoikamakahiki if he could keep Pupukea, but Lonoikamakahiki declined, saying that Pupukea was the one who governed Hawai'i. Pupukea and Makakuikalani exchanged some banter about who was more powerful. Eventually, Lonoikamakahiki and Pupukea sailed back to Hawai'i. After they left, Kamalalawalu told his son, Kauhiakama, to travel to Hawai'i and observe the land, its people, and its government.

Kauhiakama sailed to Kawaihae, journeying south along the coast through Puako, Kapalaoa, Kaniku, Kiholo, Mahaiula, Kailua, Holualoa, Kahaluu, Keauhou, and Kaawaloa, before returning to Kawaihae. He completed the trip along the coast in one day and spent two days at Kawaihae before returning to Lele. When he returned, Kamalalawalu asked him about Hawai'i, and Kauhiakama reported that there were no men in sight. He said he had seen only empty houses as he traveled from Kawaihae to Kaawaloa. Kamalalawalu, thinking the people were absent, prepared to sail to Hawai'i to fight Lonoikamakahiki. What Kamalalawalu didn't know was that Kauhiakama had sailed during the early morning when the people were either tending to their fields in the uplands or out fishing. No one was at home.

Kamalalawalu sailed with so many canoes that the Alenuihaha channel, from Maui to Kohala and Kawaihae, was filled, and the waves could not be seen. They landed at Kawaihae, where they fought and defeated Kanaloauo, the chief of Waimea and Kawaihae. Two men, Kumaikeau and Kumakaia, who were related to both Kanaloauo and Lonoikamakahiki, convinced Kamalalawalu to spare Kanaloauo's life and destroy all the canoes, warning that Lonoikamakahiki and his men might use

them to escape to Maui or Kahoolawe upon their defeat. Kumaikēau and Kumakaia also advised Kamalalawalu to take his forces to the hill of Hokuula in Waimea. There, he could roll rocks down on Lonoikamakahiki's army, where they wouldn't be able to reach him. Kumaikēau and Kumakaia had fooled him. The hill had no stones or trees; it was covered only in grass and dirt.

Messengers soon informed Lonoikamakahiki that Kamalalawalu intended to fight him at Hokuula. Lonoikamakahiki gathered his warriors, 32,000 from Kona, 112,000 from Kau, 160,000 from Puna, Hilo, and Hamakua, and 96,000 from Kohala.

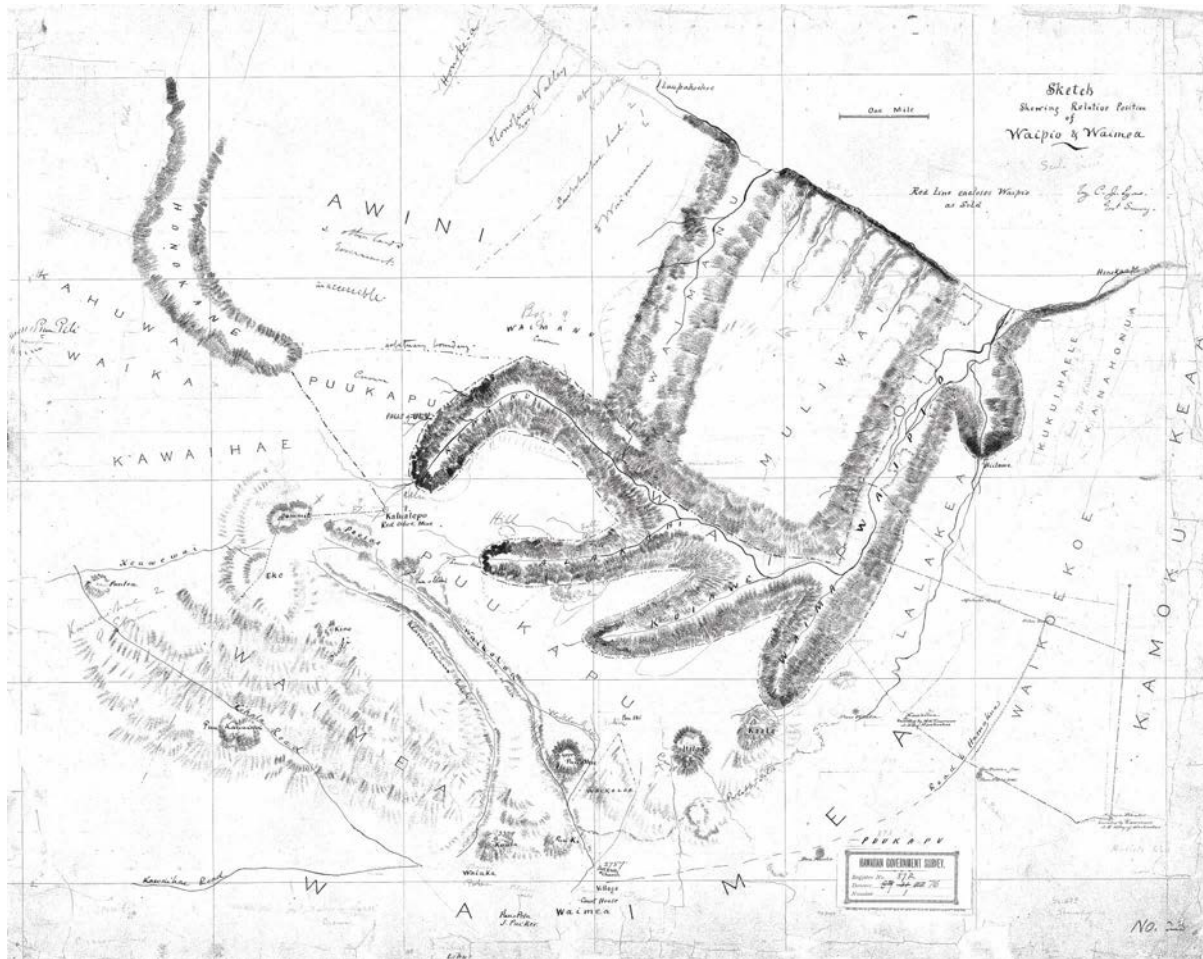
When Kamalalawalu saw such a vast army approaching, he turned to his son and asked, "Where have you traveled on Hawai'i that you failed to see the people?" Kauhiakama explained that he had seen houses, but they were unoccupied. Kumaikēau and Kumakaia pointed out that he had arrived in the morning, when the people were farming or fishing. Had he arrived in the afternoon, he would have seen the people. Kamalalawalu realized the carelessness and ignorance of his son and thought they were defeated.

When Lonoikamakahiki and Pupukea arrived, it was decided that Pupukea and Makakuikalani would face each other in battle first. If Pupukea won, Maui would be conquered. If Makakuikalani won, Hawai'i would fall. The two fought with long spears, *pololū*, and Pupukea emerged victorious. With the Maui men's canoes destroyed, they had no means of retreat, and they were all slaughtered. Hawai'i was triumphant.

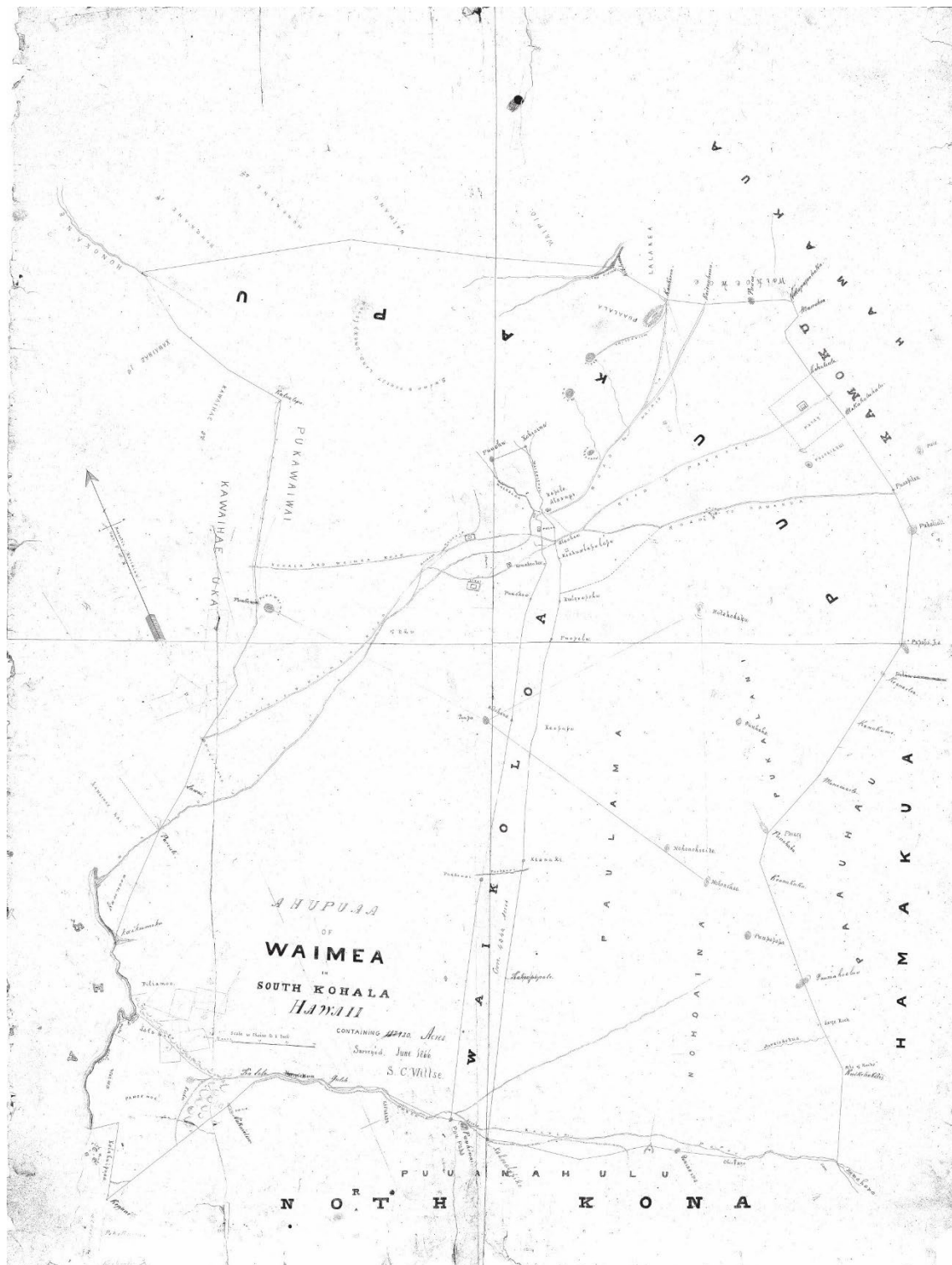
### Historic Maps 1852-1896

This section includes a collection of historic maps dating from 1852 to 1896. These maps include ahupua'a that encompass the Waimea Nui homestead areas. They help illustrate how the landscape appeared during that historic period and can also be used to identify traditional Hawaiian place names and features within these specific ahupua'a.

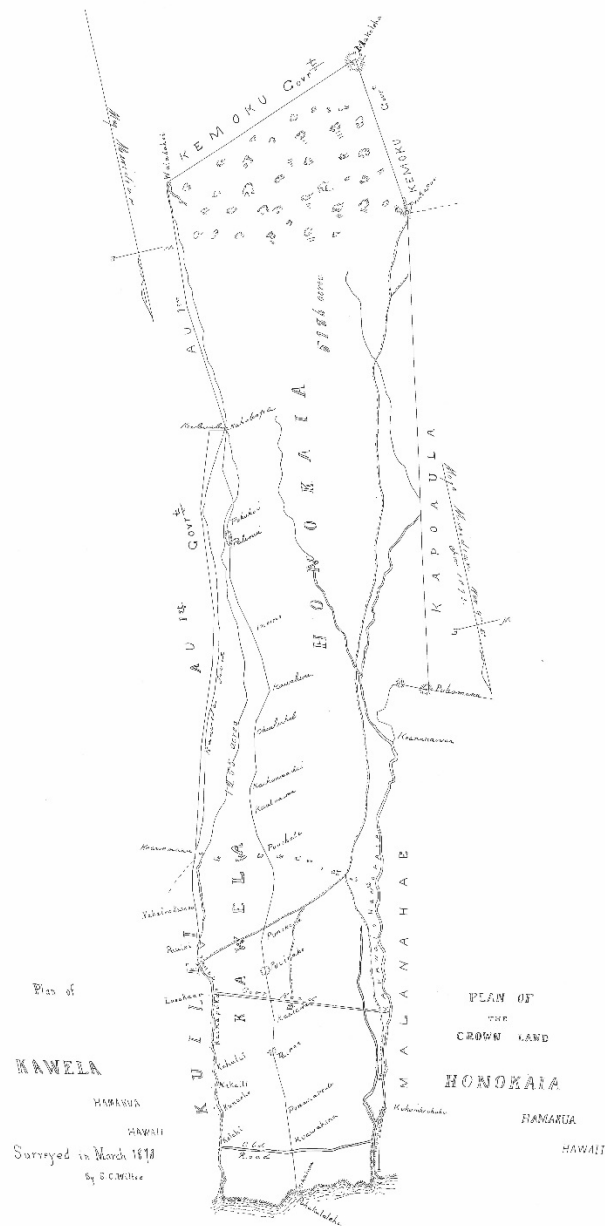
FIGURE 7. HISTORIC MAP OF WAIMEA (N.D.)



**FIGURE 8. HISTORIC MAP OF WAIMEA (1866)**



**FIGURE 9. HISTORIC MAP OF HONOKAIA (1873)**



ADVANCE COPY  
SUBJECT TO CHANGE

Reg Map 52  
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**FIGURE 10. HISTORIC MAP OF WAI'ALE'ALE (1853)**

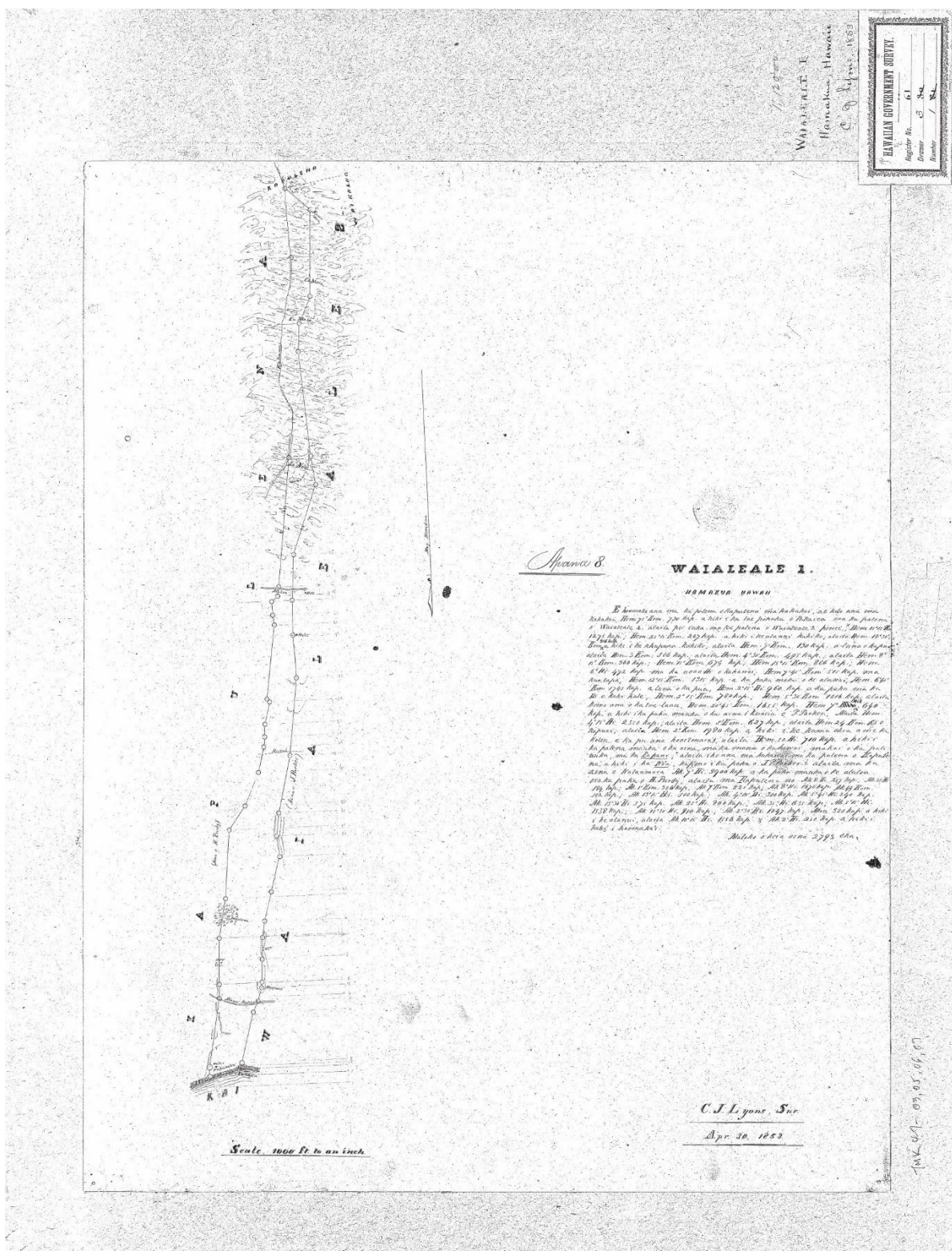
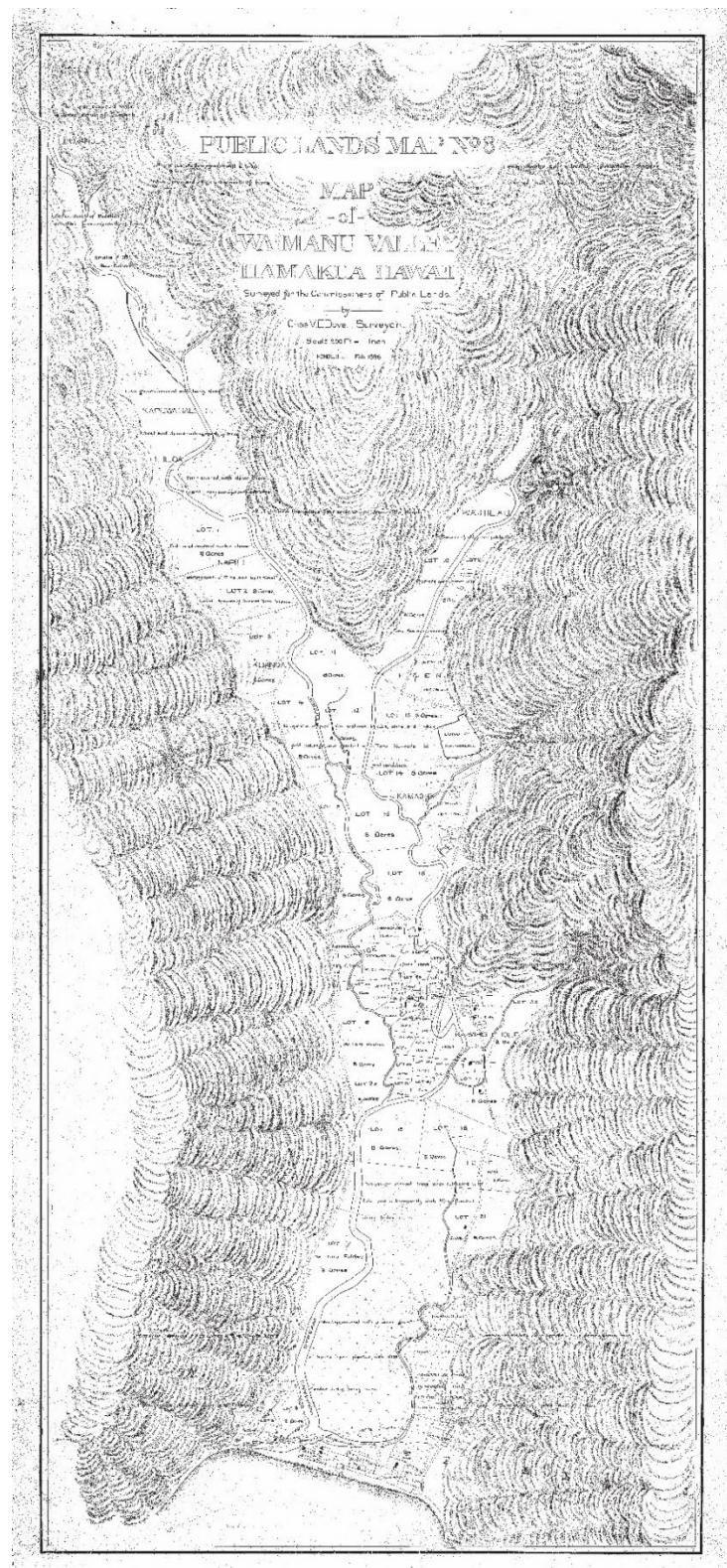






FIGURE 12. HISTORIC MAP OF WAIMANU (1896)



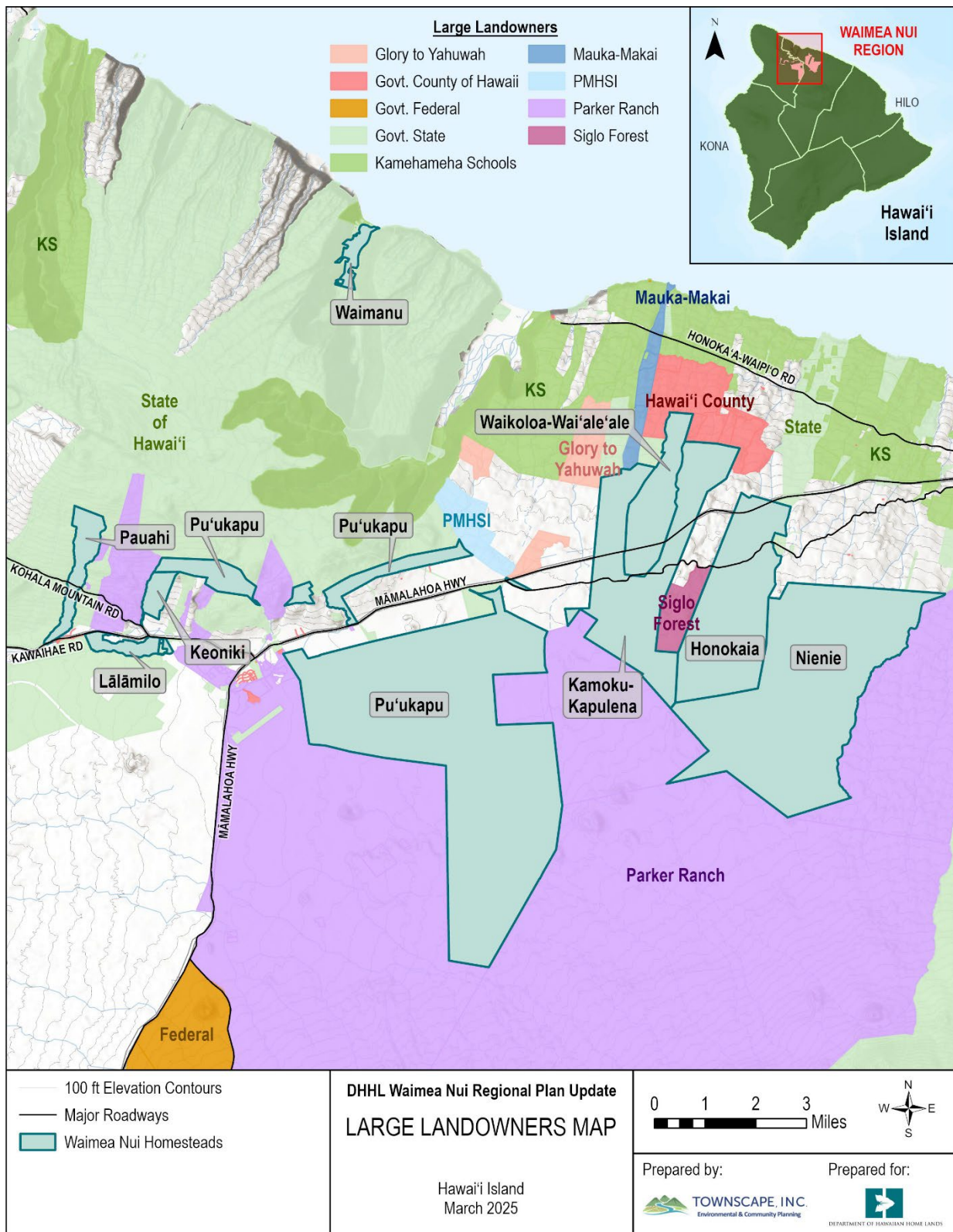


## Surrounding Land Ownership and Uses

There are a mix of large public and private landowners in the Waimea Nui Region. The State of Hawai'i holds a large tract of land to the northwest of Waimea town. Kamehameha Schools' landholdings include some coastal lands along Hāmākua, extending up mauka, as well as the ahupua'a of Honokāne in Kohala and some deep sections of the valley at the back of Waimanu. The County of Hawai'i owns a section of land north of the Waikoloa-Wai'ale'ale pastoral lands. Parker Ranch is one of the largest landowners in and around Waimea Nui, owning much of the sloping lands to the south.

The Federal Government, PMHSI LP, Glory to Yahuwah, Siglo Forest, and Mauka-Makai Corp. are the other remaining large landowners in the vicinity of Waimea Nui. For more detailed information, please refer to Figure 13.

FIGURE 13. LARGE LANDOWNERS MAP



## Natural Hazards

### Wildfire

Wildfire poses a growing threat to communities across Hawai'i Island, including the Waimea Nui region. Hawai'i's ecosystems evolved without frequent exposure to fire, making native plants and landscapes particularly vulnerable. In Hāmākua, former sugarcane fields have been overtaken by fire-prone invasive grasses and weeds, significantly increasing wildfire risk. Although the region receives more rainfall than other parts of the island, periodic drought conditions dry out the landscape and leave behind abundant vegetation that becomes potential fuel for fire.

Most wildfires on Hawai'i Island result from human error or arson, particularly near developments, power lines, and roadsides (Hawai'i Wildfire Management Organization, 2024). These fires can spread rapidly and are especially dangerous in and around residential communities, where they threaten lives, homes, critical infrastructure, and valuable natural and cultural resources. In the aftermath of a wildfire, exposed soils are more prone to erosion, leading to increased sedimentation in streams and coastal waters, which can negatively impact ecosystems downstream.

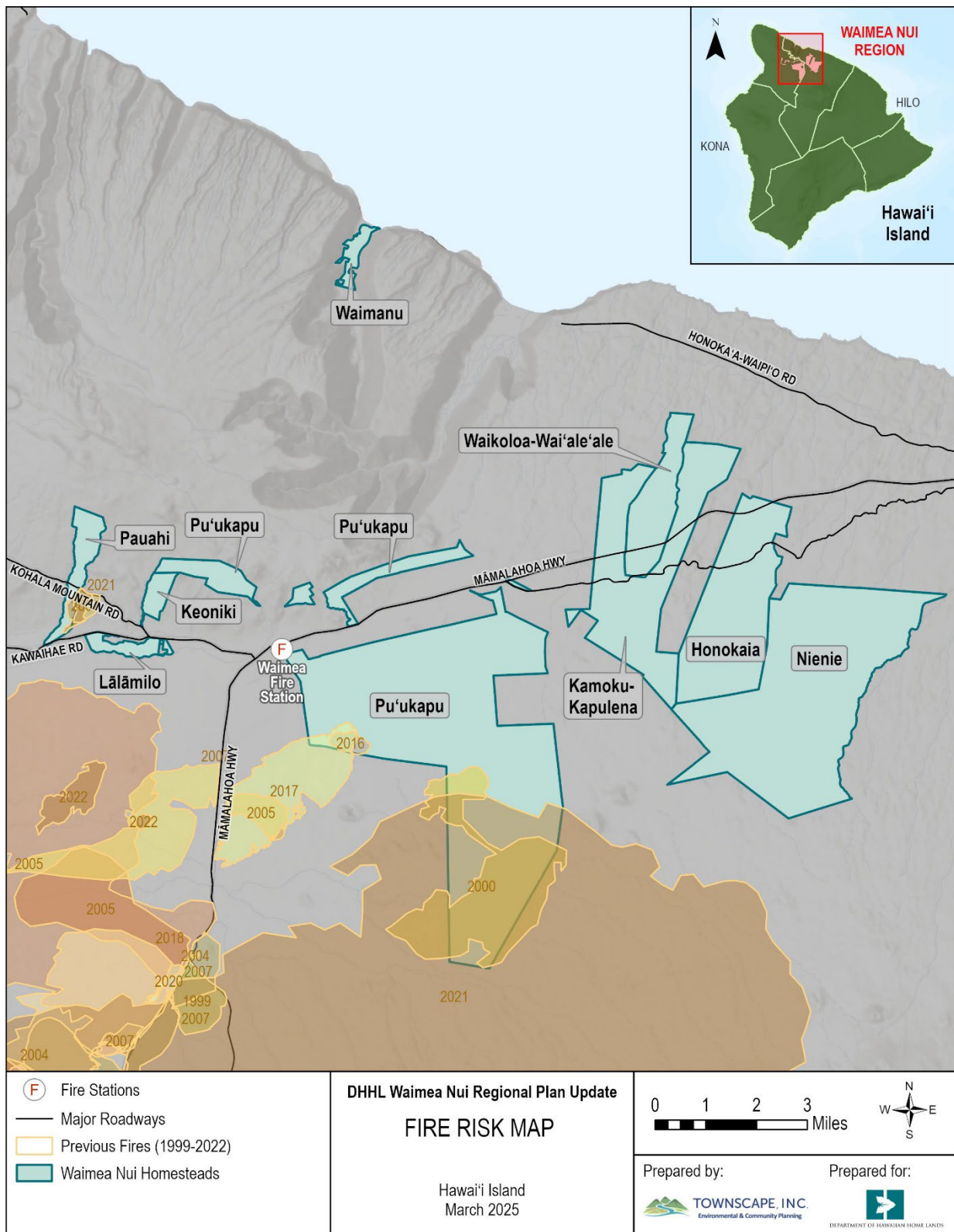
The Department of Land and Natural Resources (DLNR) Division of Forestry and Wildlife (DOFAW) Fire Management Program has identified Waimea town as a high-risk area for fires, including the areas of Pauahi, Lālāmilo, Pu'ukapu, and Kamoku-Kapulena Hawaiian Home Lands. These regions have significant potential for wildfires, influenced by factors such as dry vegetation, weather conditions, and proximity to human activities that can ignite fires.

Over the past 25 years, more than a dozen wildfires have occurred near Waimea town and its surrounding ranch lands (see Figure 14). At least six wildfires have impacted Hawaiian Home Lands within the Waimea Nui region. A large fire in June 2000 burned parts of southern Pu'ukapu, an area that burned again in August 2021. The 2021 fire prompted mandatory evacuations and resulted in the loss of several homes, burning over 40,000 acres in total. Other wildfires occurred in Pu'ukapu in March 2016 and July 2017, burning over 2,200 acres, including portions of Parker Ranch. The southern portion of Pauahi also experienced fires in both August 2007 and August 2021.

Existing fire protection infrastructure in Waimea Nui includes several large water tanks designated for firefighting, maintained by both the Department of Water Supply (DWS) and the Pu'ukapu Pastoral Water Group. In addition, the Hawai'i Wildfire Management Organization (HWMO) installed a 5,000-gallon helicopter dip tank in Pu'ukapu to support aerial suppression efforts (HWMO, 2024b). Kūhiō Village is also equipped with fire hydrants, providing essential access to water in this residential area. The nearest fire station is Waimea Fire Station on Kamamalu Street, less than a quarter mile from Kūhiō Village.

To further reduce wildfire risk, HWMO (2024a) recommends installing additional water storage tanks, maintaining and expanding fuel breaks around homestead communities, and implementing broader risk-reduction strategies across the Waimea Nui region.

FIGURE 14. FIRE RISK MAP



### Sea Level Rise

The State's current projections estimate a sea level rise of 3.2 feet by 2100, though a rise of six feet is possible by the end of the century (Tetra Tech, 2017). However, since most of the homestead areas are landlocked, sea level rise will have minimal impact on DHHL's landholdings in Waimea Nui. The primary area of concern is Waimanu, where a sea level rise of six feet or more could inundate portions of the flat valley floor and affect Waimanu Stream. However, there are no anticipated impacts within the current planning horizon as there are no plans to develop these lands in the future.



### Existing Land Uses

DHHL establishes land use designations for all their lands in the respective Island Plans. The following descriptions outline the land use designations found within the Waimea Nui region, according to the DHHL Hawai'i Island Plan (2002).

- **Conservation (368.5 acres):**
  - Lands designated for conservation, including but not limited to watersheds, endangered species habitats, and sensitive historical and cultural sites.
- **Subsistence Agriculture (512.3 acres):**
  - Small agriculture/aquaculture lots. Marginal to good lands. Lifestyle areas intended to allow for home consumption of agricultural products.
  - Occupancy required. Lots awarded to applicants on the agricultural waiting list.
- **General Agriculture (1,839.9 acres):**
  - Prime agricultural area. Commercial level agriculture.
- **Supplemental Agriculture (1,084.5 acres):**
  - Large lot agriculture/aquaculture. Marginal to good lands. Location not dependent upon existing infrastructure. Commercial level agriculture activity allowed. Intended to provide opportunities for agricultural production for supplemental income and home use.
  - Occupancy optional. Lots awarded to applicants on the agricultural waiting list.
  - Farm plan required.
- **Pastoral (23,542.3 acres):**
  - Large lot agriculture specifically for pastoral uses. Marginal lands. Some commercial level pastoral activity.
  - Lots awarded to applicants on the pastoral waiting list.
- **Community Use (108.4 acres):**
  - Common areas for community use. Includes space for parks and recreation, cultural activities, community based economic development, and other public amenities.
  - No lot size restrictions at present. Infrastructure must meet County standards.
- **Residential (628.7 acres):**
  - Residential subdivisions built to County standards in areas close to existing infrastructure.
  - Lots awarded to applicants on the residential waiting list.
- **Commercial (25.0 acres):**
  - Lands suitable for retail, business, and commercial activities.
  - No lot size restrictions at present. Infrastructure must meet County standards.
- **Industrial (33.7 acres):**
  - Lands suitable for processing, construction, manufacturing, transportation, wholesale, and warehousing.
  - No lot size restrictions at present. Infrastructure must meet County standards.
- **Special District (200 acres):**
  - Areas requiring special attention such as natural hazard areas, open spaces, mixed uses, resorts, and green-ways.

## Total Homestead Leases

**Table 1.** Number of Leases by Category in Each Homestead

Homestead	Number of Leases/Lots by Category (From 2023 Annual Report)			Total Leases/Lots
	<i>Residential</i>	<i>Agricultural</i>	<i>Pastoral</i>	
Pauahi	0	0	2	2
Lālāmilo	30	0	0	30
Keoniki	0	0	5	5
Pu‘ukapu	118	110	218	446
Kamoku-Kapulena	0	0	16	16
Waikoloa-Wai‘ale‘ale	0	0	8	8
Honokaia	0	0	22	22
Nienie	0	0	21	21
Waimanu	0	0	0	0
<b>Total</b>	<b>148</b>	<b>110</b>	<b>292</b>	<b>550</b>

## Homestead Uses

### Residential

Residential homestead areas in Waimea Nui include Lālāmilo, Pu‘u Pūlehu, and Kūhiō Village, with both Pu‘u Pūlehu and Kūhiō Village located within Pu‘ukapu Hawaiian Home Lands. Kūhiō Village is the largest residential subdivision in Waimea Nui, situated on the western end of Pu‘ukapu. Located past the Waimea Police Station and Waimea Fire Station, this homestead community has been established since its first leases were awarded in 1952, with a total of 118 active leases as of June 2023.

Pu‘u Pūlehu, located on the eastern end of Pu‘ukapu Hawaiian Home Lands adjacent to Pu‘ukapu Reservoir, was developed in the late 1990s. This subdivision consists of 33 lots, all of which remain actively leased as of 2023.

Lālāmilo is a growing homestead area with plans for a total of 442 residential lots. Phase I was completed in 2011, providing homes to 30 active lessees. Phase 2A started in 2012 with infrastructure improvements but was never finished.

### Agriculture

Pu‘ukapu currently has 110 active agricultural leases for supplemental agriculture. These leases were primarily awarded in 1986, with the lots being completed in 1998. The agricultural lots range from five to 15 acres.

### Pastoral

Pastoral homestead areas in Waimea Nui are located in Pauahi, Keoniki, Pu‘ukapu, Kamoku-Kapulena, Waikoloa-Wai‘ale‘ale, Honokaia, and Nienie. As of 2023, there are 2 pastoral leases in Pauahi, 5 in Keoniki, 218 in Pu‘ukapu, 16 in Kamoku-Kapulena, 8 in Waikoloa-Wai‘ale‘ale, 22 in Honokaia, and 21 in Nienie.

The first pastoral lots in Pu‘ukapu were awarded in 1952, with additional lots offered in 1990. Honokaia pastoral lots were established in 2006 and include lands with a history of continuous ranching use for nearly two centuries. Several of the lots in Honokaia were awarded as additional acreage to existing pastoral lessees in Pu‘ukapu as a result of a settlement regarding the size of the pastoral awards to some Pu‘ukapu homesteaders. Pu‘ukapu ranchers who could demonstrate need and capacity were awarded additional acreage at Pu‘ukapu and Kawaihae.

## Non-Homestead Uses

### Community Uses

In 2015, a 192-acre parcel south of Kūhiō Village in Pu‘ukapu was designated for Community Use. Planned improvements for this area include the development of a homestead cemetery and chapel with a columbarium; a community agriculture complex inclusive of a community agricultural park, a green waste biodigester with electric grid, a post-harvest facility, and commercial kitchen; an equestrian center; and a golf facility inclusive of playing greens, driving range, chip and putt, and a clubhouse.

This area also includes educational facilities such as Kanu o ka ‘Āina, a public charter school established in 2000 located immediately south of the Kūhiō Village subdivision, and Pūnana Leo o Waimea, a Hawaiian language immersion preschool established in 1995 located adjacent to Kūhiō Hale.

### General Agriculture

The Hawai‘i Island Plan is currently being updated, and as part of that process, the General Agriculture designation will be removed. Lands previously designated as General Agriculture were located in Pu‘ukapu, Kamoku-Kapulena, and Nienie. These areas do not have long-term lessees and are not actively being used. As part of the Island Plan update, these lands will be re-designated to new uses that better reflect community needs and long-term priorities.

### Industrial & Commercial

Waimea Nui has designated industrial and commercial areas in Lālāmilo and Honokaia, though there is currently no active industrial or commercial uses on these lands.

In Lālāmilo, 33.7 acres are set aside for industrial use and 3.8 acres for commercial use on the east end of the homestead. This location was chosen due to its proximity to existing industrial operations, including the County of Hawai‘i Waimea Baseyard, the Waimea Transfer Station, and a Hawaiian Electric Light Company (HELCO) substation. In Honokaia, 21.2 acres have been designated for commercial use along Māmalahoa Highway. While these areas are intended for future industrial and commercial development, no active businesses or operations are currently in place.



### **Special District**

There is one area within Waimea Nui that is designated as Special District. This 200-acre parcel is located near the southern boundary of Pu'ukapu and is surrounded by pastoral lands. Originally classified and leased as pastoral land, the parcel was returned to the Department after the discovery of an endangered plant species on the pu'u located within the property. In order to protect the endangered plant, the Department reclaimed the parcel, and the former lessee was awarded a different pastoral lot.

### **Conservation**

DHHL owns 200 acres of conservation land in Waimanu Valley, which can only be accessed via Nā Ala Hele's Muliwai Trail starting in Waipi'o. Due to an emergency proclamation from the Mayor of Hawai'i County, effective September 19, 2022, there is currently no pedestrian access into Waipi'o Valley. Only Hawai'i residents are allowed to drive down Waipi'o Valley Road.

Camping in Waimanu, located makai of DHHL's parcel, is allowed by permit only. The area is also popular for hiking, with many visitors trekking to Wai'ilikahi Falls at the back of the valley. While no one resides permanently in Waimanu, the area is regularly visited by hikers, hunters, and cultural practitioners.

At this time, DHHL has no plans for their landholdings in Waimanu.

## Regional Revenue Generation

The Department receives revenue from various land uses through annual lease rent payments. The table below details the land use types and corresponding annual lease rents reported in the 2023 DHHL Annual Report. The DHHL land inventory in the Waimea Nui region generated a total of \$34,038 in fiscal year 2023. The total land inventory for General Leases, Rights-of-Entry, and Licenses on Hawai'i Island covers 40,571 acres, with Waimea Nui's 660 acres comprising approximately 1.6% of the revenue-generating lands on the island. Statewide, the total revenue from all DHHL General Leases, Rights-of-Entry, and Licenses is \$19,828,178, with Waimea Nui contributing approximately 0.17% to this total.

**Table 2.** Waimea Nui Land Use Dispositions and Regional Revenue in Fiscal Year 2023

Type of Land Disposition	No. (as of June 2023 <sup>1</sup> )	Total Acreage	Annual Lease Rent
General Lease	1	2.0	\$0.00
License	34	118.313	\$27,150.00
Right-of-Entry	5	539.227	\$6,888.00
<b>TOTAL</b>	<b>40</b>	<b>659.54</b>	<b>\$34,038.00</b>

<sup>1</sup>Most recent available data from the 2023 DHHL Annual Report.

The Land Management Division of DHHL is responsible for managing all non-homestead DHHL assets. These lands include lands utilized for agricultural production, pastoral purposes, commercial and industrial uses. Through its various land dispositions, the Land Management Division generates revenue for the Hawaiian Home Lands Trust and this revenue is meant to support homestead development. The full list of DHHL assets, land dispositions and revenue generated can be found in the Annual Report, posted online at:

<https://dhhl.hawaii.gov/newsroom/annual-reports/>

DHHL uses four (4) types of land dispositions: leases, licenses, revocable permits, and rights of entry. Each carry specific terms.

1. Leases: provide the lessee the right to exclusive use and possession of the land for a definite period of time
2. Licenses: provide a personal, revocable, non-assignable right, not considered an interest in the land, which is usually non-exclusive
3. Right-of-Entry: provides the right to enter upon land in possession of another for a special purpose without being guilty of a trespass
4. Revocable Permits: provide temporary occupancy by direct negotiation without public auction

As of 2023, there are a total of 40 land use dispositions in Waimea Nui, of which one (1) is a general lease, 34 are licenses, and five (5) are rights of entry, totaling \$34,038 in revenue per year. Table 3 lists the current land dispositions in Waimea Nui.

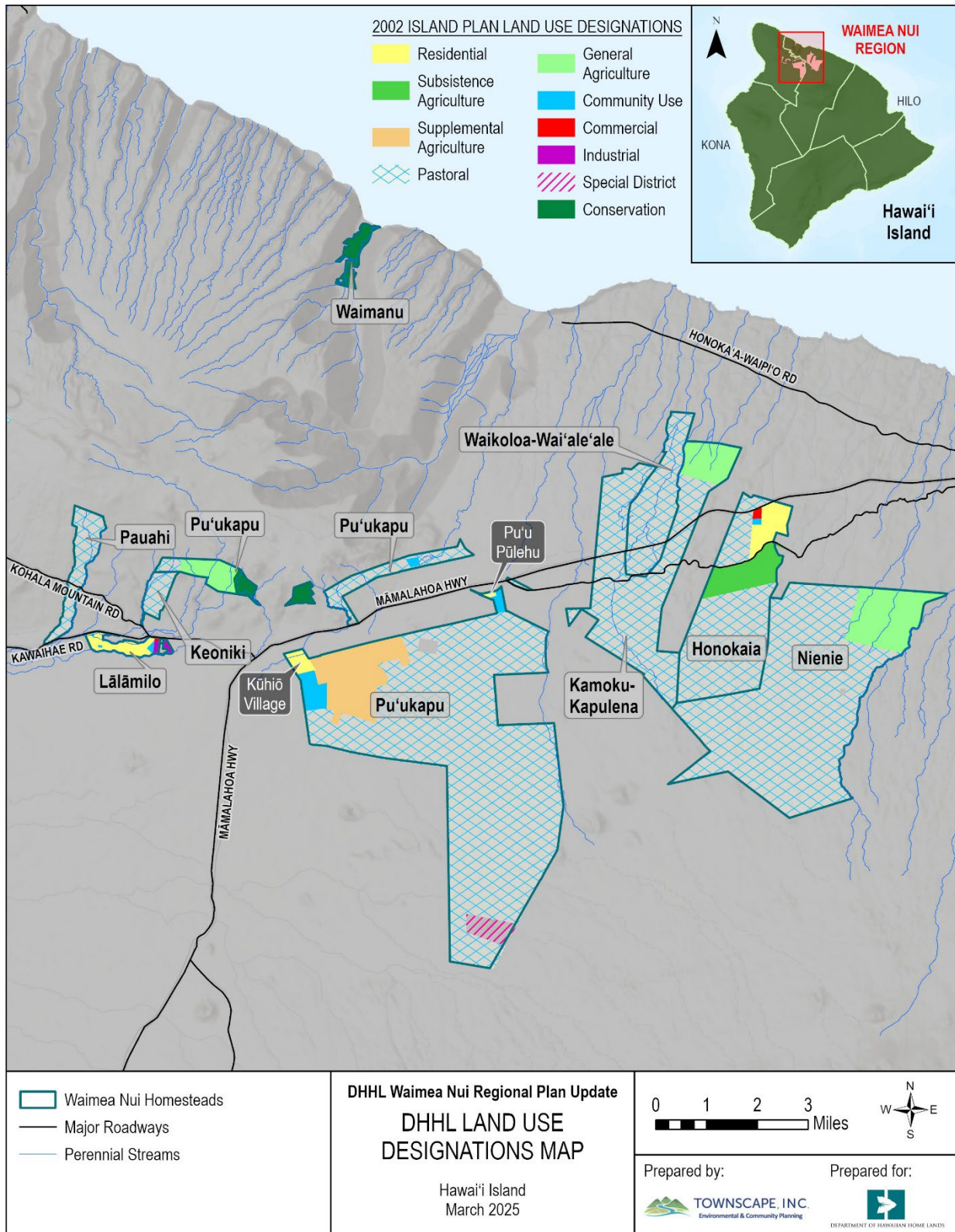
**TABLE 3. Land Dispositions in Waimea Nui**

	<b>TMK</b> “(p)” denotes portion of parcel	<b>No.</b>	<b>Location</b>	<b>Use</b>	<b>Entity/ Lessee</b>	<b>Term</b>	<b>Acre</b>	<b>Annual Lease Rent</b>
<b>General Lease</b>	6-4-001:059	251	Waimea	Education	Kamehameha Schools	65 years	2.0	\$0
<b>License</b>	6-4-008:024 (p) & 045 (p)	120	Pu‘ukapu	Easement	Hawaiian Telecom, Inc. (HTI)	Perpetual	0.675	\$0
	6-4-003:015 (p) & 097 (p)	176	Pu‘ukapu	Easement	HELCO & HTI	Perpetual		\$0
	6-4-001:059 (p) & 113 (p)	177	Pu‘ukapu	Easement	HELCO & HTI	Perpetual		\$0
	6-4-001:117, 6-4-002:123 (p) & 143, 6-5-001:011 (p)	234	Pu‘ukapu	Easement	Water Commission, County of Hawai‘i	50 years	18.242	\$0
	6-4-004:020 (p)	243	Pu‘ukapu	Easement	HELCO & HTI	Perpetual	0.125	\$0
	4-7-007 (p) Various	250	Kamoku	Easement	HELCO & HTI	Perpetual	2.122	\$0
	6-4-002:125 & 137 (p)	306	Waimea	Government	State of Hawai‘i, Department of Agriculture (DOA)	40 years	23.406	\$26,250
	6-4-003:039 (p)	360	Pu‘ukapu	Easement	HELCO & HTI	Perpetual	1.977	\$0
	6-4-003:039 (p)	379	Pu‘u Pūlehu	Easement	Water Commission, County of Hawai‘i	Perpetual	1.826	\$0
	6-4-002:125 (p) & 137 (p)	410	Waimea	Easement	Department of Land and Natural Resources	Perpetual	0.597	\$0
	6-4-004:009 (p), 029 (p), 6-4- 008:006(p), 011 (p), 026 (p), 035 (p), 046 (p)	423	Waimea	Easement	Water Commission, County of Hawai‘i	Perpetual		\$0
	6-5-001:010 (p)	435	Waimea	Easement	HELCO & HTI	Perpetual		\$0
	6-4-004:009 & 029 (p), 6-4-008:006 (p), 011(p), 026 (p), 035 (p), 046 (p)	458	Pu‘ukapu	Easement	HELCO	Perpetual	1.0	\$0
	6-4-003:015 (p)	500	Pu‘u Pūlehu	Education	Kanu O Ka ‘Āina Learning Center	10 years	4.62	\$600
	6-4-001:059 (p)	515	Pu‘ukapu	Easement	HELCO	Perpetual		\$0
	6-4-001:059 (p)	521	Pu‘ukapu	Easement	Water Board of the County of Hawai‘i	Perpetual		\$0
	6-4-004:014 (p)	534	Pu‘ukapu	Easement	Water Board of the County of Hawai‘i	21 years	0.149	\$0

## Existing Land Uses

	TMK “(p)” denotes portion of parcel	No.	Location	Use	Entity/ Lessee	Term	Acre	Annual Lease Rent
License	6-4-004:014 (p)	534	Pu‘ukapu	Easement	Water Board of the County of Hawai‘i	21 years	0.149	\$0
	6-4-030:016 (p)	595	Waimea	Easement	Water Commission of the County of Hawai‘i	21 years		\$0
	6-4-004:009 (p)	606	Pu‘ukapu	Community	Kanu O Ka ‘Āina Learning Center	50 years	30.0	\$0
	4-6-011:012 & 6-4-004 Various	618	Nienie & Pu‘ukapu	Easement	Water Board of the County of Hawai‘i	Perpetual	13.207	\$0
	6-4-008 Various	620	Pu‘ukapu	Easement	Water Board of the County of Hawai‘i	Perpetual	13.207	\$0
	6-6-001:054 & 077 (p), 6-6-004:012 & 017 (p)	651	Lālānilo	Easement	HELCO	Perpetual		\$0
	6-6-001:054 & 077 (p), 6-6-004:012 & 017 (p)	652	Lālānilo	Easement	Water Board of the County of Hawai‘i	Perpetual		\$0
	6-6-004:012 & 6-6-012:021	722	Lālānilo	Easement	Water Board of the County of Hawai‘i	Perpetual		\$0
	6-4-002:158 (p)	736	Pu‘ukapu	Easement	Lalakea Ranch LLC	Perpetual	0.24	\$0
	6-6-001:077 (p)	761	Lālānilo	Easement	State of Hawai‘i Department of Transportation	Perpetual		\$0
	6-6-001:077 (p)	764	Lālānilo	Easement	Water Board of the County of Hawai‘i	Perpetual		\$0
	6-4-033:017	768	Pu‘ukapu	Agriculture	Patricia K. Hodson	3 years	5.0	\$300
	6-6-001:077 (p)	769	Lālānilo	Easement	HELCO	Perpetual	0.9	\$0
	6-6-001:077 (p)	775	Lālānilo	Easement	Water Board of the County of Hawai‘i	Perpetual		\$0
	6-5-001:017(p)	792	Pu‘ukapu	Easement	Water Board of the County of Hawai‘i	Perpetual	0.13	\$0
	6-6-012: 021(p), 022 (p) & 023 (p)	796	Lālānilo	Easement	HTI & Time Warner Cable, Inc.	2 years	0.34	\$0
	6-4-004:057 (p)	821	Waimea – Pu‘ukapu	Easement	County of Hawai‘i	Perpetual	0.32	\$0
	6-4-001:059 (p)	848	Waimea	Education	‘Aha Pūnana Leo	10 years	0.2296	\$0
Right-of-Entry (ROE)	6-3-038:007 (p)	464	Pu‘ukapu	Pastoral	Marian Kapuniai	Month- to-month	50.0	\$900
	6-5-001:010 (p)	466	Waimea	Pastoral	Malama Solomon	Month- to-month	105.727	\$1,260
	6-5-001:011 & 019	599	Waimea	Pastoral	Parker Ranch, Inc.	Month- to-month	381.0	\$4,488
	6-3-002:137	674	Waimea – Pu‘ukapu	Public Service	DOA	Term extended	2.0	\$0
	6-4-001:059 (p)	699	Waimea	Community	WHHA	Month- to-month	0.5	\$240

FIGURE 15. DHHL LAND USE DESIGNATION MAP



### State and County Land Use Designations

In general, the DHHL Island Plan land use designations are consistent with State Land Use Districts and County Zoning. Where they may be inconsistent, DHHL may exempt itself from the State Land Use Law and County land use regulations pursuant to the HHCA, Section 204.

#### State Land Use Districts

The State Land Use Commission classifies all lands in Hawai'i into one of four districts (agricultural, conservation, urban, or rural) in accordance with Hawai'i Revised Statutes (HRS) §205-2. The Commission's role is to evaluate whether lands should be preserved or developed to best serve public interests and welfare.

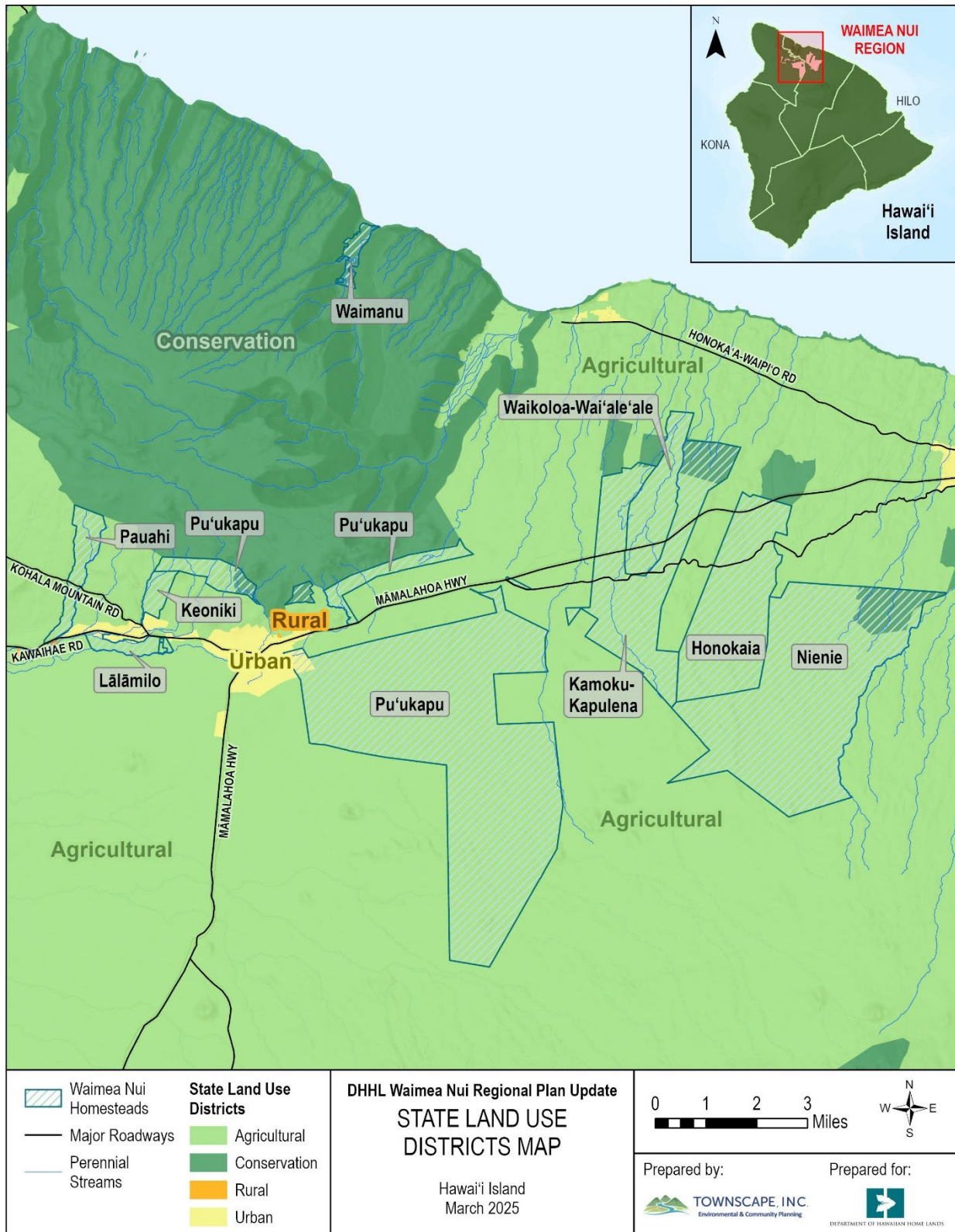
The Waimea Nui region is predominantly classified under the Agricultural district, which includes lands designated for crop cultivation, aquaculture, livestock raising, wind energy facilities, timber cultivation, and agriculture-related activities such as mills and employee housing. Additionally, this district encompasses land with significant agricultural potential.

Small portions of Keoniki, Pu'ukapu, Waikoloa-Wai'ale'ale, and Nienie Hawaiian Home Lands, as well as all of Waimanu Hawaiian Home Lands, are zoned under the Conservation district. This classification primarily covers lands within existing forest and water reserve zones and includes areas vital for watershed and water source protection, scenic and historic preservation, parks, wilderness, open spaces, recreational areas, habitats for endemic species, and all submerged lands seaward of the shoreline. The Conservation district also includes lands prone to flooding and soil erosion.

Urban zones in the region encompass the residential area of Kūhiō Village and a portion of Lālāmilō. The State Land Use Urban District generally covers areas with "city-like" concentrations of people, structures, or services and includes vacant lands reserved for future development. For more details, please refer to Figure 16.



FIGURE 16. STATE LAND USE DISTRICT MAP



### Land Use Pattern Allocation Guide

The Hawai'i County Land Use Pattern Allocation Guide (LUPAG) provides a visual representation of the land uses outlined in the County of Hawai'i General Plan (2005). While LUPAG is not a zoning map and does not govern land use, it illustrates potential future land use patterns. The General Plan is currently undergoing an update to extend its vision through 2045. Figure 17 illustrates the existing 2005 LUPAG designations for the Waimea Nui region. Below are descriptions of each designation as detailed in the 2005 General Plan.

- **Conservation:**
  - Forest and water reserves, natural and scientific preserves, areas in active management for conservation purposes, and areas to be kept in a largely natural state, with minimal facilities consistent with open space uses, such as picnic pavilions and comfort stations.
  - Lands within the State Land Use Conservation District.
- **Open Area:**
  - Parks and other recreational areas, historic sites, and open shoreline areas.
- **Extensive Agriculture:**
  - Lands not classified as Important Agricultural Land.
  - Includes lands that are not capable of producing sustained, high agricultural yields without intensive application of modern farming methods and technologies due to certain physical constraints such as soil composition, slope, machine tillability and climate.
  - Other less intensive agricultural uses such as grazing and pasture may be included in this category.
- **Important Agricultural Lands:**
  - Lands with better potential for sustained high agricultural yields because of soil type, climate, topography, or other factors.
- **Rural:**
  - Existing subdivisions in the State Land Use Agricultural and Rural districts that have a significant residential component.
  - Small farms, wooded areas, and open fields as well as residences.
  - Typical lot sizes range from 9,000 square feet to two acres.
- **Low Density Urban:**
  - Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses.
  - Overall residential density may be up to six units per acre.
- **Urban Expansion:**
  - Allows for a mix of high density, medium density, low density, industrial, industrial-commercial and/or open designations in areas where new settlements may be desirable, but where specific settlement pattern and mix of uses have not yet been determined.

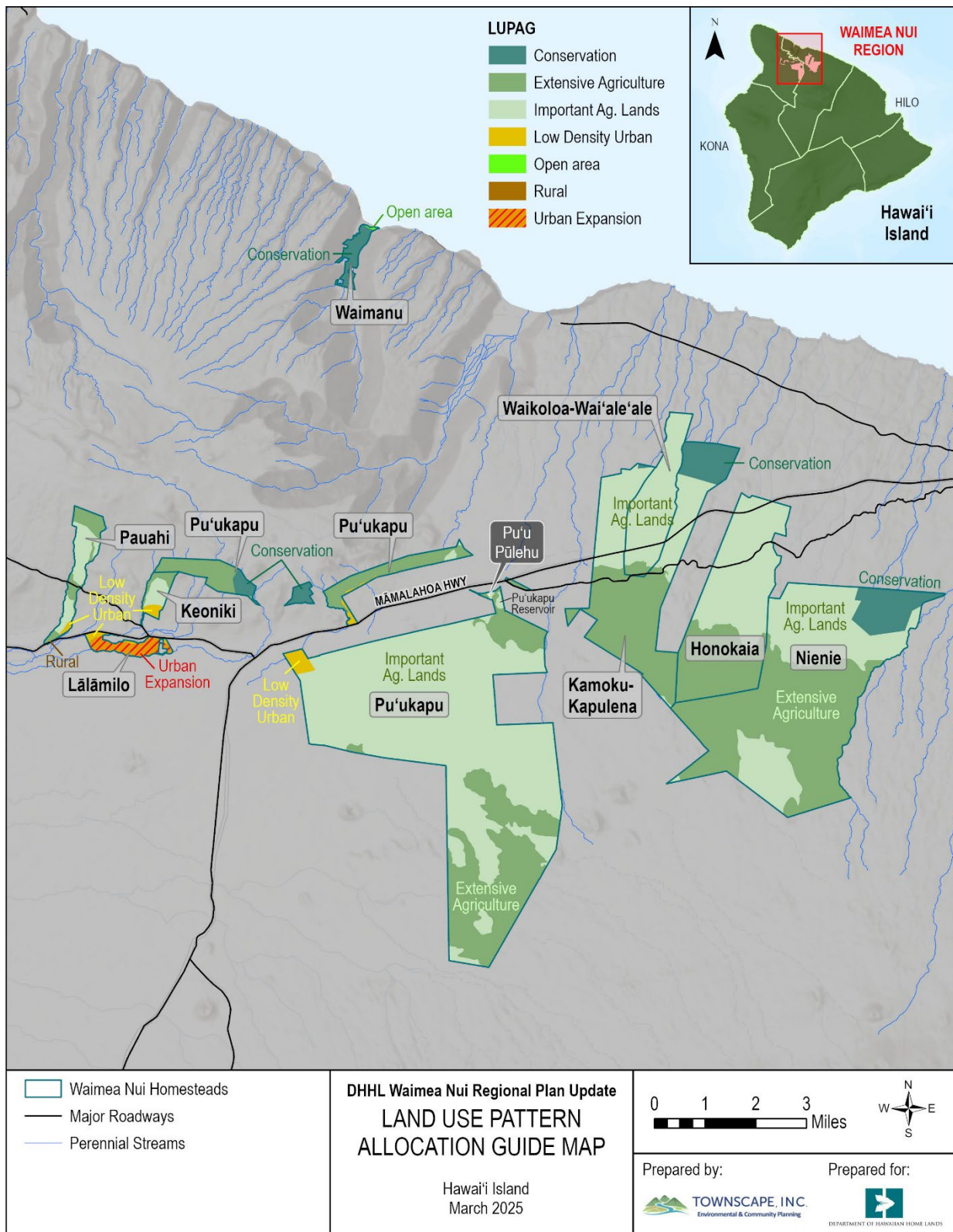


### Proposed Changes to LUPAG Designations in the 2045 General Plan Update

The 2045 General Plan update includes several proposed changes to LUPAG designations within the Waimea Nui region:

- **Pauahi:** The area currently designated as Low-Density Urban is proposed to change to Extensive Agriculture. Additionally, the northern portion of the existing Extensive Agriculture area will be redesignated as Natural.
- **Lālāmilo:** The majority of the area currently labeled as Urban Expansion is proposed to be redesignated as Low-Density Urban. A small section on the eastern end is proposed to become Recreation.
- **Keoniki:** The existing Low-Density Urban designation is proposed to be changed to Productive Agriculture.
- **Pu'ukapu:** In the areas north of the highway, most of the current Extensive Agriculture designation is proposed to become Natural, while the existing Low-Density Urban area will be changed to Rural. South of the highway, in the northeast corner of Pu'ukapu, the Pu'u Pūlehu area is proposed to shift from Extensive Agriculture to Rural. The land surrounding Pu'ukapu Reservoir is also proposed to be redesignated from Extensive Agriculture to Natural.
- **Kamoku-Kapulena, Waikoloa-Wai'ale'ale, Honokaia, and Nienie:** No changes are proposed for these areas.
- **Waimanu:** The Open Area designation along the coastline is proposed to be redesignated as Conservation.

FIGURE 17. LAND USE PATTERN ALLOCATION GUIDE MAP



## County Zoning

The Hawai'i County Code Chapter 25 outlines the permitted land uses and establishes regulations and standards for land development. The table below lists the zoning designations for the Waimea Nui region and the corresponding homesteads within those zones. Additional information can be found in the County Zoning Map (Figure 18).

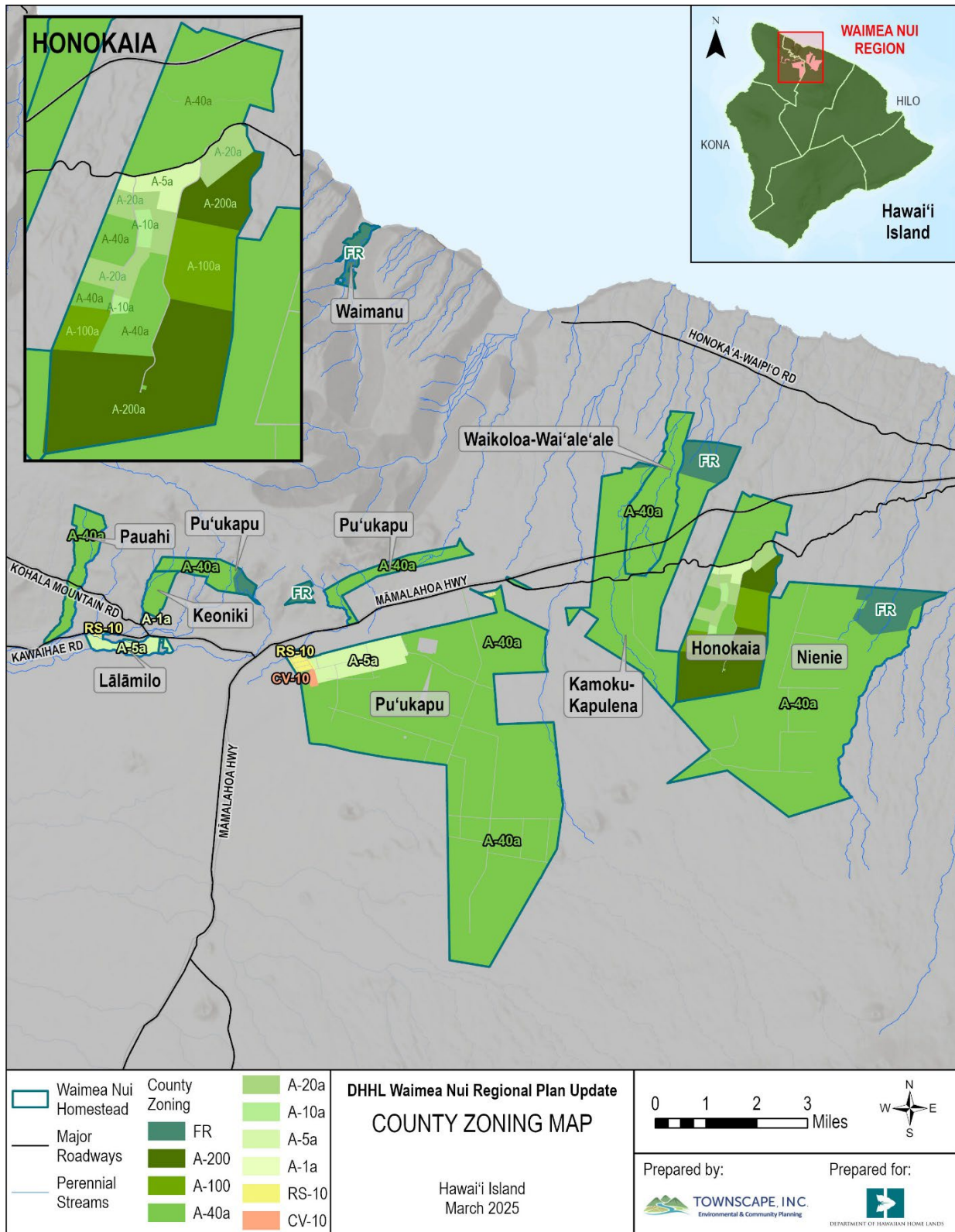
**Table 4.** County Zoning Classifications by Homestead

Homestead	County Zoning
Pauahi	A-40a, A-5a
Lālāmilo	A-5a, RS-10
Keoniki	A-40a, A-1a, RS-10
Pu'ukapu	FR, A-40a, A-5a, A-1a, RS-10, CV-10
Kamoku-Kapulena	FR, A-40a
Waikoloa-Wai'ale'ale	A-40a
Honokaia	A-200a, A-100a, A-40a, A-20a, A-10a, A-5a
Nienie	FR, A-40a
Waimanu	FR

### Zoning Classifications

FR	Forest Reserve
A-200a	Agricultural district; minimum building site of 200 acres
A-100a	Agricultural district; minimum building site of 100 acres
A-40a	Agricultural district; minimum building site of 40 acres
A-20a	Agricultural district; minimum building site of 20 acres
A-10a	Agricultural district; minimum building site of 10 acres
A-5a	Agricultural district; minimum building site of 5 acres
A-1a	Agricultural district; minimum building site of 1 acre
RS-10	Single-family residential district; minimum building site area of 10,000 square feet
CV-10	Village commercial district; minimum land area of 10,000 square feet required for each building site

FIGURE 18. COUNTY ZONING MAP



### Forest Reserves

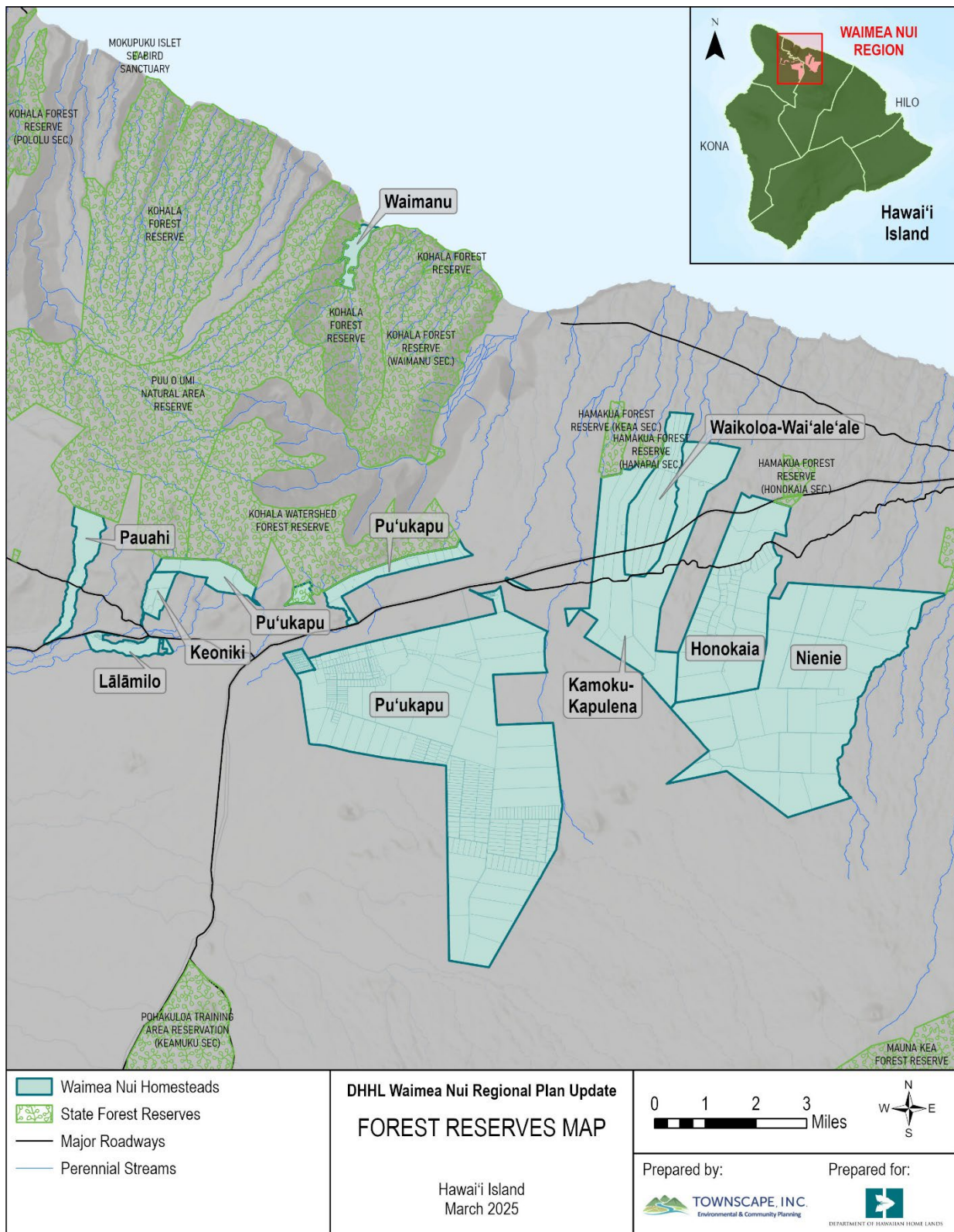
DLNR DOFAW manages the State Forest Reserve System, which encompasses a total of 683,964 acres across Hawai'i. This program was established in 1903 to protect watershed areas, native ecosystems, and cultural resources. These public lands play an essential role for many Native Hawaiian families, who depend on them for subsistence hunting, gathering, and the continuation of traditional cultural practices.

A significant portion of DHHL's Waimea Nui landholdings is adjacent to or surrounded by State Forest Reserves. The Waimanu homestead area is surrounded by the Kohala Forest Reserve. To the north, the Hāmākua Forest Reserve borders the Kamoku-Kapulena and Honokaia Hawaiian Home Lands, while the Kohala Watershed Forest Reserve lies just north of Pu'ukapu. The Pu'u o 'Umi Forest Reserve is also located north of both the Pauahi and Pu'ukapu homesteads.

DLNR DOFAW has expressed concerns regarding access to some of these public lands. In particular, public access to the Keaa and Hanapai sections of the Hāmākua Forest Reserve, as well as to the Kohala Watershed Forest Reserve, is currently limited due to DHHL's pastoral lots in Pu'ukapu, Kamoku-Kapulena, and Waikoloa-Wai'ale'ale. To address this, DLNR DOFAW has identified a need to collaborate with DHHL to establish appropriate access routes through their lands.

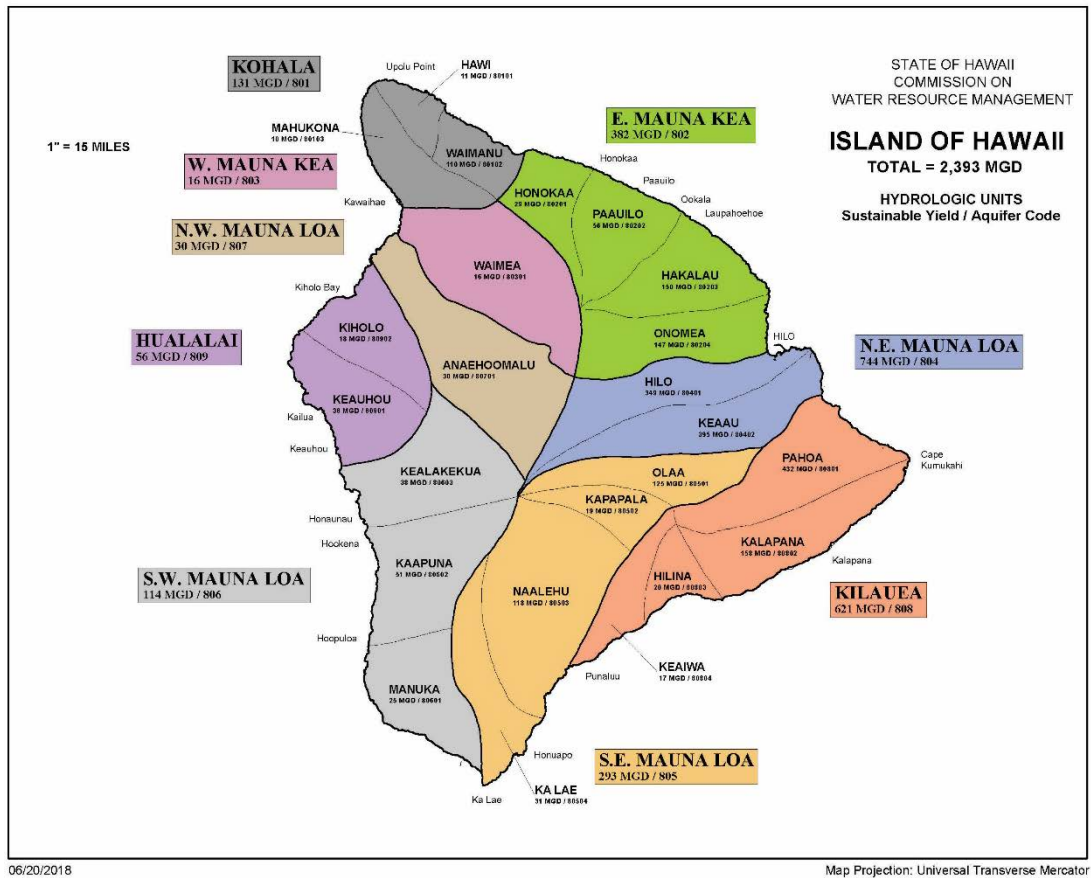


FIGURE 19. STATE FOREST RESERVES MAP



## Infrastructure

FIGURE 20. HAWAII ISLAND AQUIFER MAP



## Water Source and System

DHHL's Waimea Nui Region spans across the Kohala, East Mauna Kea, and West Mauna Kea Aquifer Sector Areas (ASEA). The total sustainable yield for the Kohala ASEA is 131 million gallons per day (mgd), the total for the East Mauna Kea ASEA is 382 mgd and for West Mauna Kea ASEA, 16 mgd.

## Potable Water

The County of Hawai'i Department of Water Supply (DWS) operates 23 separate water systems across the island, including the Waimea Water System, which services nearly all of the Waimea Nui homestead areas (see Figure 21). The system's primary water sources are surface water diversions from Waikoloa Stream and Kohakohau Stream, developed in 1925 and 1971, respectively, as well as high-level groundwater from the Waimea and Parker Ranch wells. Surface water is treated at the Waimea Water Treatment Plant and blended with the groundwater supply, if necessary, before distribution to its users.

### Non-Potable Water

#### **Waimea Irrigation System**

The Waimea Irrigation System, owned and operated by the Hawai'i Department of Agriculture (DOA), supplies non-potable water for agricultural use to farm lots in Lālāmilo and Pu'ukapu. The system sources its water from stream diversions along Kawainui, Kawaiki, Alakahi, Ko'iawe, and Waima Streams, which are conveyed through a series of open ditches and tunnels connected to the Upper Hāmākua Ditch system (EKNA Services, 2021).

Irrigation water is stored in a 60-million-gallon reservoir located in Waimea, with a backup reservoir at Pu'u Pūlehu that has a capacity of over 100 million gallons. The entire system spans approximately 15 miles and delivers around 307.2 million gallons of water annually to support Waimea's agricultural operations (EKNA Services, 2021).

#### **Pu'ukapu Non-Potable Water System**

The Pu'ukapu Non-Potable Water System provides water service to 184 designated Pu'ukapu pastoral lots. It connects to the County DWS system via a four-inch master meter and includes two booster pump stations (Fukunaga & Associates, 2010). The system is designed to deliver an average of 400 gallons per day (gpd) per lot, with a maximum of 600 gpd. Each lessee is issued a 5/8-inch submeter and must sign an agreement acknowledging the water is non-potable and not safe for human consumption. Backflow prevention devices are required after each submeter.

Due to elevation variations across the parcels, some lots may experience water pressure below the DWS minimum standard of 40 pounds per square inch (psi) and may require individual booster pumps. Conversely, lots with pressure above 150 psi may require pressure regulating valves. Lessees are responsible for maintaining their own pumps and valves.

Fire protection for the area is provided by various fire tanks that were approved by the Hawai'i County Fire Department. Additionally, a potable water spigot was installed at one of the tank sites to provide limited drinking water access. This spigot is controlled with a lock system and metered separately, with total usage restricted to 600 gpd, shared among all lessees (Fukunaga & Associates, 2010).

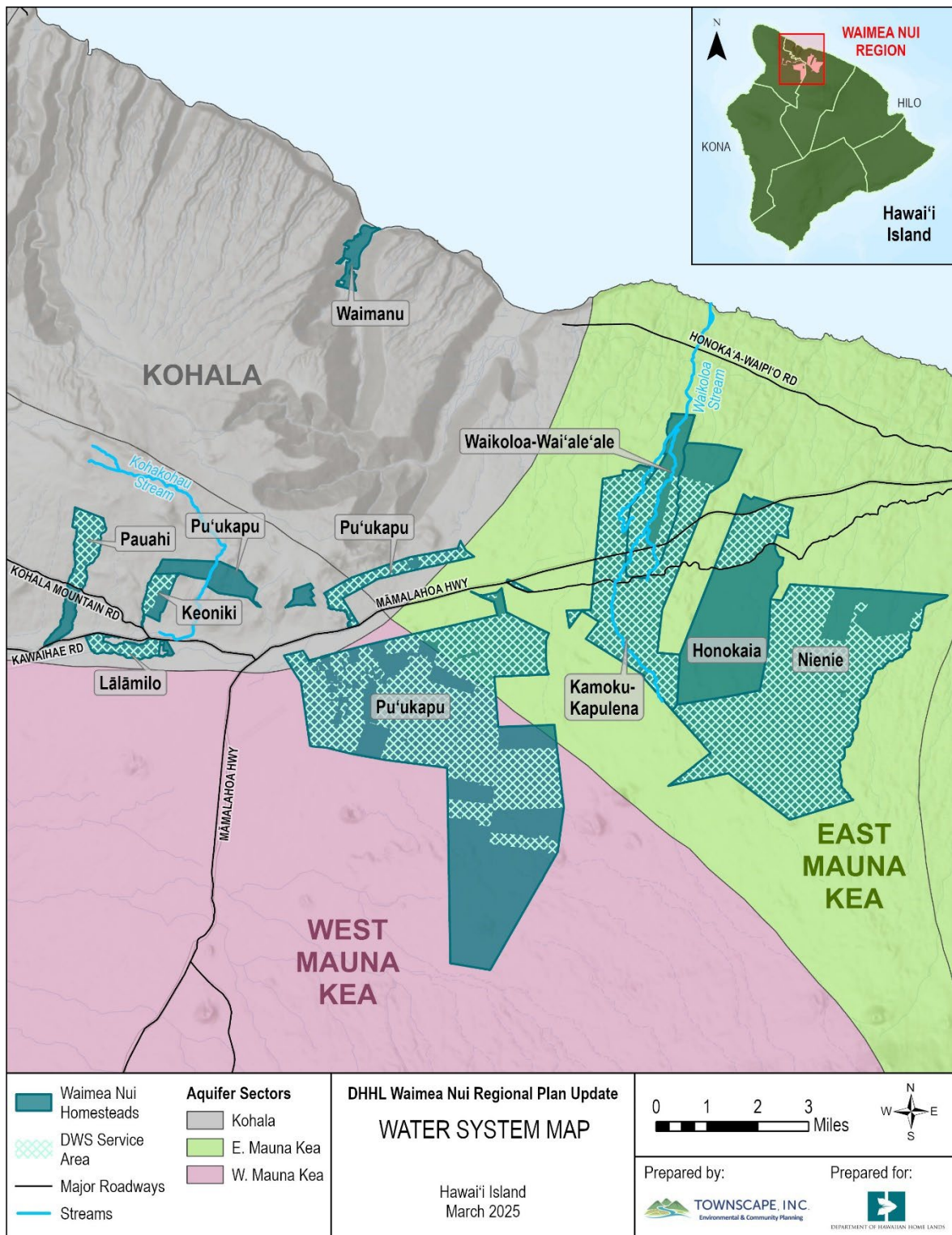
#### **Honokaia Non-Potable Water System**

The Honokaia Non-Potable Water System was meant to supplement individual catchment systems for lessees in the Honokaia homestead community. The system is designed to include six-miles of pipeline and a 100,000-gallon storage tank, providing non-potable stock water to 42 agricultural lots (DHHL, 2021). The system is licensed to be operated and maintained by Wai Ola Honokaia. The system is yet to be developed. DHHL continues to engage with the County of Hawai'i to address ongoing issues related to water quantity, connection, and pressure.

Despite the presence of these systems, **significant areas within Waimea Nui remain without reliable water access.** In particular, Honokaia homesteaders do not have a developed water system and are forced to rely on rainwater catchment or costly hauling. Portions of the Pu‘ukapu pastoral lots also experience pressure imbalances and lack consistent service. As shown in Figure 21, areas in dark teal blue without the light blue hatch pattern represent DHHL Waimea Nui lands that are not serviced by the County’s Department of Water Supply system. This visual highlights where homesteaders remain water-insecure and underscores the urgency of expanding access. A more detailed description of these water challenges and proposed solutions is provided under the “Equitable and Sustainable Water Access” priority project.



FIGURE 21. DWS WATER SYSTEM MAP FOR WAIMEA NUI





## Wastewater Systems

The Waimea Nui homesteads do not have access to the County sewer system, as the nearest public wastewater service is located in Honoka'a Town. The area is home to a private wastewater treatment plant operated by a subsidiary of Parker Ranch, which serves certain residential and commercial properties but does not extend services to DHHL lands. As a result, homes and local businesses in Waimea Nui rely on-site sewage disposal systems (OSDS) for wastewater management. Statewide, approximately 88,000 cesspools are in use, with 50,000 located on Hawai'i Island. These cesspools discharge untreated wastewater directly into the ground, adversely affecting nearby streams, oceans, and groundwater resources. Pathogens from untreated sewage pose a risk of contaminating drinking water sources and nearshore recreational areas. Additionally, areas with a high concentration of OSDS, even those that treat waste, may release excess nutrients such as nitrates, which can harm the surrounding land and aquatic ecosystems, including coral reefs. In response to these environmental and health concerns, legislation passed in 2017 mandates that all cesspools, regardless of size, be upgraded, converted, or closed by January 1, 2050.

Within the Waimea Nui region, there are a total of 227 on-site sewage disposal systems. Cesspools are the predominant type, with 212 cesspools distributed across seven of the homestead communities. In addition, there are 15 soil treatment systems, which include disposal methods such as bed, trench, and infiltration chambers. The breakdown of OSDS by community is as follows: Pauahi has one cesspool, Keoniki also has one, Pu'ukapu has the highest concentration with 191 cesspools along with 15 soil treatment systems, Kamoku-Kapulena contains eight cesspools, Waikoloa-Wai'ale'ale has five, Honokaia has one, and Nienie has five cesspools. Waimanu and Lālāmilo both have no on-site sewage disposal systems.

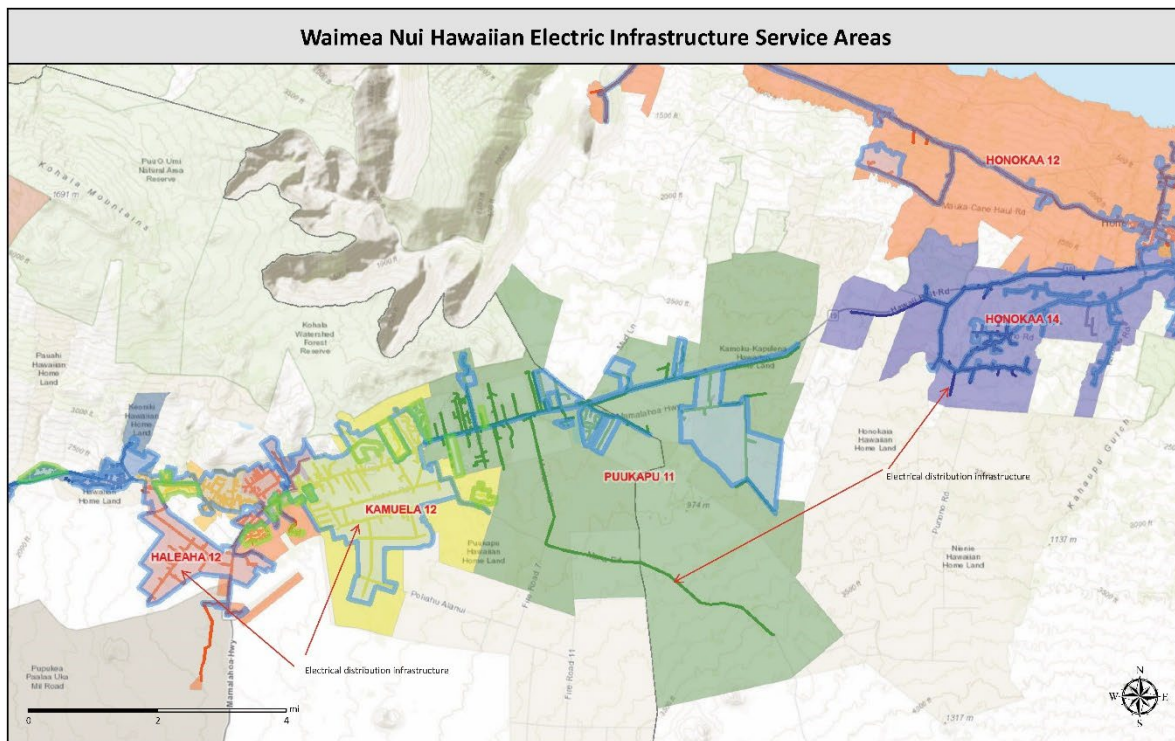
## Electrical Infrastructure

Electricity for the Waimea Nui Homesteads is provided by HELCO, which serves approximately 90,522 customers island-wide. Areas of Waimea Nui that are currently serviced by HELCO are shown in Figure 22.

HELCO's transmission and distribution system in the region includes substations, high-voltage transmission lines, and a mix of overhead and underground distribution lines. Electricity is transmitted at high voltage to substations, where it is stepped down and distributed to homes and businesses within the homesteads.

Firm generation in the Waimea area includes the Waimea Power Plant, which has a generation capacity of 7.5 megawatts (MW), supplemented by island-wide facilities. Renewable energy contributes significantly to the island's energy source, with hydroelectric, wind, and solar accounting for 58.7% of total generation on Hawai'i Island, with a peak of 90.1% achieved on July 9, 2024. Future renewable energy projects, such as the Hale Kuawehi Solar project, are expected to further strengthen the grid and increase sustainability in the region.

FIGURE 22. ELECTRICAL SERVICE AREAS IN WAIMEA NUI (MAP PROVIDED BY HELCO, 3/12/2025)



## Broadband

Many homes in Waimea Nui remain either unserved or underserved, with significant coverage gaps in areas outside established residential communities. To address this, DHHL will use a portion of a \$72 million grant it has secured from the Tribal Broadband Connectivity Program (TBCP) to expand high-speed internet access across Hawaiian Home Lands (DHHL, 2024). This federal program provides funding to Tribal governments, including DHHL, to improve broadband infrastructure in unserved and underserved communities. Combined with a previous \$17 million TBCP grant, DHHL's total funds for broadband investment now stand at \$89 million. The TBCP grants will be distributed over four years, with broadband expansion projects continuing through 2028.

In addition to the TBCP funding, two other federal grants have been awarded to Hawaiian Telcom: 1) the Rural Digital Opportunity Fund (RDOF) and 2) the Connect America Fund (CAF). These grants total \$24.3 million for broadband deployment on Hawai'i Island and will support connections to 6,744 locations, including areas within Waimea Nui (DCCA, n.d.).

Planned broadband expansion includes both middle-mile and last-mile fiber optic infrastructure, bringing high-speed internet closer to underserved households. Satellite solutions are suggested for a few "hard to reach" individual homes. Table 5, below, outlines the existing and planned broadband services for each homestead area in Waimea Nui.

One of the biggest challenges in this process is that each funding source covers specific geographic areas, and none of them can overlap. This means DHHL may need to wait for Hawaiian Telcom to install infrastructure along certain roads before broadband service can reach some homes. In some cases, the work must happen in stages. DHHL might install fiber optic cables up to a certain point, but then need to wait for Hawaiian Telcom to complete the next section before DHHL can step back in to connect the home. Ongoing coordination between agencies will be essential throughout the entire process.

**Table 5.** Existing and Planning Broadband Service for Waimea Nui

Homestead	Existing Broadband Service	Planned Broadband Expansion
Pauahi	There are only two Broadband Serviceable Locations (BSLs) in this homestead, both currently served by Starlink satellite internet.	No planned broadband expansion at this time.
Lālāmilo	BSLs are served by Spectrum, Hawaiian Telcom, and/or Starlink.	Future expansion will require coordination with the planned housing development in the area.
Keoniki	The few BSLs are currently unserved, with internet provided via Starlink.	To be served by TBCP funds. One household will receive fiber-to-the-home (FTTH) service, with support from existing fiber infrastructure and utility poles.
Pu‘ukapu	Some BSLs are served by Spectrum, Hawaiian Telcom, and/or Starlink, while others remain unserved.	Expansion will be funded through TBCP, RDOF, and CAF. New fiber lines will be added to existing utility poles. A total of 66 homes will receive fiber connections, while four homes in more remote locations will be served via satellite.
Kamoku-Kapulena	The area is currently unserved but has access to internet through Starlink.	Broadband expansion will be supported by RDOF and CAF funding.
Waikoloa-Wai‘ale‘ale	The area is currently unserved but has access to internet through Starlink.	Broadband expansion will be supported by RDOF funding.
Honokaia	The area is currently unserved but has access to internet through Starlink.	Eleven households will receive FTTH connections through TBCP funds, with middle-mile fiber deployment funded by RDOF.

Nienie	The area consists of unserved BSLs.	Fourteen households will receive FTTH through TBCP funds, with middle-mile fiber supported through the State of Hawaii BEAD program. Five households will be served via satellite solutions.
Waimanu	No BSLs in the service area.	This area will not receive broadband expansion.

## Road System

### Existing

Māmalahoa Highway (Route 190), a State roadway under the jurisdiction of the Hawai'i Department of Transportation (HDOT), is the main road that circles the entire island. It runs through the center of Waimea, connecting the town to the rest of the island. At Parker Ranch Center, Māmalahoa Highway intersects with Kawaihae Road, which extends westward to the coastal town of Kawaihae and other communities along the island's western shoreline. Kawaihae Road also intersects with Kohala Mountain Road near Hawai'i Preparatory Academy. This scenic route ascends the Kohala Mountains and connects Waimea to North Kohala, including the communities of Hāwī and Kapa'au.

### Planned

- **Waiaka Bridge Replacement:** The Hawai'i Department of Transportation is planning to replace the Waiaka Bridge and realign the approaches to the intersection of Kawaihae Road and Kohala Mountain Road. Built in 1932, the Waiaka Bridge requires upgrades to meet modern standards for width, load capacity, and accessibility for pedestrians and cyclists. A roundabout will replace the current intersection to enhance traffic flow and safety for motorists.
- **Repairs to Māmalahoa Highway:** HDOT plans to perform asphalt pavement preservation, resurfacing, and reconstruction at various locations between mile markers 0.0 and 1.0.

## Project List

Projects identified by the community are meant to address the issues and concerns that were expressed by the participants in Beneficiary Consultations #1, #2, and #3. Priority projects identified in the 2012 Waimea Nui Regional Plan were included in discussion during the beneficiary consultations. In addition to the previously identified priority projects, attendees suggested additional projects. All project ideas considered by the community are described in the following two sections.

### Previous Priority Projects

The first Regional Plan for Waimea Nui was completed in 2012. The five priority projects identified in that plan and their status updates are described below.

Waimea Nui Regional Plan Priority Project	Project Champion	Status
Waimea Hawaiian Homestead Community Complex -- Planning	Waimea Hawaiian Homestead Association (WHHA)	<b>In-Progress.</b> In 2015, the HHC approved a Finding of No Significant Impact (FONSI) for the WHHA's final Environmental Assessment (EA) and granted WHHA a 65-year general lease. WHHA has since completed the construction of the internal road network. In 2022, HHC approved the Final EA for the KOKO Health Center. WHHA has successfully secured funding for the initial development phase of this project and is actively seeking additional funding sources for future development phases. In 2024, Waimea Nui Community Development Corporation, with the assistance of DHHL, received federal funding for the construction of an emergency operations center to provide coordination and response for wildfire and other emergencies in the region.
Evaluate and Revise Agriculture/Pastoral Program in Waimea Nui	DHHL / WHHA	<b>In-Progress.</b> DHHL had previously awarded a \$100k agriculture peer-to-peer technical assistance grant to WHHA to promote more farming on Waimea homestead areas. In 2025, DHHL planning office hired an Agricultural Program Specialist to provide technical assistance to agricultural and pastoral homesteaders.



## Project List

Waimea Nui Regional Plan Priority Project	Project Champion	Status
Support/Plan Development of Affordable Homestead Alternatives in Waimea Nui	DHHL	<b>In-Progress.</b> Statewide, DHHL has been contemplating alternative affordable homestead options for its beneficiaries. This could result in alternatives applicable to Waimea Nui.
Assess the Implications of Eliminating Requirement to Pay Property Taxes	DHHL	<b>Not Started.</b>
Assess the Implications of a Non-Standard Building Code	DHHL	<b>On-Hold.</b> In 2017, DHHL attended Hawai'i Building Code Council meetings to research and learn the process of building code development and approval. However, due to staffing turnover and competing priorities, progress on this initiative has stalled. In 2024, DHHL signed its first internal building permits for the Yorktown renovation project in Kalaheo, O'ahu.

## Final Project Ideas List

The following project ideas list came from the discussions in Beneficiary Consultations #1, #2, and #3. These project ideas are meant to address the needs and concerns of the community. A draft project list was refined by participants into seven (7) projects at Beneficiary Consultation #3. This project list was shared in an online survey on the project website, and beneficiaries were asked to select their top five priority projects for the Waimea Nui Regional Plan. The initial list of seven projects is provided below.

### 1. Waimea Nui Hawaiian Homestead Community Initiative

Continue creating a place-based community initiative that supports the well-being of Waimea Nui homesteads from keiki to kūpuna. This includes developing a 191-acre community complex with a neighborhood park, youth recreation facilities, a Community Hale, a cemetery, and revenue-generating spaces. The project also proposes a dedicated facility for cultural and educational classes, community gatherings, and a small-scale agricultural processing center to support local farmers and ranchers with crop processing and value-added production. An Emergency Operations Center (EOC) will improve community preparedness and response. To support kūpuna, the project includes in-home services such as home repair, yard maintenance, grocery delivery, and healthcare assistance, as well as long-term care facilities reserved exclusively for beneficiaries. It also aims to perpetuate paniolo culture through dedicated programming and facilities. Finally, Waimea Nui homesteaders seek to address some of the challenges on trust lands on Maunakea (Humu'ula and Pi'ihonua).

### 2. Waimea Nui Agricultural and Pastoral Pilot Program

Establish a pilot project to improve the success of homestead farmers and ranchers through a collaborative approach between beneficiaries, DHHL and other resources. Provide critical infrastructure for both agricultural and pastoral lots, along with training, technical assistance, and resource support. Conduct a community-driven needs assessment to identify priorities specific to each homestead. This project supports long-term food security, economic self-sufficiency, and will serve as a replicable model for other homestead communities.

### 3. Strategize and Initiate Subdivision/Commencement Date with County of Hawai'i

Initiate an inclusive process with Waimea Nui homesteaders for subdivision/commencement date for Pu'ukapu pastoral lots to allow for permitting of structures, assignment of Tax Map Keys (TMKs), and commence seven-year property tax grace period. Understand implications of commencement on homesteaders as well as the county's and DHHL's definition of commencement.

### 4. Equitable and Sustainable Water Access

Provide an affordable and adequate supply of potable and non-potable water for homestead use, farming, ranching, and fire response/prevention across Waimea Nui. Provide more immediate water options like fill stations, standpipes, and water hauling, especially to Honokaia and other areas without access to water, and address water pressure issues on DHHL systems to ensure equal distribution across homesteads. Develop a sustainable, equitable water system; analyzing water rates and usage; negotiating water agreements; and clarifying water sourcing and usage rights. This

project also seeks to address the need for interim in-stream flow standards in and resolving the issue of utility companies who have existing infrastructure on HHL that do not serve the homesteads or provide benefit to the HHL Trust.

### **5. Establish a Waimea Nui Advisory Committee**

Create a community-led committee to independently monitor, advise on, and ensure transparency, performance, and accountability of DHHL activities and priority projects in Waimea Nui. The advisory committee will prepare testimony and participate in monthly commission meetings, beneficiary consultations, and provide oversight of DHHL and Commission actions and project implementation. Develop initiatives that encourage open-door policies, regular DHHL staff and Commissioner participation at community meetings, and explore methods for beneficiaries to provide feedback on policies, processes, and staff performance.

### **6. Homestead Safety and Security Improvement Program**

Enhance road safety by installing speed tables, security gates, and street cameras, as well as improved and appropriate signage to control traffic and reduce unauthorized access. Signage should also mark homestead boundaries clearly while avoiding redundancy to prevent visual clutter. Improve road infrastructure throughout Waimea Nui by using high-quality, safe materials, and provide the homestead with a dedicated budget for ongoing road maintenance and necessary improvements. Improve communication systems and the clear identification of lots to support effective emergency response. Implement risk mitigation strategies to address issues such as loose dogs, loose livestock, squatters, and trespassers. Take proactive measures to prevent and respond to fires, including both arson and wildfires, and modify existing fire tanks to improve wildfire response capacity. Increase enforcement and compliance efforts to enhance overall safety. Develop an evacuation route/plan for the homestead.

### **7. Homestead Community Benefits Program**

Establish a revenue-sharing model to ensure that beneficiaries receive direct economic benefits from energy generation projects on homestead lands. This project includes conducting an audit of existing infrastructure in Waimea Nui in order to determine fair market compensation.

An additional project was submitted after the voting period closed and was therefore not included in the priority list. However, it is noted here for the record: a proposal to amend the Hawaiian Homes Commission Act to include Act 80, which allows the blood quantum requirement for certain designated successors to be lowered from 1/4 to 1/32.

## Priority Projects

Following Beneficiary Consultation (BC) #3, Waimea Nui homesteaders were invited to participate in a poll to select the top five priority projects for the region from the list of seven project ideas identified at BC #3 and described in the section above. Attendees at BC#3 helped in creating the parameters for participating in the priority project selection as well. Based on that discussion, the following requirements were put in place:

- Waimea Nui homesteaders were able to vote via postal mail, an online form, e-mail, or phone.
- All participants were required to share their full name, a form of contact information, and their lot/lease number for their votes to be counted.
- All participants were asked to self-identify as a DHHL beneficiary (applicant, lessee, both or a potential successor) or as another member of the homestead (spouses or children in the homestead).
- Individuals could vote only once, ex: if an individual is both a lessee and an applicant, they may only participate once.
- A maximum of five individuals could vote per lease/lot.
- Each participant was allocated a total of five votes and could vote for an individual project more than once.
- The poll was open from Monday, June 16, 2025 to Monday, June 30, 2025.

Notification and reminders of the voting process were e-mailed to Hui Aloha Pu‘ukapu and the Waimea Hawaiian Homesteaders’ Association for distribution within their membership and homestead networks. Information about voting details were also sent to beneficiary consultation attendees and posted on the project webpage hosted on DHHL’s website. Additionally, a postcard notification was mailed to all Waimea Nui beneficiaries (existing lessees and applicants with Zip Codes in 96727 and 96743) directing them to the project webpage with instructions for participating in the poll.

As a result of this polling process, a total of 107 responses were collected. Not all participants used all five of their votes. Of those 107 individual participants: 35 identified as lessees, 12 as applicants, 42 as successors, with 83% of the participants being beneficiaries. A total of 18 individuals identified as other members of the homestead (i.e., children or spouses of beneficiaries) totaling 17% participation. The final voting results are displayed in the table below.

## Priority Projects

Project	Lessee Votes	Successor Votes	Applicant Votes	Other Votes	Total Votes	% of the Votes
Waimea Nui Hawaiian Homestead Community Initiative	85	144	27	22	278	52.4%
Equitable and Sustainable Water Access	43	38	14	25	120	22.6%
Strategize and Initiate Subdivision/Commencement Date	9	6	8	14	37	6.9%
Homestead Safety and Security Improvement Program	13	7	3	13	36	6.7%
Waimea Nui Agricultural and Pastoral Pilot Program	13	10	4	7	34	6.4%
Homestead Community Benefits Program	7	3	1	5	16	3%
Establish a Waimea Nui Advisory Committee	1	1	3	4	9	1.6%

NOTE: Those who selected “Applicant AND Lessee” were counted in the Lessee category and those who selected “Applicant AND Successor” were counted in the Applicant category.



## PROJECT #1: Waimea Nui Hawaiian Homestead Community Initiative

### PROJECT DESCRIPTION

This project expands upon the previously identified project of the Waimea Hawaiian Homestead Community Complex, which was selected as a priority in the 2012 Waimea Nui Regional Plan. It remains a top priority for the community today. Now called the Waimea Nui Hawaiian Homestead Community Initiative, this updated project incorporates key elements from the original concept, such as a community gathering space, cemetery, agricultural support facilities, and health services, while also responding to the updated needs in the region that have emerged over the past decade.

The community will continue phased development of the 191-acre parcel of land designated for Community Use, located in Pu'ukapu, south of Kūhiō Village and adjacent to the Pu'ukapu Agricultural and Pastoral homesteads. Existing facilities on this site include a 30-acre area designated to Kanu o Ka 'Āina New Century Public Charter School (K-12) and Kanu o Ka 'Āina Learning 'Ohana, a nonprofit that supports additional education programs on the parcel, such as Mālamapōki'i (early childhood education) and Kaho'iwai (adult teaching and learning). Hawaiian Homes Commission approval for the issuance of the General Lease to Waimea Nui Hawaiian Homesteaders' Association was previously approved and will be executed upon completion of the infrastructure development on the parcel. Infrastructure development is underway beyond the school's campus to expand the rest of the community complex on the remaining 161-acres.

In September 2023, DHHL received a grant from the Department of Defense, Office of Local Defense Community Cooperation for their Defense Community Infrastructure Program grant. Waimea Nui Community Development Corporation, the development arm of the WHHA, was selected as a subrecipient for this grant offering. A total of \$8.8 million dollars in funding was allocated to this project for infrastructure development and construction of an emergency operations center building, a hub to coordinate emergency response in the region to hazards such as wildfire. This grant includes \$6.3M in federal funds and \$1.5M in DHHL matching funds. Construction on roads was completed in Summer 2025. Water lines, installation of other utilities, and facility construction is a part of the next phase of the project. The entire project is expected to be completed in Summer 2026, as the grant period ends in December 2026.

Planned development for subsequent phases of the Community Initiative include: multipurpose spaces such as a Community Center for gatherings, workshops, and events; a Hawaiian cultural center with amphitheater for performances and events; a gym that also serves as an emergency shelter; and sports and recreation facilities such as a pool, track and field, baseball fields, walking paths, and a park. The plan also includes the following spaces/facilities to support food sovereignty and the paniolo way of life: a farmers' market, a small-scale agricultural processing facility, a meat processing room, handling room, refrigerated storage (reefer) for meats, a butchering setup, a slaughterhouse, commercial kitchens, a propane filling station, composting and waste management facilities, a filtered and purified drinking water filling machine, and an arena, loading chutes, and horse stalls to support ranching operations. Commercial development such as a driving-range and other revenue-generating uses are also proposed to help sustain long-term operations. Additionally, the community is interested in exploring options such as a green waste digester, to produce their own energy and offset high electricity costs.

Additional components added to the Community Initiative Project reflect new priorities, particularly for kūpuna care. These include programs for in-home services such as roof repairs, yard work, grocery delivery, and outpatient medical assistance for kūpuna living in the homestead. Additionally, for those who may need assisted living and long-term care, the development of housing and facilities for kūpuna to age in place safely are critical. These facilities are intended exclusively for DHHL beneficiaries, ensuring that long-term care housing remains reserved for kūpuna within the Trust. Dedicated spaces for cultural classes will provide opportunities to pass down ‘ike kūpuna and other place-based knowledge to the next generation. In addition to cultural education, these spaces should also support a wide range of learning opportunities that strengthen the community’s overall well-being and self-sufficiency. Beneficiaries may wish to use them for cooking classes, first aid and CPR training, workshops on home safety and fire prevention, and other practical skills that serve homestead families.

The project also includes programming and facilities that celebrate and perpetuate Waimea’s paniolo heritage. Dedicated space for equestrian facilities, livestock support facilities like holding pens for shipping cattle, and suitable space for paniolo events and heritage programs are vital to ensuring the legacy of the paniolo lifestyle in the region. Beneficiaries emphasized the need for a true rodeo arena, where families can gather and actively participate in the cultural heritage of paniolo life. A proper rodeo arena can also serve as a focal point for youth development programs, providing opportunities locally for keiki who currently must travel to neighboring Honoka’a to participate in rodeo activities. Such a facility will support ranching, preserve Waimea’s unique paniolo traditions, and strengthen community engagement and youth development.

Lastly, the Community Initiative also contemplates homestead needs and concerns on Hawaiian Home Lands in Honokaia, Humu’ula and Upper Pi’ihonua. Homesteaders in Waimea Nui are interested in exploring opportunities for homesteaders to have more direct roles in stewardship and resource management in these areas. Homesteaders are also interested in exploring opportunities for capacity building, revenue generation, and photovoltaic energy initiatives.

### PAST ACTIONS

- 2000 – Kanu O Ka ‘Āina New Century Public Charter School is constructed and open for enrollment.
- 2015 – HHC issued a Finding of No Significant Impact (FONSI) for the Waimea Hawaiian Homestead Association’s (WHHA) Environmental Assessment (EA) and granted a 65-year long-term land disposition to commence upon the completion of the infrastructure on the parcel. WHHA has completed the internal road network, and is progressing on finishing development of the remaining infrastructure.
- 2022 – HHC issued a Finding of No Significant Impact (FONSI) for the KOKO Health Center Environmental Assessment (EA). WHHA secured funding for its initial development phase and is seeking more funding for future phases.

- 2023 to Present – Waimea Nui Community Development Corporation, with the assistance of DHHL, received federal funding for the development of critical infrastructure and construction of an emergency operations center to provide coordination and response for wildfire and other emergencies in the region. Construction began in October 2024, and is scheduled to be completed in Summer 2026, as the grant period ends in December 2026.

## COMMUNITY INPUT

The Waimea Nui Hawaiian Homestead Community Initiative has been shaped by years of beneficiary input and continues to reflect the growing needs of homesteaders. At both Beneficiary Consultations #1 and #2, community members emphasized the urgent need for kūpuna care. Many kūpuna are aging in homes built in the 1950s and are struggling to keep up with the maintenance that homeownership requires. Additionally, some shared that they would rather remain in their homes than be relocated to a care facility. One beneficiary pointed out that even if kūpuna wanted to move to a care facility, all the beds are full; “when a higher level of care is needed for our kūpuna, where do they go?” The community made it clear that long-term care options should be reserved specifically for DHHL beneficiaries and not open to the general public. Homesteaders in Waimea Nui want to be able to age safely in place and have the necessary support facilities to remain in the homestead as they age.

The desire for a cemetery where homesteaders can remain in Waimea even after passing was also a critical theme identified. Community members shared that honoring kūpuna in both life and death is an important value, and that having a designated resting place on homestead land was long overdue. Beyond a cemetery for homesteaders in Waimea Nui, the idea of creating reinternment sites for reburial of disturbed iwi kūpuna was also identified as important in the region.

In both consultations, homesteaders also highlighted the importance of passing down cultural knowledge, such as inoa ‘āina, pule, and oli, but noted that there have been significant challenges to access to consistent space to hold classes or community workshops. Cultural practitioners described being displaced from multiple venues throughout Waimea and shared that Kūhiō Hale, while used for hula and family parties, is not a dedicated space for beneficiary use. “It doesn’t feel like our space,” one participant said. Others expressed frustration that they have had events canceled to make way for DHHL’s use. The community called for dedicated facilities that can be accessed freely and consistently by beneficiaries, a reservation process that is more conducive to their needs, and priority for beneficiary use over other uses.

Building pilina was another strong theme expressed by beneficiaries at the meetings. Participants said they wanted more opportunities to gather and connect with one another, whether through an annual events, workshops, or homestead pā’ina. Some shared that they don’t know all of their neighbors and wanted more opportunities to strengthen relationships within the homestead and between other homesteads. The community identified the Community Initiative with its many components, as a critical opportunity to bring everyone together and restore that sense of connection across Waimea Nui.

### OBJECTIVE

The objective of this project is to create a thriving community complex that honors kūpuna, strengthens pilina, perpetuates cultural knowledge, and supports long-term self-governance for Waimea Nui homesteaders. By providing in-home services and beneficiary-reserved long-term care housing, the initiative fulfills the value of *Caring for the Wellbeing of Our Kūpuna*, allowing kūpuna to age in place with safety and support. Dedicated classrooms, gathering spaces, and programming will ensure that 'ike kūpuna can be passed down to the next generation, reflecting the value of *Perpetuating our Cultural Traditions*. Through sports and recreation facilities, community events, and shared spaces for food production, the project fosters *Building Pilina* across the diverse homesteads of Waimea Nui. And by including agricultural processing, commercial kitchens, and energy independence strategies, it upholds *Being Self-Sufficient and Self-Governing*.

### IMPLEMENTATION ACTION STEPS

For programmatic components:

1. Secure funding.
2. Implement programs.
3. Operation and Maintenance.
4. Reporting and Monitoring.

For spatial components & facilities:

1. Secure funding for phases & components.
2. Planning and design.

If located on the Community Initiative parcel in Pu'ukapu:

3. Compliance with HRS Chapter 343 and Chapter 6E.

\*may require HHC approval

4. Permitting and Construction.
5. Operation and Maintenance.
6. Reporting and Monitoring.

If located on other DHHL lands (designated for non-homesteading uses):

3. Land Use Request Application for a land disposition.

\*For projects and their components identified and documented in the regional plan, the beneficiary consultation requirement has been fulfilled through the priority project selection process and additional consultation is not required.

4. Issuance of the Right of Entry for due diligence.
5. Compliance with HRS Chapter 343 and Chapter 6E.

\*may require HHC approval

6. HHC approval for the issuance of the long-term land disposition.
7. Permitting and Construction.
8. Operation and Maintenance.
9. Monitoring and Reporting.



### PROJECT #2: Equitable and Sustainable Water Access

#### PROJECT DESCRIPTION

Waimea Nui beneficiaries have identified water access as a critical need in the region, including access to water for household use, agriculture, ranching, and the availability of water for fire suppression and response. This project seeks to develop more equitable and sustainable access to water for all homesteads across the region, ensuring an affordable and reliable supply of both potable and non-potable water to serve the homesteads. Beneficiaries have emphasized that current access is inconsistent, with some areas entirely reliant on rainwater catchment, a source that is diminishing as a result of climate change. Extended dry periods have made this system unreliable. For decades, lessees in Waimea Nui have been bound to the terms and conditions of their leases without access to water. This total lack of water is a critical issue that directly affects their ability to ranch effectively, steward their land, and uphold the purposes of their homestead awards. Lack of water infrastructure for pastoral homesteaders across Waimea Nui, especially in Honokaia, forces lessees to haul water from the Waimea District Office multiple times per week or pay for costly deliveries. Past and on-going issues, including litigation, between homesteaders and the Department regarding water has increased tensions and exacerbated frustration with the Department for lack of progress, slow development, and broken promises.

This priority project seeks to implement the following:

- Address critical water needs in Honokaia.
- Provide affordable, safe, and reliable options for potable and non-potable water to all homesteads in Waimea Nui.
- Expand capacity for water access during emergencies.
- Conduct periodic water systems rate studies to evaluate affordability, fairness, and sustainability of water costs for beneficiaries.

This project also aims to adhere to the HHC Water Policy Plan (adopted in 2014). Its vision states: “There will be adequate amounts of water and supporting infrastructure so that homestead lands will always be usable and accessible, to enable us to return to our lands to fully support our self-sufficiency and self-determination in the administration of the Hawaiian Homes Commission Act (HHCA), and the preservation of our values, traditions, and culture.” It further aligns with the Water Policy Plan goal to advocate that County Boards of Water Supply and other County agencies affecting water faithfully carry out the spirit of the HHCA, protecting DHHL water uses as a Public Trust and ensuring that rates remain affordable for beneficiaries.

The Honokaia Pastoral Lots were created in 2005 by DHHL and involve land that has been in continuous ranching use for two centuries. Subdivision into 42 lots was initiated, and a non-potable, gravity-fed water system was proposed to service all the homestead lots. Leases were issued between 2004-2007, including three lots that were awarded as additional acreage to existing Pu‘ukapu pastoral lessees.

In 2016, the Department issued an Anticipated Finding of No Significant Impact (AFONSI) for the Honokaia Non-Potable Water System. The proposed project includes a gravity-fed system connected to the County Department of Water Supply, one 104,600-gallon storage tank, about six miles of pipeline, individual submeters, and related infrastructure. The system is designed to provide supplemental stock water for the 42 pastoral lots in Honokaia, supporting ranching and agricultural activities that have been carried out in the area for generations. While the Environmental Assessment (EA) laid out the facilities and storage needed for this non-potable system, construction has not yet begun, and beneficiaries continue to rely on rainwater catchment or hauling to meet their water needs.

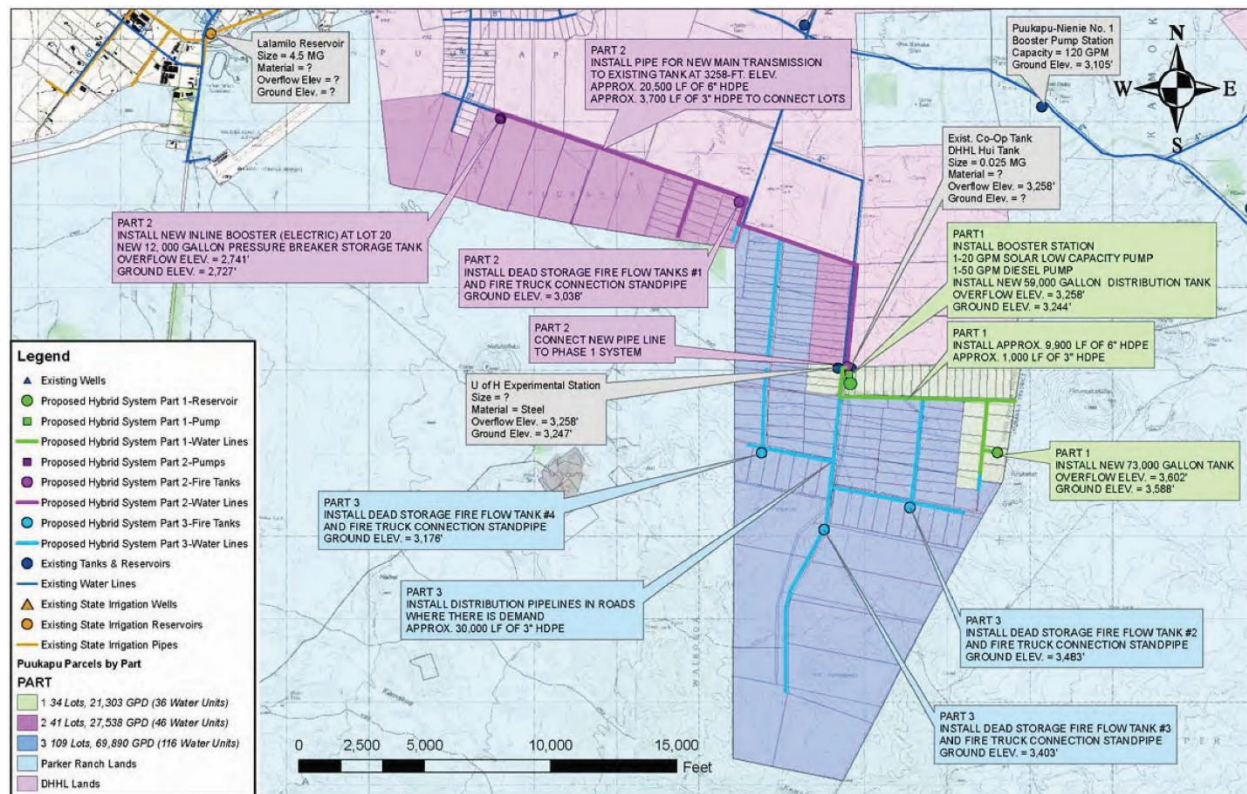
The idea of constructing a standpipe for access to water in Honokaia using the existing County DWS water system was suggested as an interim solution. This idea would relocate a portion of the allocation of water used at the water spigot at the WHDO to the proposed standpipe in Honokaia to relieve the burden of hauling water to Honokaia. Beneficiaries emphasized that while a standpipe could provide interim relief, it may not work without a formal discussion between DHHL, DWS, and Honokaia lessees. One beneficiary noted that DWS had previously suggested that DHHL file an application for an additional spigot at a site identified, discussed, and agreed upon by Honokaia beneficiaries. Homesteaders also noted frustration that the WHDO spigot, originally intended for Honokaia, was installed without their consultation and has never directly served their lots. Beneficiaries further emphasized that this interim solution must include clear details, such as the exact location of the standpipe, a realistic timeline for its completion, and a budget for both construction and ongoing operation. Without these specifics, planning is difficult and confidence in the Department's follow-through remains low. Including these details will not only provide transparency but will also give immediate hope to homesteaders who continue to struggle without reliable access to drinking water and water for their livestock.

The concerns raised in Honokaia reflect a larger pattern across Waimea Nui, with Pu'ukapu beneficiaries also experiencing urgent water system challenges that require the Department's immediate attention. Across the Pu'ukapu water system, users are experiencing pressure imbalances due to variations in elevation. In some areas, water pressure may fall below the Department of Water Supply's minimum standard of 40 psi, while other areas exceed 150 psi. Beneficiaries have asked the Department to take action to stabilize water pressure and ensure fair distribution of water across homestead lots. Beneficiaries are also interested in having the opportunity to operate the Pu'ukapu water system as they previously were a vendor for the water system operation and maintenance.

In 2010, the Department issued an Anticipated Finding of No Significant Impact (AFONSI) for the Pu'ukapu Hybrid Water System. The proposed project includes construction of approximately 70,000 linear feet of transmission and distribution pipelines, two reservoirs with a combined capacity of 132,000 gallons, four tanks for fire protection, two booster pump stations, and a 12,000-gallon pressure-breaker tank (see Figure 23). The system was designed to provide potable and non-potable water for 184 pastoral lots, supporting both domestic and stock use. While some Pu'ukapu lots closer to central Waimea are currently connected to the County Department of Water Supply, this supply is limited, restricted for cattle use during drought, and considered non-potable.

Catchment systems in the area have also proven inadequate, making the development of this hybrid system critical to meet the needs of homesteaders for ranching, household use, and fire protection.

**FIGURE 23: PROPOSED PU'UKAPU HYBRID WATER SYSTEM (DHHL, 2010)**



Homesteaders have a strong desire for the Department to improve transparency and access to information regarding water sources, water agreements, existing systems, and future water development plans. Homesteaders would like to see the Department take a more active role in advocating for interim in-stream flow standards, particularly in the Waimea Aquifer where County and private water users take up much of the capacity in the region. Additionally, the project aims to address long-standing concerns about easements for utility infrastructure on Hawaiian Home Lands that does not directly benefit homesteaders. For example, HELCO currently runs power across homestead land to supply power to the Ahualoa Water system, even though the water infrastructure does not serve the homesteads. Beneficiaries have called for a formal agreement with the County and other utility purveyors to resolve these issues and ensure that infrastructure on Hawaiian Home Lands provides equitable benefit to the trust.

## PAST ACTIONS

- 2009 – Honokaia ‘Ohana along with a number of Honokaia lessees or individuals filed a complaint against the HHC, DHHL and Chairperson regarding the Department’s failure to provide water to the Honokaia Pastoral Homestead.
- 2010 – HHC issuance of a Finding of No Significant Impact (FONSI) for the Proposed Pu‘ukapu Hybrid Water System.
- 2013 – Settlement with Honokaia ‘Ohana et. Al. including the agreement to develop a non-potable, gravity-fed water system for Honokaia Pastoral Homestead.
- 2014 – Construction of the Pu‘ukapu Hybrid Water system to provide non-potable water for 184 ranch lots in the Pu‘ukapu pastoral homestead including: pipelines, two reservoirs, four tanks for firefighting, two booster stations and a 12,000 gal pressure-breaker tank.
- 2015 – HHC issuance of a Finding of No Significant Impact (FONSI) for the Proposed Honokaia Non-Potable Water System.
- 2017 – Completion of a Cost of Water Study on existing DHHL water systems, including the Pu‘ukapu Hybrid water system. *Beneficiaries note that the study has not been shared with Pu‘ukapu Hybrid users.*
- 2020 – Approval of license to operate and maintain a non-potable stock water system pursuant to Honokaia ‘Ohana et. Al. v Masagatani, et. Al., Civil No. 09-1-1615-07, a water system meant to supplement individual catchment systems with a 6-mi pipeline and 100,000 gal storage tank to serve 42 lots.

## COMMUNITY INPUT

Access to water was consistently identified as a foundational need for the future any successful homestead in Waimea Nui. While not always the most talked about issue during discussions, community members agreed that without water, none of the other priority projects could move forward. The need was especially urgent in pastoral and agricultural lots, where beneficiaries reported ongoing struggles to access both potable and non-potable water.

Participants emphasized that water access should be equitable across all homesteads. One lessee shared that if one homestead has access to potable water or water hauling options, others should too. Fire prevention and emergency response were also noted as critical concerns, with several homesteaders stressing the importance of having water available for these purposes.

Some beneficiaries raised concerns about the extraction of water from local streams, noting that drying waterways not only harms ecosystems but also erases the living connection to place. One participant asked how they could teach their children the inoa ‘āina of specific streams and areas if those features no longer exist.

Additional comments submitted during the project voting process further underscored the urgency of the issue:

- Honokaia needs water!!!
- Water is needed for ALL to function.
- Wai is Life. Without water, there is no self-sustainability.
- Honokaia residential primary lots need water, infrastructure, [septic], communications, and safety, to live.
- Date of water access? Need water NOW! Previous DHHL personnel did nothing to assist the ranchers with water. Many pleadings and begging went unheeded since 2006. Auwe.
- The HHCA establishes a fiduciary duty—meaning DHHL must act in the best interests of the beneficiaries, managing trust resources prudently; We cannot ranch without water.
- We all at Honokaia have been waiting many, many years for access to water for our lands, our animals, and ourselves. It has cost us so very much money and time to build water tank systems and to buy and/or haul water to those systems.
- For 18 years, since my great-grandfather was awarded our homestead, we still don't have water. And yet, DHHL allowed HELCO to install power lines on DHHL land right next to our property to operate the Ahualoa well! That well supplies water to everyone except Honokaia homesteaders. Infrastructure is literally passing through DHHL land, but beneficiaries are denied water.
- Section 101(b)(4) of the HHCA explicitly mandates the State to provide “adequate amounts of water and supporting infrastructure” for homestead lands, ensuring those lands are “usable and accessible.” This means DHHL is legally required to secure water rights—via licenses or eminent domain—and develop delivery systems to serve homesteads.
- It's so dry in Honokaia that we're hauling water twice daily—and it's getting pretty tough. The trailer full of water is so heavy that it has caused the ground to sink, so we're having to “lift” it just to get the water flowing into our temporary tanks. Definitely not easy or safe. We only have one truck, so while we're hauling, we can't use it for anything else. Because we're hauling so much, we have to leave the trailer parked, which risks it coming loose and rolling away. Bottom line: We need relief from DHHL: a pipe stand & 2500 gallon tank as an interim solution.

### OBJECTIVE

By ensuring equitable and sustainable access to water, this project directly supports almost all of the community values of *Caring for the Wellbeing of Our Kūpuna*, *Creating a Safe and Secure Community*, *Perpetuating our Cultural Traditions*, *Building Pilina*, and *Being Self-Sufficient and Self-Governing*. Water is essential, not only for drinking and daily living, but also for growing food, raising animals, and sustaining Waimea Nui's homesteads.



Reliable water access allows homesteaders to care for their land, support subsistence and agricultural practices, and protect their homes from fire. It is also foundational to developing the kūpuna housing and shared community spaces envisioned in other priority projects. Bathrooms, landscaping, and drinking water are all necessary for these spaces to function. And these spaces, in turn, will allow the community to come together, hold gatherings, and pass down ‘ike kūpuna to the next generation.

## IMPLEMENTATION ACTION STEPS

### HONOKAIA HOMESTEAD

#### Short-term:

1. Secure funding for interim water access for Honokaia Pastoral lessees via standpipe.
2. Create an agreement with County DWS to reallocate a portion of the water being used currently by Honokaia lessees who haul water from the water fill spigot at the WHDO to the new standpipe.
3. Compliance with Chapter 343 and Chapter 6E.
4. Construction of a water standpipe for existing pastoral lessees in Honokaia.
  - a. Site near existing DWS water lines.
5. Secure, operate & maintain.

#### Long-term:

6. Secure funding for the Honokaia Non-Potable Water System to serve the Honokaia lessees, a gravity-fed system with 6 miles of pipelines, a 100,000 gallon storage tank, and service to 42-parcels to be operated and maintained by Wai Ola Honokaia.
7. Construction of the planned Honokaia Non-Potable Water System.
8. Operation and Maintenance.
9. Monitoring and Reporting.

### WAIMEA NUI REGION

1. Additional beneficiary consultation to discuss the full extent of water-related issues, challenges and opportunities in the Waimea Nui region.
2. Development of a plan of action to address the results of the beneficiary consultation.
3. Aggressive implementation and advocacy related to the DHHL Water Policy Plan, which includes maintaining the priority policies of:
  - a. Expressly determine and plan for future water needs and actively participate in broader water management, use and protection efforts in Hawai‘i in order to secure water.

- b. Aggressively exercise, reclaim, and protect Hawaiian home land water kuleana.
- c. Develop, manage, and steward water in a manner that balances cost, efficiency measures, and Public Trust uses in the short and long term.
- d. Affirmatively communicate our decisions, our reasoning, and our performance in managing, stewarding, and using water before and after making major water decisions.

Working towards the priority goals of:

- e. Affirmatively communicate with beneficiaries regarding water decisions, performance, and water rights on a regional and annual basis.
- f. Aggressively, proactively, consistently and comprehensively advocate for the kuleana of the beneficiaries, the DHHL, and the HHC to water before all relevant agencies and entities.
- g. Develop and manage a Water Assets Inventory (WAI).
- h. Support watershed protection and restoration on DHHL lands and source areas for DHHL water.

## **PROJECT #3: Strategize and Initiate Subdivision/Commencement Date with the County of Hawai'i**

### **PROJECT DESCRIPTION**

Homesteaders in the Pu'ukapu Pastoral Lots have long faced challenges due to the lack of formal subdivision with the County of Hawai'i. This project seeks to initiate an inclusive process, with direct involvement from Pu'ukapu beneficiaries, to agree on the implementation of an amended lease commencement date which would include officially establishing subdivision boundaries, securing Tax Map Keys (TMKs) and physical addresses, and commencing the seven-year grace period for real property taxes on pastoral lots in Pu'ukapu. The process should begin with a meeting that includes Pu'ukapu beneficiaries, DHHL Planning, and County Planning to discuss the subdivision process and the county requirements for acceptability.

Without full subdivision approval by the County of Hawai'i, lessees cannot obtain building permits for essential structures such as dwellings and agricultural buildings. This creates challenges for homesteaders in securing property insurance or accessing traditional financing for existing or planned improvements, leaving homesteaders vulnerable and limiting their ability to invest in or protect their property. The large, rural nature of the Pu'ukapu Pastoral homestead and expansive existing gravel roadway network complicates emergency response, making it harder for first responders to locate and assist homesteaders in emergency situations. Homesteaders have expressed concerns regarding the extreme dust on the roadways, shortened sight distances, hazardous road conditions, trespassing, speeding, illegal activity, and complex road maintenance and repair.

The maintenance of the road network is the responsibility of the Department, and is handled by the WHDO staff. Requests for budget for maintenance equipment and materials by WHDO have gone unfunded. Vacant positions have been hard to fill. Availability of preferred materials has been a challenge. Staff and homesteaders alike recognize that the existing road networks need improvement, and are working to prioritize the most hazardous areas. Previous studies identified a number of unsafe road conditions and proposed potential solutions to improve the conditions. Additional resources must be allocated to addressing these issues, including funding and technical assistance.

A core part of this project will be to understand the potential impacts of an amended commencement date on homesteaders who are living in the homestead. Currently, there is not pathway for Pu'ukapu pastoral homesteaders to build permitted structures in the homestead because of the lack of formal subdivision with the County. The first pastoral leases in Pu'ukapu were awarded in 1952. Some of the 180+ lots in Pu'ukapu have dwellings and agricultural structures built on them, and it is unclear if the County would be willing to offer permits to these structures that are already built. Beneficiaries have asked that the date of subdivision approval be formally recognized as the date to begin the seven-year grace period prior to property tax assessment and billing.

This project is meant to address concerns with formal subdivision, amended commencement date for collection of real property taxes, and ability for homesteaders to build permitted structures on their lots. Implementation of this project will bring together DHHL, the County of Hawai'i, and Pu'ukapu homesteaders to ensure that DHHL beneficiaries can access the full range of benefits and resources to which they are entitled.

### PAST ACTIONS

- 1952 – The first 12 pastoral lots were awarded in Pu'ukapu.
- 1985 – DHHL launched the Acceleration Program to expedite awarding of homesteads even though site improvements were not provided .
- 1990 – Lot selection and awards for Pu'ukapu pastoral, along with Humu'ula and Kamā'oa-Pu'ueo held in Waimea. DHHL completed a “paper subdivision” of approximately 4,600 acres in Pu'ukapu, dividing the area into 184 lots, including:
  - 97 leases - 10 acres
  - 54 leases - 15 acres
  - 17 leases - 20 acres
  - 8 leases - 100 acres
  - 8 leases - 200 acres
- 1991 – Lease signing and commencement.
- 1998 – Gravel/cinder road network completed.
- 2000 – WHDO staff met with County of Hawai'i (COH) Planning Department to request consideration of subdivision approval for 184 lots. Preliminary approval of the paper subdivision.
- 2009 – The COH approved the Pu'ukapu pastoral subdivision, created new county plat maps and individual tax map keys were assigned to 184 lots of record. Route slips to identify lessee and respective parcel number have not been issued to the COH.
- 2025 – HHC deferred the proposal to establish June 1, 2025, as the amended commencement date following requests from beneficiaries for more consultation and clarity.

### COMMUNITY INPUT

Homesteaders expressed frustration with DHHL's March 2025 proposal to amend the lease commencement date to June 1, 2025, as beneficiaries feel that they were not adequately consulted despite asking to be included in the process on multiple occasions at past HHC meetings. Many of the beneficiaries who opposed the approval of the commencement shared concerns about what would happen to existing structures once commencement is approved. While there is broad

support for establishing a commencement date, beneficiaries emphasized the importance of ensuring that the process is inclusive and transparent. They expressed a strong willingness to collaborate with DHHL on this and asked to be engaged moving forward. Beneficiaries have asked that issues regarding concerns about the road network, risks to safety, emergency response challenges, and impacts of commencement on existing structures be discussed more fully with beneficiary input prior to HHC action on subdivision and an amended commencement date.

## OBJECTIVE

This project supports the values of *Being Self-Sufficient and Self-Governing*, *Creating a Safe and Secure Community*, and *Collaborating and Building Shared Kuleana with DHHL*. By implementing this project, beneficiaries will be able to secure building permits, begin their seven-year property tax grace period, and have their names recognized on the county real property documents as lessees. These are essential for building dwellings, agricultural structures, investing in infrastructure, and insuring their property. More broadly, this project reinforces the principle that beneficiaries should be informed, included, and supported in the various stages of homestead development that impact them, ensuring transparency, accountability, and shared kuleana across agencies.

## IMPLEMENTATION ACTION STEPS

1. DHHL staff to hold additional beneficiary consultation meetings with Pu‘ukapu pastoral homesteaders to discuss issues, challenges and concerns with the proposed completion of the formal subdivision process (submittal of the route slip from DHHL to COH) and amended commencement date.
2. DHHL staff to research and identify potential pathways for addressing unpermitted structures either via County processes or via DHHL issuance of permits.
3. Once a pathway has a majority of agreement amongst homesteaders, DHHL will proceed with the formal subdivision process and amended commencement date, targeting the HHC meeting scheduled in West Hawai‘i, likely May 2026.



### PROJECT #4: Homestead Safety and Security Improvement Program

#### PROJECT DESCRIPTION

The Homestead Safety and Security Improvement Program aims to enhance community safety across Waimea Nui by addressing critical issues such as traffic control, emergency response, fire prevention, and unauthorized access. This project includes the installation of speed tables, security gates, street cameras, and improved signage to reduce speeding, demarcate homestead boundaries clearly, and prevent trespassing. Signage will be strategically placed to avoid redundancy and visual clutter while effectively communicating that these are Hawaiian Home Lands.

Residents have reported speeding, street racing, and an increasing number of non-homesteaders using internal roads throughout the existing road networks. These concerns will be addressed through traffic calming measures, monitoring, and better collaboration with the Department and law enforcement. A neighborhood watch program, possibly supported by camera systems and rotating volunteer patrols, is also proposed to increase visibility and deter criminal activity.

To improve emergency preparedness, this project will develop a homestead-wide evacuation plan and ensure that lots are uniformly identified with addresses or location markers. Upgrades to communication systems will support faster, more effective emergency response. Modifying fire suppression systems to better accommodate wildfire response equipment and clarifying emergency access protocols, especially in gated areas such as Honokaia, will also be prioritized.

Risk mitigation will address ongoing issues such as loose dogs and livestock, squatters, and trespassers, particularly in areas with limited oversight. The program also emphasizes long-term infrastructure improvements, including the use of higher-quality, safer materials for road surfacing and/or other methods to reduce dust and improve health concerns for beneficiaries in the Pu'ukapu pastoral homestead. Finally, this project calls for a dedicated budget for ongoing road maintenance and better enforcement mechanisms to support a safe and secure homestead environment.

#### PAST ACTIONS

- N/A

#### COMMUNITY INPUT

Throughout beneficiary consultations, safety and security were major concerns. Many homesteaders spoke about fires, speeding, and road conditions, but also about how these issues made the community feel exposed and disrespected. Residents described non-beneficiaries racing through the homesteads, parking to walk their dogs, or using the area as a cut-through. "Cars drive 100 miles an hour past my house," one person shared, while others called for speed tables, gates, and cameras to help deter dangerous behavior.

In Honokaia, squatters and trespassers were a recurring issue. Homesteaders worried about increased foot traffic and theft, and shared frustrations about the lack of coordination with HPD and

DHHL. Some expressed that they were taking safety into their own hands, locking gates and educating trespassers directly. There was also concern about signage being either ineffective or sending the wrong message, for example, the sign as you enter Honokaia that just says, “road closed.”

Beneficiaries emphasized that no suggested outcomes should be implemented without full community consultation and agreement on specific actions. They also requested that DHHL provide updated maps with road names to Police, Fire, and EMS, and that these maps be reviewed by a Community Road Committee before distribution.

## OBJECTIVE

This project supports the values of *Creating a Safe and Secure Community* and *Being Self-Sufficient and Self-Governing*. When roads are maintained, signage is clear, and emergency services can respond effectively, homesteaders can feel safe in their homes and confident in their ability to protect their families. Speed tables, gates, and cameras also give the community more control over their environment and help reduce unwanted activity. Through a neighborhood watch program and emergency evacuation plans, beneficiaries can protect themselves, their families, and their land without having to wait for outside support.

## IMPLEMENTATION ACTION STEPS

1. A working group of WHDO staff, DHHL Planning Office staff, and lessees to identify priority pilot projects for improvements using existing budget, staff and equipment to tackle the most critical road safety areas.
2. The working group will continue to identify priority improvement areas and implement improvements.
3. DHHL and HHC to consistently allocate appropriate funding to safety improvements and maintenance of the road networks.
4. DHHL staff to include updates on progress at the annual West Hawai‘i HHC meetings and community meetings.

### PROJECT #5: Waimea Nui Agricultural and Pastoral Pilot Program

#### PROJECT DESCRIPTION

This pilot program aims to strengthen the success of homestead farmers and ranchers through a collaborative, place-based approach. Recognizing that agricultural and pastoral lessees face unique challenges that cannot be addressed through a one-size-fits-all approach, the project will bring together beneficiaries, DHHL, and other resource partners to identify and respond to the specific needs of each homestead area.

Key components of the pilot program include conducting a community-driven needs assessment, providing support for the development of critical agricultural infrastructure such as fencing, irrigation, and offering peer-to-peer and hands-on technical assistance and training to lessees. Support may also include land dispositions for siting facilities, as well as technical assistance in securing funding, accessing support programs or capacity building resources.

By investing in our agricultural and pastoral lessees, this project will strengthen long-term food security and economic self-sufficiency, not only for Waimea Nui, but for other homestead communities across Hawai'i. If successful, the pilot can serve as a replicable model for beneficiary-led agriculture and ranching statewide.

#### PAST ACTIONS

- 2025 – DHHL planning office hired an Agricultural Program Specialist to provide technical assistance to agricultural and pastoral homesteaders.

#### COMMUNITY INPUT

A common theme across all three beneficiary consultations was the frustration that agricultural and pastoral homesteaders are often grouped together, despite having very different needs.

Beneficiaries emphasized that the challenges faced by farmers are not the same as those faced by ranchers, and that even within farming communities, needs can vary significantly from one homestead to another.

Several attendees also raised concerns that beneficiaries can be awarded agricultural or pastoral lots without having any prior farming or ranching experience. They emphasized the need for training opportunities, especially for new lessees. Participants also expressed that DHHL staff working with agricultural and pastoral lessees should have direct knowledge or experience in farming or ranching, so they can better understand and respond to the unique challenges these homesteaders face. In addition to technical knowledge, beneficiaries highlighted the importance of support in networking, accessing grants, equipment, and funding sources needed to get started and sustain their operations over time.

## OBJECTIVE

This project aligns with the values of *Perpetuating our Cultural Traditions, Building Pilina, Being Self-Sufficient and Self-Governing*, and *Collaborating and Building Shared Kuleana with DHHL*. Through farming and ranching, beneficiaries have the opportunity to pass down traditional practices and learn to view the ‘āina in the same way as our kūpuna did. The pilot program fosters pilina by encouraging cooperation and shared learning amongst homesteaders. It supports self-sufficiency by helping homesteaders generate food and income from their lands. Lastly, it models partnership by allowing for open communication between DHHL and its beneficiaries.

## IMPLEMENTATION ACTION STEPS

For programmatic components:

1. Secure funding.
2. Complete needs assessment.
3. Implement programs.
4. Operation and Maintenance.
5. Reporting and Monitoring.

For spatial components & facilities:

1. Secure funding for phases & components.
2. Planning and design.

If located on the Community Initiative parcel in Pu‘ukapu:

3. Compliance with HRS Chapter 343 and Chapter 6E.

\*may require HHC approval

4. Permitting and Construction.
5. Operation and Maintenance.
6. Reporting and Monitoring.

If located on other DHHL lands (designated for non-homesteading uses):

3. Land Use Request Application for a land disposition.

\*For projects and their components identified and documented in the regional plan, the beneficiary consultation requirement has been fulfilled through the priority project selection process and additional consultation is not required.

4. Issuance of the Right of Entry for due diligence.
  5. Compliance with HRS Chapter 343 and Chapter 6E.
- \*may require HHC approval
6. HHC approval for the issuance of the long-term land disposition.

7. Permitting and Construction.
8. Operation and Maintenance.
9. Monitoring and Reporting.



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## **APPENDIX A**

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### *Beneficiary Consultation #1 Meeting Notes*



**Waimea Nui Regional Plan Update**  
**Beneficiary Consultation #1**  
**Kūhiō Hale, Waimea, HI**  
**April 3, 2025, 6:00 P.M. – 8:00 P.M.**

## **Attendance**

**Participants:** A total of 34 attendees signed in at the beneficiary consultation. Of the attendees, twenty-four (24) self-identified as lessees of Waimea Nui, four (4) identified as applicants on the waitlist, two (2) were both lessees and applicants, and four (4) identified as “other.”

**Project Team:**

- DHHL: Lillie Makaila
- Townscape: Rachel Kapule and Gabrielle Sham

**Handouts Provided (attached):**

1. Project Fact Sheet
2. Meeting Agenda
3. Community Values & Visioning Activity
4. Slideshow Presentation

## **Agenda**

1. Sign-in
2. Welina, Pule, & Introductions
3. Presentation on Regional Plan Update
4. Community Values Breakout Discussion
5. Report Back
6. Closing & Next Steps

## **Presentation**

Lillie Makaila opened the meeting by introducing herself and the consultant team. A pule was offered by an attendee to begin the meeting. After the pule, Lillie reviewed the meeting agenda, shared expectations for the evening, and gave a brief overview of the Department of Hawaiian Home Lands’ (DHHL) planning system. She explained that while Island Plans guide DHHL land use across each island, Regional Plans focus on DHHL’s 23 designated regions statewide. These regional plans are beneficiary-driven and center around identifying and advancing priority projects. The last Regional Plan for Waimea Nui was completed in 2012.

## Updates on 2012 Priority Projects

1. Priority Project #1: Waimea Hawaiian Homestead Community Complex – Planning
  - a. In 2015, HHC approved a Finding of No Significant Impact (FONSI) for the Waimea Hawaiian Homestead Association's (WHHA) Environmental Assessment (EA) and granted a 65-year lease. WHHA has completed the internal road network.
  - b. In 2022, HHC approved the Final EA for the Kīpuka o ke Ola (KOKO) Health Center. WHHA secured funding for its initial development phase and is seeking more for future phases.
  - c. In 2024, Waimea Nui Community Development Corporation, with the assistance of DHHL, received federal funding for the construction of an emergency operations center to provide coordination and response for wildfire and other emergencies in the region.
2. Priority Project #2: Evaluate and Revise Agricultural/Pastoral Program in Waimea Nui
  - a. DHHL had previously awarded a \$100,000 agriculture peer-to-peer technical assistance grant to WHHA to promote more farming on Waimea homestead areas.
  - b. In 2025, DHHL planning office hired an Agricultural Program Specialist to provide technical assistance to agricultural and pastoral homesteaders.
3. Priority Project #3: Support/Plan Development of Affordable Homestead Alternatives in Waimea Nui
  - a. DHHL has been contemplating alternative affordable homestead options for its beneficiaries Statewide. This could result in alternatives applicable to Waimea Nui.
4. Priority Project #4: Assess the Implications of Eliminating Requirement to Pay Property Taxes
  - a. Not started.
5. Priority Project #5: Assess the Implications of a Non-Standard Building Code
  - a. In 2017, DHHL attended Hawai'i Building Code Council meetings to research and learn the process of building code development and approval. However, due to staffing turnover and competing priorities, progress on this initiative has stalled.
  - b. In 2024, DHHL signed its first internal building permits for the Yorktown renovation project in Kalaeloa, O'ahu.

After the presentation, the group took a short break before dividing into three breakout groups for a community values discussion. Each group was facilitated by either DHHL staff or a consultant and was guided by two questions:

1. What are the values that guide/shape this community?
2. What does that look like in your community?

## Community Values Breakout Discussion

### Group 1 (Facilitated by Lillie)

- Have to care about the whole
  - Have respect for one another
- Wai
- Kūpuna
  - Awareness
  - Kūpuna Council
  - Above reproach
  - Assistance for kūpuna (KOKO)
- Respect for the deceased
  - Cemetery
  - Burial/historical preservation
- Safety
  - Fire/hazards (hydrants)
  - Roads/road maintenance
  - Speed
- Text tree
  - Hui Aloha Pu‘ukapu
- Keep homesteads looking presentable
- Support/Resources
  - For infrastructure
  - For homesteads (irrigation)
  - For farmers/ranchers
  - For homestead issues
- Communication
  - With/from DHHL
  - Amongst homesteaders
  - With homestead association leadership
  - Update priority projects every 6 months

### Group 2 (Facilitated by Gaby)

- Family
  - Passing down knowledge & culture & practices
  - Keeping the old ways
  - Know the winds/elements, help inform practices
  - Setting up the future for keiki
  - Honoring our kupuna, preparing our keiki
  - Protocols – oli, pule, passing down knowledge and culture
- Respect for ‘āina and others
  - Community sense of living



- Doing the right thing
- Obeying the laws of the land
- Knowing your neighbors
  - More community meetings
  - More opportunities to gather
  - Community center-for homesteaders
- Community space for people to come together for homesteaders (i.e., fire)
- Ability to ask for help → phone tree
- Safety and security
  - So spread out
  - Security gates
  - Signage that this is homelands
  - Neighborhood watch → truck rotate to help “police”
  - Telephone tree
- Gathering space for homesteaders
  - Kuhio Hall doesn’t feel like our space
  - Cost, access, homesteaders first
  - More gatherings to meet & talk story

Group 3 (Facilitated by Rachel)

- Connection to culture
- Be good stewards of the land
- Safety (fire, roads, water, neighborhood watch, etc)
- Self-sufficiency, hard working
- Fire prevention
- ‘Ike kūpuna
- Legacy – passing on to children
- Evaluating district managers/staff
- Creating pilina within and between homesteads
- Self-governance (i.e., during emergencies)
- The association being an advocate for the community
- Building/expands on Hui Aloha Pu‘ukapu’s existing programs, hosting community events
- Working with DHHL and other agencies for funding
- Finding needs in the community and helping one another
- Do the job right the first time!
  - Put in infrastructure correctly
- Attend commission meetings
  - Give testimony
  - Hold DHHL accountable
- Have DHHL presence at association meetings
- Have better leadership so that kids don’t have to deal with what we had to deal with
- Keiki

- Know all the names of the area
- More opportunities for them to see and learn about Waimea

## Report Back & Next Steps

After breakout groups concluded, everyone reconvened. Lillie, Rachel, and Gaby compiled notes into a word document, which Lillie reviewed with the group. She asked if anything was missing, and attendees confirmed the summary captured their values accurately.

Lillie closed the meeting by outlining the next steps. She and the consultants will use the values shared to draft a vision statement, which will be presented at the next beneficiary consultation on Thursday, April 17, 2025. This meeting will be from 6:00 pm to 8:00 pm at Kūhiō Hale.

## Questions

Additional questions/comments were posed during the presentation by meeting attendees. These are noted below:

- Is there still a contract with CTAHR?
  - Yes.
- The CTAHR person should focus on working with the farmers and the new DHHL ag specialist should focus on the ranchers. Please bring the new ag person out here to meet us.
- Has DHHL designated which areas they are doing Undivided Interest (UI) leases?
  - It is project specific. La'i 'Ōpua and Kawaihae will give out UI leases.
- Just to clarify, are the priority projects in your presentation the ones from 2012?
  - Yes.
- When we come up with new priority projects, are we able to combine similar projects?
  - Yes, you can combine them. Kawaihae combined multiple water-related projects into "Water – Wai Ola," which helped them convey to the Department that water was their main priority. In contrast, Moloka'i did not combine their two deer-related projects, which split the vote and neither made it to one of the top five priority projects. However, if the projects were combined, they would have received the highest total votes of all the projects.



DEPARTMENT OF HAWAIIAN HOME LANDS

# Waimea Nui Regional Plan Update

Regional Plans are a part of the Department of Hawaiian Home Lands' tiered Planning system, and focus at the homestead community and regional level. Regional Plans are prepared through extensive beneficiary engagement and are approved by the Hawaiian Homes Commission. Across the islands, there are a total of 23 Regional Plans; the last Waimea Nui Regional Plan was adopted in 2012. This update to the Waimea Nui Regional Plan will include four (4) beneficiary consultations where a vision, community values, and priority projects will be identified. The Regional Planning process is meant to help build capacity and a sense of community, stimulate partnerships that aid the homestead community in reaching their goals, and give beneficiaries an opportunity to work together with DHHL in planning for their future.

## PROJECT TIMELINE

**Nov 2024 - Mar 2025**

*Project Start  
Background Research  
Homestead Leadership Mtg*

**Apr 17, 2025**

*Beneficiary Meeting #2:  
Final Vision and Values,  
Issues and Needs*

**Jul 2025**

*Draft RP Update  
Beneficiary Meeting #4:  
Review Draft Plan*

*Beneficiary Meeting #1:  
Draft Vision and Values*

**Apr 3, 2025**

*Beneficiary Meeting #3:  
Priority Projects and  
Project Polling*

**May 8, 2025**

*Final RPU  
Project Complete*

**Aug 2025**

**For more information please contact:**



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Townscape Inc.  
(808) 550-3895  
rachel@townscapeinc.com

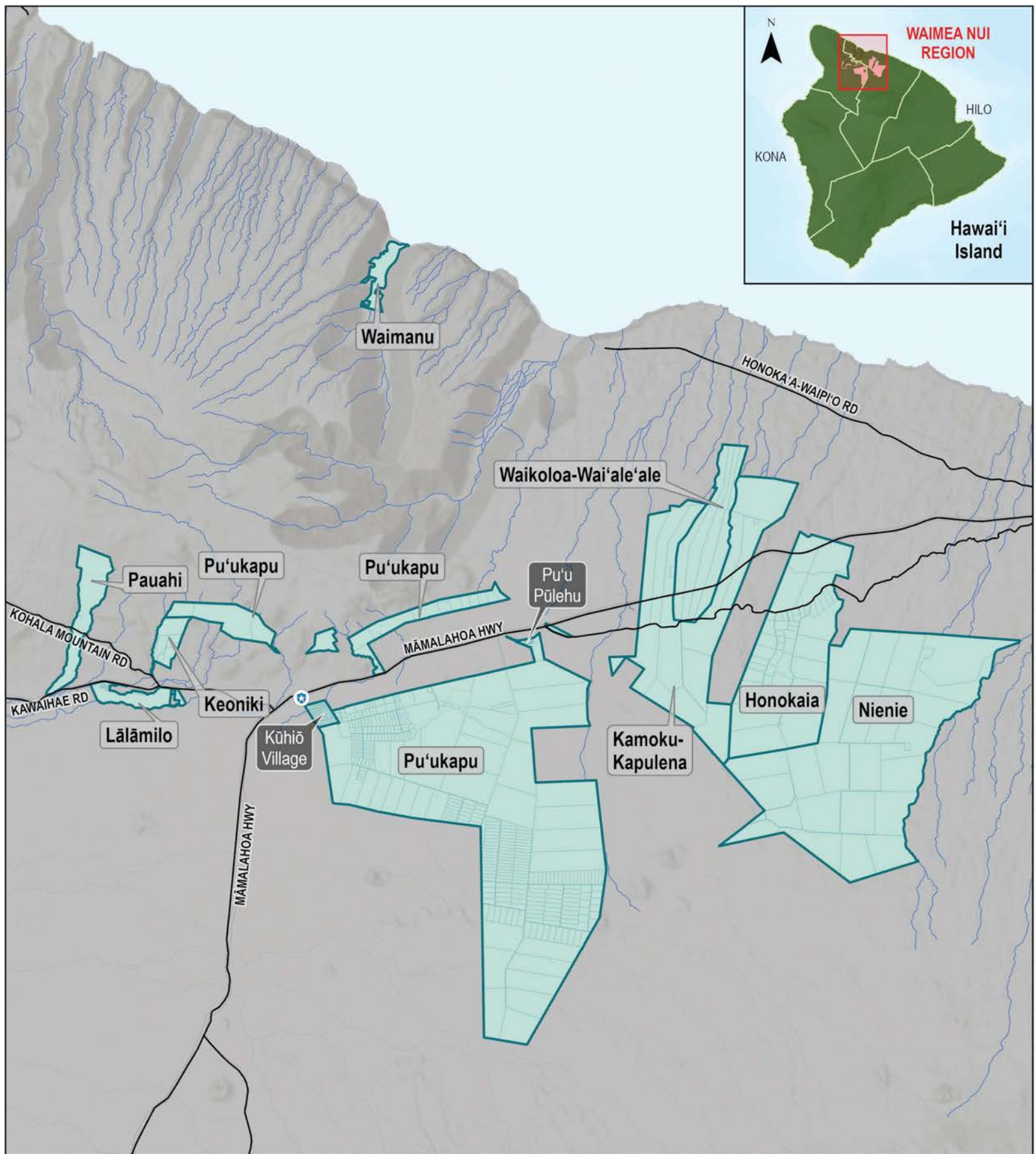


Lillie Makaila, Planner  
Department of Hawaiian Home Lands  
(808) 730-0352  
lilliane.k.makaila@hawaii.gov

**Or visit the project webpage at:**

<https://dhhl.hawaii.gov/po/hawaii-island/waimea-nui-regional-plan-update-2025/>

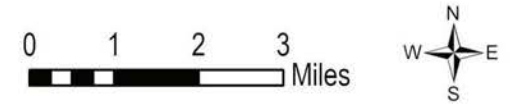




- Waimea Nui Homesteads
- Perennial Streams
- Major Roadways
- Waimea Police Station

DHHL Waimea Nui Regional Plan Update  
PROJECT AREA MAP

Hawai'i Island  
March 2025



Prepared by: TOWNSCAPE, INC.  
Environmental & Community Planning

Prepared for: DEPARTMENT OF HAWAIIAN HOME LANDS



# Meeting Agenda

**Thursday, April 3, 2025**

**6:00 to 8:00 p.m.**

**PURPOSE:** To update the Waimea Nui Regional Plan to reflect the current needs, vision, values, and priorities of the Waimea Nui homestead communities.

**OUTCOMES:** by the end of the meeting, we will:

- Know what a DHHL Regional Plan is, how it is used, and how it will be created.
- Know the proposed timeline for the Regional Plan Update.
- Have gathered input to create a list of community values and write a vision statement for the region.

**SCHEDULE:**

- ❖ Sign-in
- ❖ Welina, Pule, & Introductions
- ❖ Presentation on Regional Plan Update
- ❖ Visioning Exercise Part 1
- ❖ Refreshment Break
- ❖ Visioning Exercise Part 2
- ❖ Closing & Next Steps

**NEXT MEETING** is scheduled for:

**Thursday, April 17, 2025**

**6:00 to 8:00 p.m.**

**At Kūhiō Hale**



## Community Values & Visioning Activity

### PART 1: COMMUNITY VALUES (35 MIN)

*What are the community values that represent your homestead?*


1. What are the values that guide/shape this community?
2. What does that look like in your community?

### PART 2: VISIONING (35 MIN)

*When your mo‘opuna are grown up and living in the homestead, what is life like for them?*

1. What does your homestead and/or the broader Waimea Nui look like?
2. What does it feel like?
3. What about the community are your mo‘opuna proud of?





DEPARTMENT OF HAWAIIAN HOME LANDS

# WAIMEA NUI


## Regional Plan Update

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Beneficiary Consultation #1  
April 3, 2025  
6:00 pm to 8:00 pm

# MEETING AGENDA

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6:00 pm Welina, Pule & Introductions

6:15 pm Presentation on Regional Plan Update

6:30 pm Visioning Exercise Part 1

7:05 pm Refreshment Break

7:15 pm Visioning Exercise Part 2

7:50 pm Closing & Next Steps

2

# MEETING KULEANA



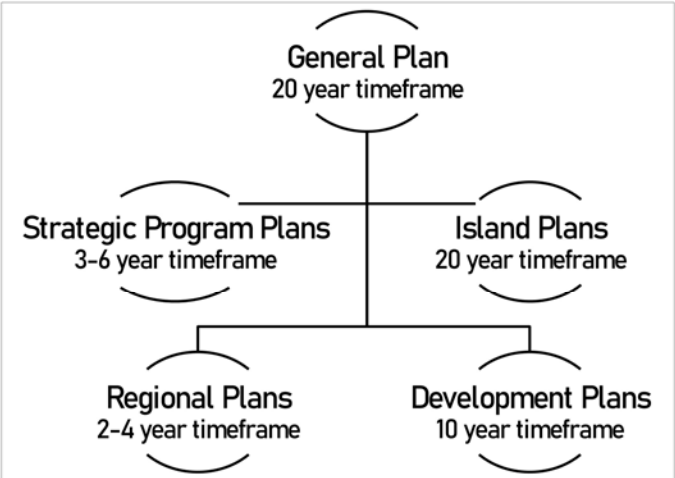
- Be Open: open your mind, ears and heart. Take home new ideas and information.
- Be Comfortable: move around and use facilities.
- Be Respectful: please do not interrupt the person that is talking, show aloha, treat others how you would like to be treated.
- Be Creative: work towards future solutions/aspirations.
- Agree to Disagree: accept that others may have different perspectives and opinions.
- Cellphones off or on silent: please take calls/texts outside.

3

# WHAT IS A REGIONAL PLAN?



## DHHL Planning System




### Purpose of the regional plans :

- To enable the community to be involved in planning for their region.
- To assist the community with identifying and prioritizing projects within the region.
- To identify detailed action steps needed to implement the priority projects.


4

# WAIMEA NUI REGION



- Homestead Regional Profile
- Regional Lands & Development
- Infrastructure
- Homestead Concerns & Priorities

JANUARY 2012

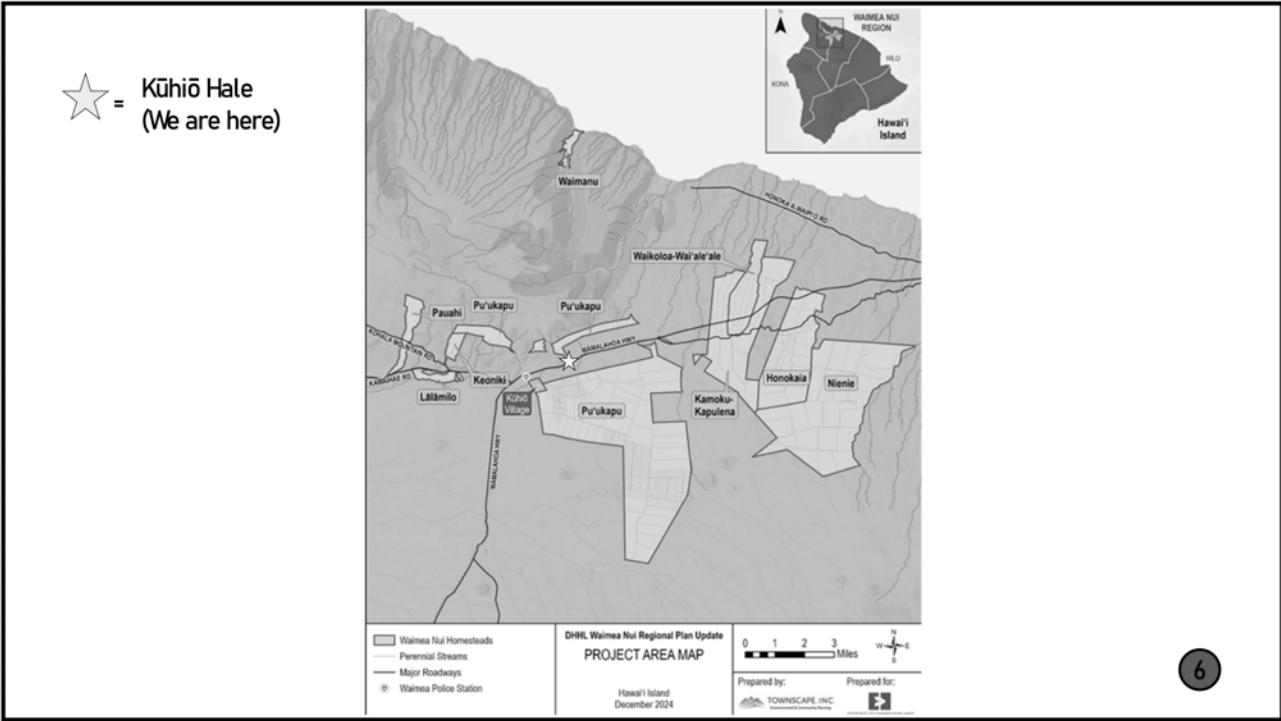


HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

**UPDATE ALSO INCLUDES:**

1. Vision Statement and Community Values for the Region.
2. Implementation Action steps for each Priority Project.

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# 2012 PRIORITY PROJECTS



Priority Project #1

Waimea Hawaiian  
Homestead  
Community  
Complex --  
Planning

PROJECT CHAMPION: WHHA

CURRENT STATUS: In-Progress.

- In 2015, HHC approved a Finding of No Significant Impact (FONSI) for the Waimea Hawaiian Homestead Association's (WHHA) Environmental Assessment (EA) and granted a 65-year lease. WHHA has completed the internal road network.
- In 2022, HHC approved the Final EA for the KOKO Health Center. WHHA secured funding for its initial development phase and is seeking more for future phases.
- In 2024, Waimea Nui Community Development Corporation, with the assistance of DHHL, received federal funding for the construction of an emergency operations center to provide coordination and response for wildfire and other emergencies in the region.

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# 2012 PRIORITY PROJECTS



Priority Project #2

Evaluate and  
Revise  
Ag/Pastoral  
Program in  
Waimea Nui

PROJECT CHAMPION: DHHL/WHHA

CURRENT STATUS: In-Progress.

- DHHL had previously awarded a \$100k agriculture peer-to-peer technical assistance grant to WHHA to promote more farming on Waimea homestead areas.
- In 2025, DHHL planning office hired an Agricultural Program Specialist to provide technical assistance to agricultural and pastoral homesteaders.

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# 2012 PRIORITY PROJECTS



Priority Project #3

**Support/Plan  
Development of  
Affordable  
Homestead  
Alternatives in  
Waimea Nui**

PROJECT CHAMPION: DHHL

CURRENT STATUS: In-Progress.

- Statewide, DHHL has been contemplating alternative affordable homestead options for its beneficiaries. This could result in alternatives applicable to Waimea Nui.



# 2012 PRIORITY PROJECTS



Priority Project #4

**Assess the  
Implications of  
Eliminating  
Requirement to  
Pay Property  
Taxes**

PROJECT CHAMPION: DHHL

CURRENT STATUS: Not Started.



# 2012 PRIORITY PROJECTS



Priority Project #5

## Assess the Implications of a Non-Standard Building Code

PROJECT CHAMPION: DHHL

CURRENT STATUS: On-Hold.

- In 2017, DHHL attended Hawai'i Building Code Council meetings to research and learn the process of building code development and approval. However, due to staffing turnover and competing priorities, progress on this initiative has stalled.
- In 2024, DHHL signed its first internal building permits for the Yorktown renovation project in Kalaeloa, O'ahu.

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# COMMUNITY VALUES & VISIONING ACTIVITY

Breakout Groups

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# PART 1: COMMUNITY VALUES



*What are the community values that represent your homestead?*

- 1. What are the values that guide/shape this community?
- 2. What does that look like in your community?

13

## REFRESHMENT BREAK

Please be seated and ready for  
the next activity in 10 minutes!

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## PART 2: VISIONING



*When your mo'opuna are grown up and living in the homestead, what is life like for them?*

1. What does your homestead and/or the broader Waimea Nui look like?
2. What does it feel like?
3. What about the community are your mo'opuna proud of?

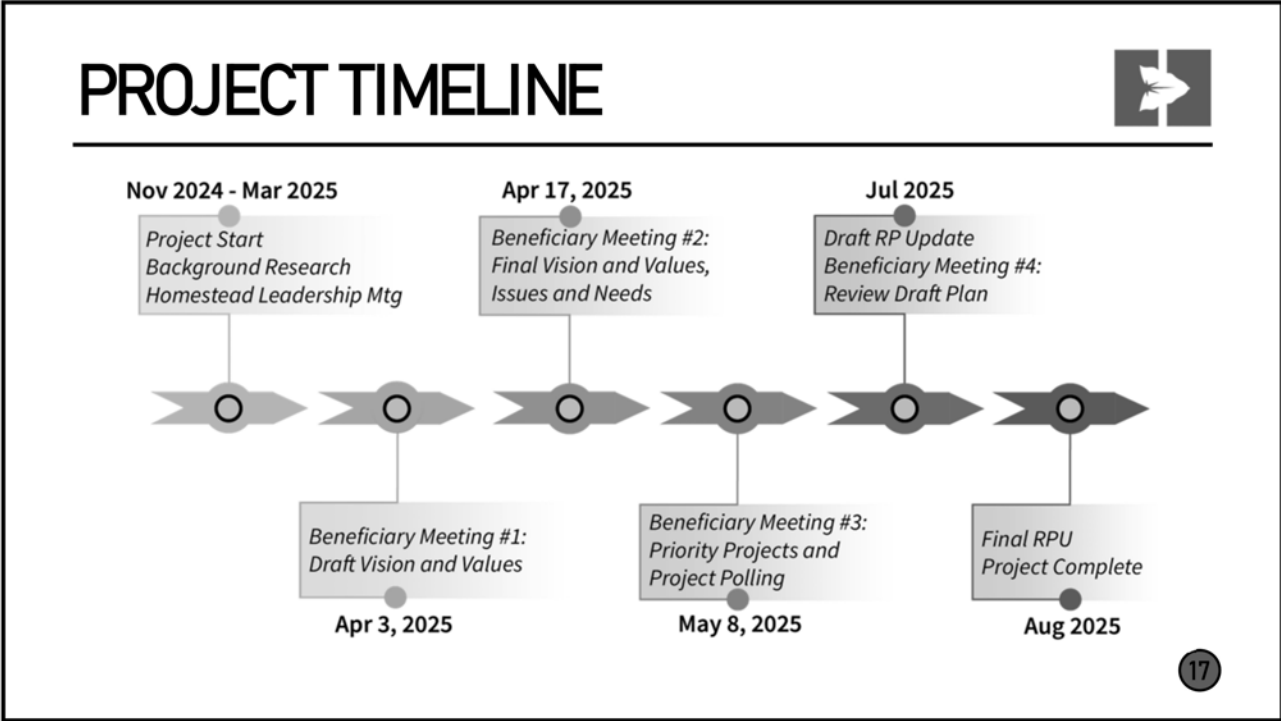
15

## NEXT STEPS



- Presentation slides and discussion recap will be posted on the DHHL website.
- Draft a vision statement and a list of community values to discuss at Beneficiary Consultation #2.
- Next meeting date: Thursday, April 17, 2025 from 6:00 to 8:00 pm at Kūhiō Hale.
  - Purpose: To identify issues and needs in the community.


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# MAHALO


For more information, please contact:

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(808) 550-3895



TOWNSCAPE, INC.  
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(808) 730-0352



DEPARTMENT OF  
HAWAIIAN HOME LANDS

Or visit the project website at:  
<https://dhhl.hawaii.gov/po/hawaii-island/waimea-nui-regional-plan-update-2025/>

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## **APPENDIX B**

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### *Beneficiary Consultation #2 Meeting Notes*



**Waimea Nui Regional Plan Update  
Beneficiary Consultation #2  
Kūhiō Hale, Waimea, HI  
April 17, 2025, 6:00 P.M. – 8:00 P.M.**

## **Attendance**

**Participants:** A total of 25 attendees signed in at the beneficiary consultation. Of the attendees, fifteen (15) self-identified as lessees of Waimea Nui, two (2) identified as applicants on the waitlist, one (1) was both a lessee and an applicant, four (4) identified as potential successors, one (1) identified as “other,” and two (2) did not indicate their beneficiary status.

**Project Team:**

- Department of Hawaiian Home Lands (DHHL): Lillie Makaila
- Townscape: Rachel Kapule and Gabrielle Sham

**Handouts Provided (attached):**

1. Meeting Agenda
2. Draft Community Values & Vision
3. Slideshow Presentation

## **Agenda**

1. Sign-in
2. Welina, Pule, & Introductions
3. Presentation on Regional Plan Update & Review of BC #1
4. Discussion: Draft Community Values & Vision
5. Closing & Next Steps

## **Presentation**

Lillie Makaila opened the meeting by introducing herself and the consultant team. A pule was offered by an attendee to begin the meeting. After the pule, Lillie reviewed the meeting agenda, shared expectations for the evening, and gave a brief overview of the DHHL planning system. She explained that while Island Plans guide DHHL land use across each island, Regional Plans focus on DHHL’s 23 designated regions statewide. These regional plans are beneficiary-driven and center around identifying and advancing priority projects. The last Regional Plan for Waimea Nui was completed in 2012.

## Community Values & Vision Group Discussion

Following the presentation, Lillie facilitated a group discussion, reviewing each draft value and the vision statement. Attendees were invited to share their feedback, which is summarized in bullet points below each item.

### **COMMUNITY VALUES**

- 1. Caring for Kūpuna:** We honor our kūpuna, those with us and those who came before us, by preserving and passing down their knowledge, protecting their burial sites, and ensuring they have a place to rest in Waimea.
  - a. When a higher level of care is needed for our kūpuna, where do they go? There are no beds available at other facilities. In the description, can you add verbiage on “caregiving” to kūpuna and providing spaces for long-term care of our kūpuna.
  - b. Change the value from “Caring for Kūpuna” to “Caring for the Wellbeing of our Kūpuna.”
  - c. We should get life alert for our kūpuna, and we should be taking care of their homes since most of them were built in 1952. We should help them with fixing their roof, cutting grass, picking up groceries, etc.
  - d. Add somewhere in the description about the “safety” of our kūpuna.
  - e. Also include “providing services for kūpuna.” Most of them don’t want to move into a care home. We should be bringing the care to them/to their home.
- 2. Creating a Safe and Secure Community:** We prioritize the safety and resilience of our community through emergency preparedness, well-maintained roads and infrastructure, and neighborhood watch efforts that protect our families and homes.
  - a. We should install a gate to keep our community safe. There are so many outside people coming into the homestead.
  - b. A gate would prevent outside people from wandering around our homestead.
  - c. Every morning people from outside the homestead parking by my house to walk their dogs because our roads are nice. At nighttime, cars are speeding past my house driving 100 miles per hour. We need to add speed tables on the road.
  - d. Add language in the description of this value to include road safety/traffic control.
  - e. There are people from outside our community coming here to race cars. The police don’t patrol the area.
  - f. Can we invest in street cameras and send people speeding tickets?
  - g. Everyone is speeding past my house to get to hula practice.
  - h. Honokaia has squatters. They attract foot traffic through the homestead, where they go to rob homes in Ahualoa. It’s a challenge to get collaboration between DHHL and the Hawai‘i Police Department (HPD) captain.



- i. Ranchers at Honokaia have a key to access the gate to the homestead. Sometimes ranchers leave the gate open when they are making a lot of trips back and forth and other people will sneak in. I'll lock them in so that they have to come and ask me to unlock it and I can educate them. Once I educate them they usually don't come back.
  - j. The sign at Honokaia just says "road closed." It doesn't send the correct message.
  - k. There is plenty of traffic in Honokaia and lots of tour bikes.
  - l. I'd like to understand what emergency access looks like in Honokaia. Does the Hawai'i Fire Department (HFD) and HPD have a key for the gate? What does emergency response look like?
- 3. Perpetuating our Cultural Traditions:** We pass down protocols, oli, and inoa 'āina of Waimea Nui to our keiki, not just as tradition, but as knowledge systems that guide how we live. These practices teach us when to plant, how to observe the elements, and help guide our day-to-day actions on the 'āina. We carry forward the old ways while building a better foundation for the generations to come.
- a. How are we passing knowledge down to our keiki? It doesn't say in the description.
  - b. We're all separated. Sometimes you can live next to someone and never meet them. We did classes in the farm lots and went to everyone in the homestead. That's how we got to know our neighbors.
  - c. This description of this value is very broad. Our biggest challenge is getting to use Kūhiō Hale. Where can we practice our culture? Where can we take a class? I can teach people, but I don't have the space/resources. We can use Kūhiō Hale but it's not our space it's the Departments'. We have to cancel whenever there's a DHHL meeting.
  - d. We need a facility. My hālau used to practice in the gym but we got kicked out because hula wasn't considered a "sport." We got kicked out of so many other places too. When we wanted to use Kūhiō Hale, DHHL tried to charge us to use the space. We just need a facility. There's no space for adult learning, only schools for our keiki.
  - e. There are two things that we need: 1) an available space and 2) access to that space.
- 4. Building Pilina:** We support one another throughout our community. We create and care for gathering spaces that strengthen relationships within and across homesteads.
- a. When we have homestead meetings and hundreds of people show up, we constantly hear, "I'm a farmer and you're talking about ranching," or "I'm a rancher and you're talking about farming." So we decided to split up our association into eight divisions. Everyone can choose what they want to focus on. In the beginning, we hosted an annual lū'au for 700 to 800 people. Then we stopped because of COVID. We got to start doing that again.
  - b. What keeps us together is a common enemy, which is DHHL.

- c. The words “across homesteads” is so vast. Our challenge is geography. How do we bring together all the homesteads? We all have different challenges. Our people are so different.
  - d. This place is unique because we all came together. DHHL is trying to separate us.
  - e. There’s a difference between a homesteaders’ association and a homeowner’s association (HOA). A HOA, which they have in Lālāmilo, is policing people. We try to make our community better.
  - f. Include “having opportunities to build pilina.” Offer educational classes and community nights.
  - g. We don’t have somewhere to go to ask questions. We call the DHHL Waimea office and no one answers the phone. Sometimes guidance from DHHL is inaccurate. Where do I find the administrative rules?
  - h. How do I designate a successor? I want an additional letter from the Department that says, “we certify that this person succeeds you and does qualify.” What are the policies and procedures?
  - i. We need to have someone from our homestead act as a go between for us and DHHL.
  - j. DHHL staff are inside the office; we can see them. But when we call, they don’t answer. And when we knock on the door, they don’t open it.
- 5. Being Self-Sufficient and Self-Governing:** We grow our own food, steward our resources, and take responsibility for our community’s well-being and future.
- a. We should have a resource for everyone that needs a house plan. They should be able to select a model for their home that is already pre-approved. Our own kanaka need to be the ones constructing the homes.
  - b. We need a processing facility.
  - c. The Department thinks it’s them that needs to be self-sufficient when really it’s us that need to be.
  - d. We have to rise and do this ourselves.
- 6. Collaborating and Building Shared Kuleana with DHHL:** We value open communication and mutual respect between beneficiaries and the Hawaiian Homes Commission, DHHL, and its staff. Homesteaders, staff, and commissioners cultivate collaboration and trust in one another through consistent dialogue and maintaining an active presence at shared gatherings.
- a. How much staff does DHHL have?
    - i. Response from Lillie: Maybe 150 to 150 staff. The Department is 70% staffed right now.
  - b. Just open the door to the office!

- c. DHHL has so many divisions. We need someone from each division to be at our meetings. It's hard for us to figure out who is in charge of what. They don't have to be there all at the same time. They can come to our association meetings. The commissioner should come to our meetings and hear our concerns. That way when we testify they're familiar with what we're saying.
- d. This value should be the expectation/standard. Not an aspiration.
- e. I have an aspiration. Can we elect our commissioner or have a say in who our district manager is?
- f. We have an opportunity to give names for these positions but no one from the homestead wants to.
- g. This is a good wish list but it's not happening now.
- h. If DHHL staff and commissioners were working closely with us, and they came to our meetings, then we would go to their meetings and support them. We don't know when those hearings/meetings are. If we had the rest of the homestead behind us that would be great. But it's difficult for people to attend because they'd have to purchase a plane ticket/hotel.
- i. Can we add something to the description about time sensitivity/urgency. It took nine months to get the paperwork through when I succeeded my grandfather.
- j. It's hard to collaborate when we have to wait so long.
- k. How are we supposed to connect with DHHL when DHHL itself is disconnected.
- l. It's been so stressful having to fight for a lease when my husband died.
- m. When my mom passed, I was her successor. It took me one year and two months to get the lease. I would hate to see my son struggle to get his lease when I pass away.
- n. There is a lot of gatekeeping from DHHL. A lot of it feels like manipulation. DHHL sent my grandparent's death certificate directly to public note when it should've been sent to my mom first. We didn't get a chance to notify our whole family that they had passed before it was published. My mom was supposed to be the one to send it the death certificate, but the Department did it without her permission.
- o. We missed so many opportunities to save money because of the time it takes DHHL to do anything. It pisses me off. The Department is so disorganized and mismanaged.
- p. The Department of Public Works (DPW) sent me a notice that my neighbor was complaining about my driveway. Three years later I found the complaint was from Jim Dupont.
- q. Families come to me asking for help. They constantly feel like they have to battle DHHL. This has caused mental anguish in our community. People fall into depression, anxiety, marital problems, etc. It's a crisis.
- r. We've written letters to DHHL when their staff violates their own rules, but DHHL wrote back saying they don't have any disciplinary procedures.

- s. There's a lot in Pu'ukapu that we used to get cinder from. But the Department took it back when an endangered species was found on it. We went there with the Fish and Wildlife Service to come up with a plan on how to still access the cinder while protecting the endangered Nehe plant. When we went there we found Jim Dupont mining his own cinder. We thought he would be fired but instead he was promoted.

### **VISION STATEMENT**

"Waimea Nui is a community rooted in the old ways of living. We live in balance with the world around us, guided by the voices and 'ike of our kūpuna. We know the names of our 'āina and the names of our people. Across the different homesteads, we work together, advocate for one another, and uphold our values through self-governance. We grow our own food and are sustained by our own 'āina. We've built a relationship of trust with DHHL. This way of life is our foundation, and it's what we pass down to the children of Waimea Nui."

- a. Change to "grow and raise our own food."
- b. Add that we strive to work with DHHL and collaborate with the district manager.
- c. Change "it's" to "it is" in the last sentence.
- d. Add Commissioners will work with us and for us.

### **Closing & Next Steps**

Lillie closed the meeting by outlining the next steps. She and the consultants will revise the draft values and vision statement to reflect the mana'o shared during the discussion. At the next meeting, we'll provide a handout with the revisions, but most of the time will be focused on brainstorming project ideas and refining the list for priority project voting.

The meeting adjourned at 8:45 p.m. Several community members approached Lillie after the meeting to request rescheduling Beneficiary Consultation #3, as many could not attend on May 8<sup>th</sup>. The next meeting will be held on Thursday, May 15, 2025, from 6:00 p.m. to 8:00 p.m. at Kūhiō Hale.



# Meeting Agenda

**Thursday, April 17, 2025**

**6:00 to 8:00 p.m.**

**PURPOSE:** To share a draft list of community values and a draft vision statement for community feedback and revisions, and to begin discussing project ideas that address key concerns for the Waimea Nui region.

**OUTCOMES:** By the end of the meeting, we will:

- Understand what a DHHL Regional Plan is, how it's used, and the process for creating it.
- Gather community feedback on the draft values and vision statement.
- Identify key issues and concerns in the community, and begin shaping initial project ideas to address them.

**SCHEDULE:**

- ❖ Sign-in
- ❖ Welina, Pule, & Introductions
- ❖ Presentation on Regional Plan Update & Review of BC #1
- ❖ Discussion: Draft Community Values & Vision
- ❖ Refreshment Break
- ❖ Discussion: Issues, Opportunities, & Resources
- ❖ Closing & Next Steps

**NEXT MEETING** is scheduled for:

**Thursday, May 8, 2025**

**6:00 to 8:00 p.m.**

**At Kūhiō Hale**



## Draft Community Values & Vision

### VALUES

#### **Caring for Kūpuna**

We honor our kūpuna, those with us and those who came before us, by preserving and passing down their knowledge, protecting their burial sites, and ensuring they have a place to rest in Waimea.

#### **Creating a Safe and Secure Community**

We prioritize the safety and resilience of our community through emergency preparedness, well-maintained roads and infrastructure, and neighborhood watch efforts that protect our families and homes.

#### **Perpetuating our Cultural Traditions**

We pass down protocols, oli, and inoa ‘āina of Waimea Nui to our keiki, not just as tradition, but as knowledge systems that guide how we live. These practices teach us when to plant, how to observe the elements, and help guide our day-to-day actions on the ‘āina. We carry forward the old ways while building a better foundation for the generations to come.

#### **Building Pilina**

We support one another throughout our community. We create and care for gathering spaces that strengthen relationships within and across homesteads.

#### **Being Self-Sufficient and Self-Governing**

We grow our own food, steward our resources, and take responsibility for our community’s well-being and future.


#### **Collaborating and Building Shared Kuleana with DHHL**

We value open communication and mutual respect between beneficiaries and the Hawaiian Homes Commission, DHHL, and its staff. Homesteaders, staff, and commissioners cultivate collaboration and trust in one another through consistent dialogue and maintaining an active presence at shared gatherings.

### VISION

*“Waimea Nui is a homestead community rooted in our traditions and rural lifestyle. We live in balance with the world around us, guided by the voices and ‘ike of our kūpuna. We know the names of our ‘āina and the names of our people. Across the different homesteads, we work together, advocate for one another, and uphold our values through self-governance to build a safe, united, and thriving lāhui. We grow our own food and are sustained by our own ‘āina. This way of life is our foundation, and it’s what we pass down to the future generations of our mokupuni.”*





DEPARTMENT OF HAWAIIAN HOME LANDS

# WAIMEA NUI


## Regional Plan Update

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Beneficiary Consultation #2  
April 17, 2025  
6:00 pm to 8:00 pm

# MEETING AGENDA

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6:00 pm

Welina, Pule & Introductions

6:15 pm

Presentation on Regional Plans & Review of BC #1

6:30 pm

Discussion: Draft Community Values & Vision

7:00 pm

Refreshment Break

7:10 pm

Discussion: Issues, Opportunities, & Resources

7:50 pm

Closing & Next Steps

2

## MEETING KULEANA

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- **Be Open:** open your mind, ears and heart. Take home new ideas and information.
- **Be Comfortable:** move around and use facilities.
- **Be Respectful:** please do not interrupt the person that is talking, show aloha, treat others how you would like to be treated.
- **Cellphones off or on silent:** please take calls/texts outside.

3

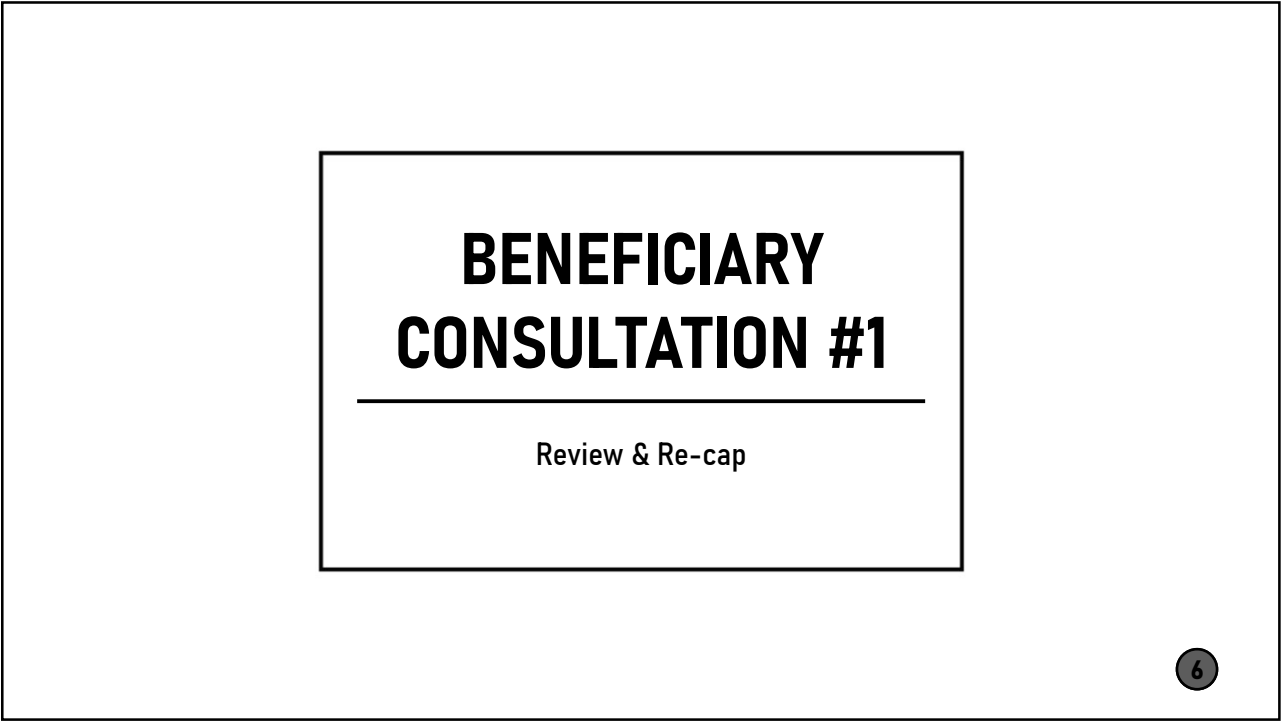
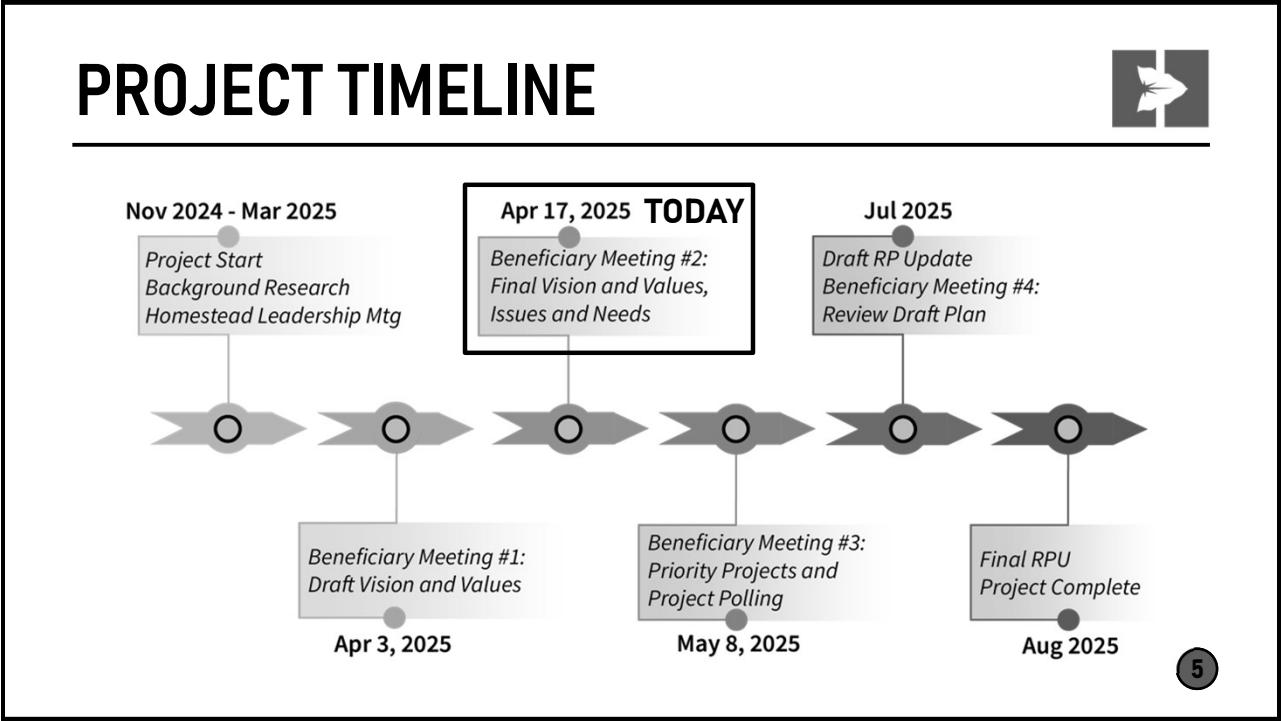
## MEETING OBJECTIVES

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- Provide a recap on the previous meeting (BC #1)
- Receive feedback on draft community values and vision statement for Waimea Nui
- Document issues, opportunities, and existing community resources and assets
- Compile an initial list of projects for further consideration

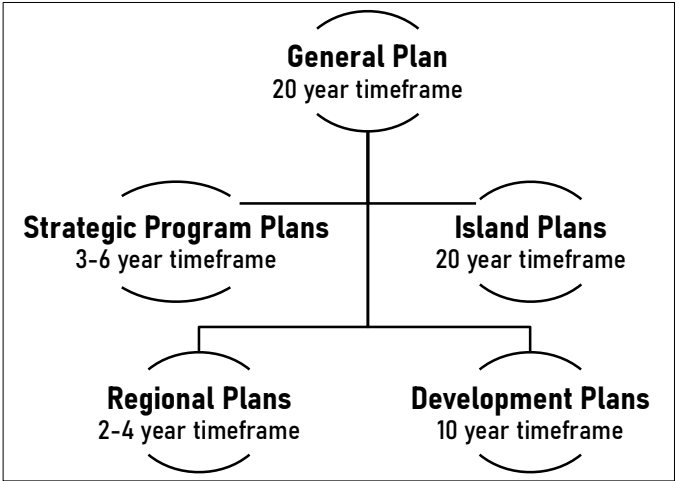
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# WHAT IS A REGIONAL PLAN?



## DHHL Planning System




**Purpose of the regional plans :**

- To enable the community to be involved in planning for their region.
- To assist the community with identifying and prioritizing projects within the region.
- To identify detailed action steps needed to implement the priority projects.

7

# WAIMEA NUI REGION




- Homestead Regional Profile
- Regional Lands & Development
- Infrastructure
- Homestead Concerns & Priorities

**UPDATE ALSO INCLUDES:**

1. Vision Statement and Community Values for the Region.
2. Implementation Action steps for each Priority Project.

JANUARY 2012



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

8

# DRAFT COMMUNITY VALUES & VISION

Group Discussion

9

## DRAFT COMMUNITY VALUES



Caring for  
Kūpuna



Creating a Safe  
and Secure  
Community



Perpetuating our  
Cultural Traditions



Building  
Pīlina



Being Self-  
Sufficient and  
Self-Governing



Collaborating and  
Building Shared  
Kuleana with DHHL

10

# DRAFT COMMUNITY VALUES



## 1. Caring for Kūpuna

We honor our kūpuna, those with us and those who came before us, by preserving and passing down their knowledge, protecting their burial sites, and ensuring they have a place to rest in Waimea.

11

# DRAFT COMMUNITY VALUES



## 2. Creating a Safe and Secure Community

We prioritize the safety and resilience of our community through emergency preparedness, well-maintained roads and infrastructure, and neighborhood watch efforts that protect our families and homes.

12



# DRAFT COMMUNITY VALUES



## 3. Perpetuating our Cultural Traditions

We pass down protocols, oli, and inoa ‘āina of Waimea Nui to our keiki, not just as tradition, but as knowledge systems that guide how we live. These practices teach us when to plant, how to observe the elements, and help guide our day-to-day actions on the ‘āina. We carry forward the old ways while building a better foundation for the generations to come.

13

# DRAFT COMMUNITY VALUES



## 4. Building Pilina

We support one another throughout our community. We create and care for gathering spaces that strengthen relationships within and across homesteads.

14

DRAFT COMMUNITY VALUES



5. Being Self-Sufficient and Self-Governing

We grow our own food, steward our resources, and take responsibility for our community's well-being and future.

15

DRAFT COMMUNITY VALUES



6. Collaborating and Building Shared Kuleana with DHHL

We value open communication and mutual respect between beneficiaries and the Hawaiian Homes Commission, DHHL, and its staff. Homesteaders, staff, and commissioners cultivate collaboration and trust in one another through consistent dialogue and maintaining an active presence at shared gatherings.

16

# DRAFT VISION STATEMENT

“Waimea Nui is a homestead community rooted in our traditions and rural lifestyle. We live in balance with the world around us, guided by the voices and ‘ike of our kūpuna. We know the names of our ‘āina and the names of our people. Across the different homesteads, we work together, advocate for one another, and uphold our values through self-governance to build a safe, united, and thriving lāhui. We grow our own food and are sustained by our own ‘āina. This way of life is our foundation, and it’s what we pass down to the future generations of our mokupuni.”

17

# REFRESHMENT BREAK

Please be seated in your breakout  
groups in 10 minutes

18

ISSUES,  
OPPORTUNITIES, &  
RESOURCES

Breakout Groups

19

ISSUES, OPPORTUNITIES, & RESOURCES

1. What issues or challenges exist in the homestead community that we can create a solution for?

2. What ideas do you have to help address these issues?

GOAL: Identify projects that will address the community's needs.

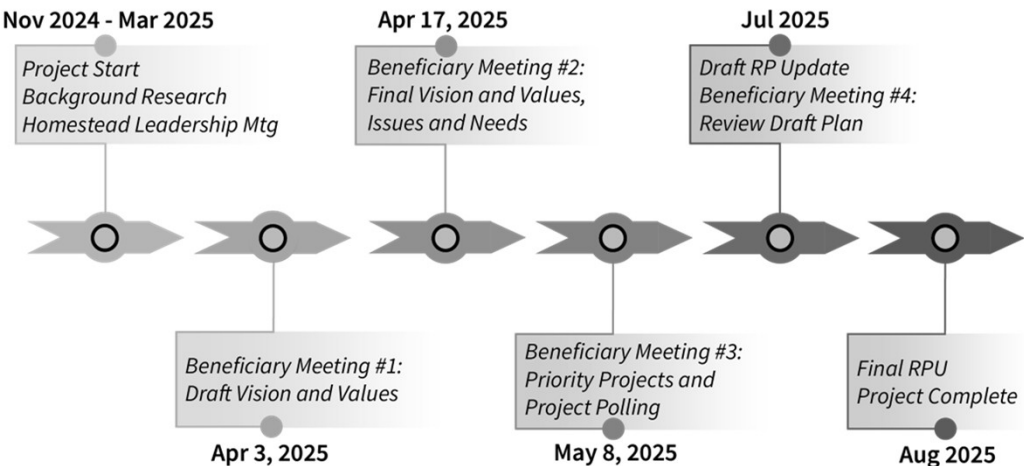
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# NEXT STEPS



- Presentation slides and discussion recap will be **posted on the DHHL website.**
- At Beneficiary Consultation #3, we will finalize the list of potential projects and open the voting period for **priority projects.**
- Next meeting date: Thursday, May 8, 2025 from 6:00 to 8:00 pm at Kūhiō Hale.

# PROJECT TIMELINE



MAHALO

For more information, please contact:

**Rachel Kapule, Planner**  
[rachel@townscapeinc.com](mailto:rachel@townscapeinc.com)  
(808) 550-3895



**Lillie Makaila, Planner**  
[Lilliane.k.makaila@hawaii.gov](mailto:Lilliane.k.makaila@hawaii.gov)  
(808) 730-0352



Or visit the project website at:  
<https://dhhl.hawaii.gov/po/hawaii-island/waimea-nui-regional-plan-update-2025/>



## **APPENDIX C**

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### *Beneficiary Consultation #3 Meeting Notes*



**Waimea Nui Regional Plan Update  
Beneficiary Consultation #3  
Kūhiō Hale, Waimea, HI  
June 10, 2025, 6:00 P.M. – 8:00 P.M.**

## **Attendance**

**Participants:** While a total of 26 attendees signed in at the beneficiary consultation, thirty-five (35) attendees were counted. Of the attendees that signed in, fifteen (15) self-identified as lessees of Waimea Nui, two (2) identified as applicants on the waitlist, six (6) were potential successors, one (1) identified as “other,” and two (2) did not indicate their beneficiary status.

**Project Team:**

- Department of Hawaiian Home Lands (DHHL): Lillie Makaila
- Townscape: Rachel Kapule and Gabrielle Sham

**Handouts Provided (attached):**

1. Meeting Agenda
2. HOW TO: Priority Project Voting
3. Revised Community Values & Vision
4. Slideshow Presentation

## **Agenda**

1. Sign-in
2. Welina, Pule, & Introductions
3. Presentation – Brief Review of BCs #1 & #2
4. Develop and Refine Project Ideas List
5. Overview of Priority Project Voting Process
6. Closing & Next Steps

## **Presentation**

Lillie Makaila opened the meeting by introducing herself and the consultant team. A pule was offered by an attendee to begin the meeting. After the pule, Lillie reviewed the meeting agenda, shared expectations for the evening, and gave a brief overview of the DHHL planning system. She explained that while Island Plans guide DHHL land use across each island, Regional Plans focus on DHHL’s 23 designated regions statewide. These regional plans are beneficiary-driven and center around identifying and advancing priority projects. The last Regional Plan for Waimea Nui was completed in 2012.

## Develop and Refine Project Ideas List

Following the presentation, Lillie facilitated a group discussion to review a draft list of potential projects. The first five projects presented were the priority projects identified in the 2012 Waimea Nui Regional Plan. Six additional projects were provided by the consultant team based on input from Beneficiary Consultations #1 and #2.

The group reviewed each potential project individually, making revisions, reordering, and removing items as needed. Attendees were also invited to propose new projects. Feedback from participants is captured below in bullet points and italics under each project. Deletions are shown with strikethroughs, and additions are underlined for clarity.

### 1. ~~Waimea Nui Hawaiian Homestead Community Complex~~—Planning Initiative

This project involves planning a 161-acre community complex to serve keiki to kūpuna, including a neighborhood park, youth recreation facilities, a Community Hale, kūpuna housing, a cemetery, and revenue-generating spaces. The complex would provide space for gatherings, recreation, wellness, and cultural practices, while also supporting long-term sustainability through economic development opportunities.

SUGGESTED ADDITION: Plan and construct a dedicated facility specifically for DHHL beneficiaries to use for cultural/educational classes and community gatherings. Plan and establish a small-scale agricultural processing facility to support Waimea Nui's farmers and ranchers with crop processing and value-added production.

- *Meeting participants suggested the following changes to the project description:*
  - *Include information about building an Emergency Operation Center (EOC).*
  - *It's actually 191 acres if you include Kanu o Ka 'Āina.*
  - *Include that Waimea Nui homestead should take over the stewardship, operation, and maintenance of a portion of Keanahulu/Mana Rd and Humu'ula Sheep Station. We don't want to see this place commercially developed.*

### 2. ~~Evaluate and Revise Agriculture/Pastoral Program~~ Waimea Nui Agricultural and Pastoral Pilot Projects

This project seeks to improve the success of homestead farmers and ranchers by addressing barriers like limited resources, training, and technical support. It includes revising DHHL programs, increasing staff capacity, and exploring new models like cooperatives and mentorships tailored to community needs.

- *Meeting participants suggested the following changes to the project description:*
  - *We should create a pilot project to be used as a model for the other homesteads.*

- *This project should address the larger issue of food insecurity.*
- *Should be done in partnership/collaboration between beneficiaries and DHHL.*
- *Don't group agriculture and pastoral together. We have very different needs.*
- *Install infrastructure to all agricultural and pastoral lots.*
- *Conduct a needs assessment to understand the needs of agricultural and pastoral lessees in each homestead.*
- *Change the wording so it's less negative. Don't use words like "barriers" or "limited resources."*

**~~3.—Support/Plan Development of Affordable Homestead Alternatives in Waimea Nui~~**

~~This project supports the development of affordable housing options beyond the traditional owner-build and turn-key models to better serve the needs of low- to moderate-income beneficiaries. Efforts will include exploring alternative designs, financing strategies, and housing types such as self-help, multi-family, and rental options through collaboration with community partners.~~

- *Meeting participants agreed to remove this project from the list, noting that it is already being addressed by the current administration.*

**~~4.—Assess the Implications of Eliminating Requirement to Pay Property Taxes~~**

~~This project calls for an assessment of the legal and financial impacts of removing the requirement for homesteaders to pay property taxes after the seven-year exemption period.~~

- *Meeting participants agreed to remove this project from the list, as the County is already pursuing a policy that would cap property taxes at \$200 annually for beneficiaries.*

**~~5.—Assess the Implications of a Non-Standard Building Code~~**

~~This project explores the feasibility of creating an alternative building code for DHHL lands that incorporates traditional Native Hawaiian architecture and addresses the challenges homesteaders face under current county regulations.~~

- *Meeting participants agreed to remove this project from the list, noting that it is already being addressed by the current administration.*

**6. Strategize and Initiate Subdivision/Commencement Date with County of Hawai'i**

Initiate subdivision/commencement date for Pu'ukapu pastoral lots to allow for permitting of structures, assignment of Tax Map Keys (TMKs), and commence seven-year property tax grace period.

- *Meeting participants suggested the following changes to the project description:*
  - *Include that we want to understand the impacts of commencement on homesteaders.*
  - *DHHL and the County both have their own definitions of commencement. We all need to be on the same page.*

## **7. Water**

Provide affordable and adequate supply of water for farming, ranching, and fire response/prevention across Waimea Nui homesteads. Provide more immediate water options (fill station/standpipe) to Honokaia.

- *Meeting participants suggested the following changes to the project description:*
  - *Provide potable and non-potable water options to all homesteads.*
  - *Improve water pressure in Pu'ukapu, some homesteaders cannot get water because the pressure is too low.*
  - *There needs to be equal distribution across homesteads.*
  - *Design and develop a sustainable and adequate water system.*
  - *We want to understand water sourcing, knowing our options and who else is accessing the water.*
  - *Establish interim in-stream flow standards in Pu'ukapu.*
  - *HELCO is running power through the homestead to feed Ahualoa Well. Establish water agreement with the County since they are taking ag water from homestead lands but not giving it to homesteaders.*
  - *Conduct a water rate analysis/cost of service study.*

## **8. Establish a Waimea Nui Advisory Committee**

Create a community-led committee to independently monitor, advise on, and ensure transparency, performance, and accountability of DHHL activities and priority projects in Waimea Nui. Advisory committee will prepare testimony and participate in monthly commission meetings, beneficiary consultations, and provide oversight of DHHL and Commission actions and project implementation. Develop initiatives that encourage open-door policies, regular DHHL staff and Commissioner participation at community meetings, and explore methods for beneficiaries to provide feedback on policies, processes, and staff performance.

- *A majority of meeting participants wanted to remove this project since they felt that it is already something the homestead association is doing. However, a few individuals wanted to keep this project so that they would have access to funding. The group ultimately agreed to keep the project on the list.*

### **~~9. Expand Kūpuna Resources and Support~~**

~~Establish programs that provide kūpuna with in-home support services such as home repair, yard maintenance, grocery delivery, and healthcare assistance. Also develop spaces and services for long-term care to help kūpuna age in place.~~

- Meeting participants agreed to move this project under the Waimea Nui Hawaiian Homestead Community Initiative. They also emphasized that kūpuna services should be limited to DHHL beneficiaries only.*

### **~~10. Improve Homestead Safety and Security, Road Safety, and Traffic Control Measures~~**

Enhance road safety by installing speed tables, security gates, street cameras, and improved signage to control traffic and reduce unauthorized access. Improve road infrastructure in Pu'ukapu. Create more signage identifying homestead boundaries.

- Meeting participants suggested the following changes to the project description:*
  - This project should be focused on overall safety of the homesteads; it sounds like it's just focused on the roads.*
  - Infrastructure needs to be improved with quality and safe materials. The dust we're breathing in from the current roadway is so determinantal to our health.*
  - There needs to be budget allocated for road maintenance and improvements.*
  - Some lots don't have addresses. We need one uniform way to identify all the lots to improve communication especially for emergency response.*
  - Avoid redundant signage. We don't want to see signs everywhere.*
  - This project should include risk mitigation for loose dogs/livestock, squatters, trespassers, fires (both arson and wildfire).*
  - Address the modification of fire tanks to allow emergency response for wildfire.*
  - There needs to be more enforcement.*
  - We need an evacuation plan and route.*

### **~~11. Perpetuate Paniolo Culture~~**

~~Provide support for programming and facilities that preserve and perpetuate paniolo traditions.~~

- Meeting participants agreed to integrate this project into the Waimea Nui Hawaiian Homestead Community Initiative.*

### **12. Homestead Community Benefits Program**

Revenue sharing project to ensure beneficiaries have direct economic benefits from energy generation projects on the homestead land. Includes an audit of all existing infrastructure running through homestead lands in order to negotiate fair market value of what we are owed.

## Overview of Priority Project Voting Process

Lillie resumed the presentation to explain the upcoming voting process for identifying priority projects. She shared that voting would open on Monday, June 16, 2025, and outlined four available methods for casting a vote: postal mail, online via Google Form, email, and phone. For those voting by mail, hardcopy voting forms will be available for pickup from the Waimea Hawaiian Homesteaders' Association and Hui Aloha Pu'ukapu (postage stamps will be provided). To validate each vote, voters must include their contact information and either their address or lot number.

Lillie also facilitated a brief discussion with participants to finalize the voting rules. Participants agreed that individuals should be allowed to vote for a project more than once, with a total of five votes per person. Each household may have up to five individuals participate, allowing for a maximum of 25 votes per household. The group also decided to close the voting period on June 30, 2025, to allow time to finalize the regional plan and present it to the Hawaiian Homes Commission in September.

## Closing & Next Steps

To close the meeting, Lillie summarized the next steps. She and the consultant team will finalize the list of projects and prepare the voting form. Postcards with voting instructions will be mailed to Waimea Nui beneficiaries to encourage participation.

Lillie also asked attendees for their preferred date for Beneficiary Consultation #4, where the draft plan will be reviewed. Participants suggested August 14, 2025 as the first choice and August 12, 2025 as a backup option. Confirmation of meeting date will be sent via postcard mailings and e-mail.

The meeting adjourned at 9:50 p.m.





# Meeting Agenda

**Tuesday, June 10, 2025**

**6:00 to 8:00 p.m.**

**PURPOSE:** To discuss project ideas that address key concerns for the Waimea Nui region and to explain the process for selecting the top five priority projects to be included in the Regional Plan Update.

**OUTCOMES:** By the end of the meeting, we will:

- Understand what a DHHL Regional Plan is, how it's used, and the process for creating it; and
- Have identified the complete list of projects to be prioritized.

**SCHEDULE:**

- ❖ Sign-in
- ❖ Welina, Pule, & Introductions
- ❖ Presentation – Brief Review of BCs #1 & #2
- ❖ Develop and Refine Project Ideas List
- ❖ Overview of Priority Project Voting Process
- ❖ Next Steps & Closing

**NEXT MEETING** is anticipated for:

**August 2025**



# HOW TO: Priority Project Voting

**Voting will open on Monday, June 16, and close on \_\_\_\_\_.**  
*(TBD by the end of the mtg)*

There are four ways to submit your vote:

- 1) Starting June 18<sup>th</sup>, you can pick up a hardcopy voting form from the Waimea Hawaiian Homesteaders' Association or Hui Aloha Pu'ukapu. Fill out the form and mail it in to Townscape, Inc. Our address is provided on the form. *A postage stamp is required.*
- 2) Vote online using the QR code at the bottom of the page or through the following link: <https://bit.ly/waimea-nui-voting>
- 3) Email your votes to Rachel Kapule at [rachel@townscapeinc.com](mailto:rachel@townscapeinc.com)
- 4) Call-in your votes to Rachel Kapule at 808-550-3895

**NOTE: You must submit your contact information and address/lot number for your vote to count!**





## Revised Community Values & Vision

### VALUES

#### Caring for **the Wellbeing of Our Kūpuna**

We honor our kūpuna, those with us and those who came before us, by preserving and passing down their knowledge, protecting their burial sites, and ensuring they have a place to rest in Waimea. We are committed to ensuring the safety and wellbeing of our kūpuna by providing at-home services, home repair assistance, access to daily needs like groceries, and resources such as life alert systems. Recognizing that most kūpuna wish to remain in their homes, we also prioritize creating spaces and services that allow for long-term care within our community.

#### Creating a Safe and Secure Community

We prioritize the safety and resilience of our community through emergency preparedness, well-maintained roads and infrastructure, and neighborhood watch efforts that protect our families and homes. We are committed to improving road safety and traffic control, exploring options such as speed tables and street cameras, and strengthening security measures like gates, signage, and neighborhood patrols.

#### Perpetuating our Cultural Traditions

We pass down protocols, oli, and inoa 'āina of Waimea Nui to our keiki, not just as tradition, but as knowledge systems that guide how we live. These practices teach us when to plant, how to observe the elements, and help guide our day-to-day actions on the 'āina. We recognize that strengthening these traditions requires gathering spaces for learning, sharing, and practice, where all generations can come together to teach, learn, and build relationships. By creating places within Waimea Nui that are dedicated to cultural education, we carry forward the old ways while building a better foundation for the generations to come.

#### Building Pilina

We support one another throughout our community. ~~We by creating and care for gathering spaces that opportunities to~~ strengthen relationships within the homesteads of Waimea Nui and across with other homesteads across the Big Island. We are committed to creating gathering spaces, educational opportunities, and community events that build pilina and provide places to share knowledge, ask questions, and support one another.

#### Being Self-Sufficient and Self-Governing

We grow our own food, steward our resources, and take responsibility for our community's well-being and future. We build systems that support our own needs, from housing to food production facilities, by relying on the skills, knowledge, and leadership of our own people.




## Collaborating and Building Shared Kuleana with DHHL

We ~~value-expect~~ open communication, transparency, and mutual respect between beneficiaries, the Hawaiian Homes Commission, DHHL, and its staff. ~~Homesteaders, staff, and commissioners cultivate collaboration and trust in one another through consistent dialogue and maintaining an active presence at shared gatherings.~~ Collaboration through consistent presence at community meetings, clear points of contact across divisions, and timely action on beneficiary needs must be the standard, not an aspiration. Building trust requires accountability, fairness, and a sense of urgency from all parties involved.

## VISION

*“Waimea Nui is a community rooted in the old ways of living. We live in balance with the world around us, guided by the voices and ‘ike of our kūpuna. We know the names of our ‘āina and the names of our people. Across the different homesteads, we work together, advocate for one another, and uphold our values through self-governance. We grow and raise our own food and are sustained by our own ‘āina. ~~We’ve~~ We strive to build a a relationship of trust with DHHL, staff, and Commissioners who work with us and for us. This way of life is our foundation, and it is what we pass down to the ~~children~~ future generations of Waimea Nui.”*



DEPARTMENT OF HAWAIIAN HOME LANDS

# WAIMEA NUI


## Regional Plan Update

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Beneficiary Consultation #3  
June 10, 2025  
6:00 pm to 8:00 pm

# MEETING AGENDA

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6:00 pm Welina, Pule & Introductions

6:15 pm Presentation – Brief Review of BCs #1 & #2

6:30 pm Develop and Refine Project Ideas List

7:50 pm Overview of Priority Project Voting Process

8:00 pm Next Steps & Closing

2

## MEETING KULEANA

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- **Be Open:** open your mind, ears and heart. Take home new ideas and information.
- **Be Comfortable:** move around and use facilities.
- **Be Respectful:** please do not interrupt the person that is talking, show aloha, treat others how you would like to be treated.
- **Cellphones off or on silent:** please take calls/texts outside.

3

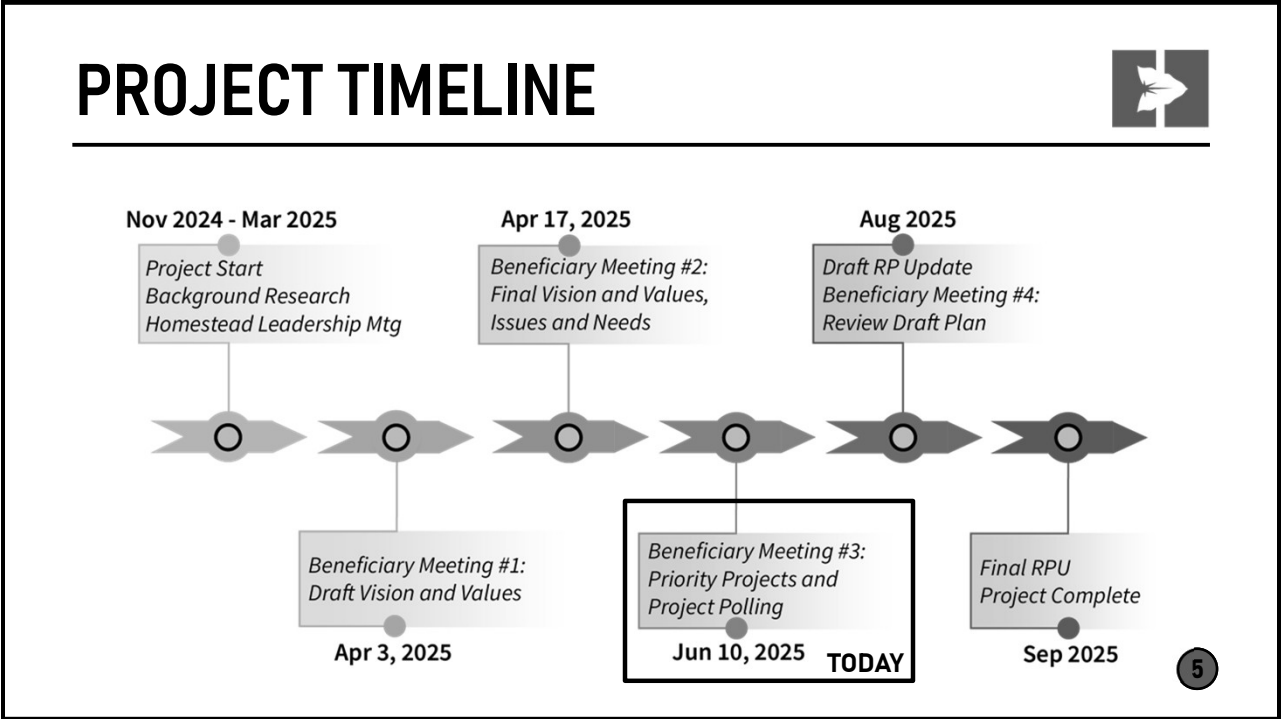
## MEETING OBJECTIVES

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1. Create a list of project ideas; and
2. Refine the list of projects to as close to ten (10) as possible.
  - Note: The Final Plan will only include the top FIVE (5) projects from the voting process.

4




# WAIMEA NUI REGION



- Homestead Regional Profile
- Regional Lands & Development
- Infrastructure
- Homestead Concerns & Priorities

JANUARY 2012



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

**UPDATE ALSO INCLUDES:**

1. Vision Statement and Community Values for the Region.
2. Implementation Action steps for each Priority Project.

6

3



# DEVELOP & REFINE PROJECT IDEAS LIST

Group Discussion

7

## PRIORITY PROJECT VOTING



- Voting will open on Monday, June 16th, via postal mail, Google Form, email, and phone.
- Hardcopy voting forms will be provided to Waimea Hawaiian Homesteaders' Association and Hui Aloha Pu'ukapu. Forms can be mailed directly to Townscape.
- Voting results will be shared via email and posted to the project website.
- Voting period will close on **June 30<sup>th</sup>**.

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# PRIORITY PROJECT VOTING



- Contact information and address/lot number is **REQUIRED** for votes to count. One submission per person. No more than 5 individuals per lot.
- You will have a total of five (5) votes.
- You may vote for a project more than once.
- **Next meeting date:** August 14<sup>th</sup> (to be confirmed) from 6:00 to 8:00 pm at Kūhiō Hale. (2<sup>nd</sup> option Aug 12)

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# MAHALO

For more information, please contact:

**Rachel Kapule, Planner**  
[rachel@townscapeinc.com](mailto:rachel@townscapeinc.com)  
(808) 550-3895



TOWNSCAPE, INC.  
Environmental & Community Planning

**Lillie Makaila, Planner**  
[Lilliane.k.makaila@hawaii.gov](mailto:Lilliane.k.makaila@hawaii.gov)  
(808) 730-0352



DEPARTMENT OF  
HAWAIIAN HOME LANDS

Or visit the project website at:  
<https://dhhl.hawaii.gov/po/hawaii-island/waimea-nui-regional-plan-update-2025/>

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## **APPENDIX D**

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### *Beneficiary Consultation #4 Meeting Notes*



**Waimea Nui Regional Plan Update  
Beneficiary Consultation #4  
Kūhiō Hale, Waimea, HI  
August 5, 2025, 6:00 P.M. – 8:00 P.M.**

## **Attendance**

**Participants:** While a total of 21 attendees signed in at the beneficiary consultation, twenty-six (26) attendees were counted. Of the attendees that signed in, nine (9) self-identified as lessees of Waimea Nui, two (2) identified as both lessees and applicants on the waitlist, two (2) were potential successors, four (4) identified as “other,” and four (4) did not indicate their beneficiary status.

**Project Team:**

- Department of Hawaiian Home Lands (DHHL): Lillie Makaila
- Townscape: Rachel Kapule and Gabrielle Sham

**Handouts Provided (attached):**

1. Meeting Agenda
2. HOW TO: Comment on the Draft Plan
3. Slideshow Presentation
4. Priority Project Profiles

## **Agenda**

1. Sign-in
2. Welina, Pule, & Introductions
3. Presentation – Draft Regional Plan Update
4. Large Group Discussion – Priority Projects
5. Closing & Next Steps

## **Presentation**

Lillie Makaila opened the meeting by introducing herself and the consultant team. A pule was offered by an attendee to begin the meeting. After the pule, Lillie reviewed the meeting agenda, shared expectations for the evening, and gave a brief overview of the priority project voting results. She described the voting process, the total number of ballots received, and the breakdown of the results. These details are available in the attached slideshow accompanying these notes.

## Discussion on Priority Projects

Following the presentation, Lillie facilitated a group discussion to review the top five priority projects selected by homesteaders. For each project, she outlined key issues and opportunities, described the desired outcomes, and identified potential implementation steps. Meeting participants shared questions and comments, which are summarized in the bullet points below. Responses from DHHL are included in *italics*.

- PROJECT #1: Waimea Nui Hawaiian Homestead Community Initiative
  - No questions or comments.
- PROJECT #2: Equitable and Sustainable Water Access
  - Who is Waiola Honokaia?
    - An entity that was started in 2006. They applied to operate and maintain a water system at Honokaia but are currently at a standstill.
  - Please remind DHHL that in order to operate the five million gallon water tank, DHHL allows HELCO to run powerlines to that tank. Not one drop of water comes to us. DHHL never conducted beneficiary consultations to allow that powerline to run through homestead lands. When water is needed at Pa‘auilo and Honoka‘a, water passes through DHHL lands from Waimea.
    - *DHHL Planning Office requested funding for planning for a standpipe in this fiscal year’s budget. I recommend reaching out to your commissioners. We need to get DHHL, DWS, and beneficiaries working together to find a solution.*
  - We are paying too much for water in Pu‘ukapu.
    - *DHHL Planning Office requested funding for this fiscal year to conduct a water rate study.*
- PROJECT #3: Strategize and Initiate Subdivision/Commencement Date
  - Please adjust the language in the Past Actions section so it doesn’t say “lease” commencement date. We were already awarded our leases, so the commencement date wouldn’t change.
- PROJECT #4: Homestead Safety and Security Improvement Program
  - No questions or comments.
- PROJECT #5: Waimea Nui Agricultural and Pastoral Pilot Program
  - No questions or comments.

After reviewing all of the priority projects, Lillie raised a question that had been brought forward by a beneficiary regarding the term “Waimea Nui.” Some community members felt the term was not fully inclusive and were uncertain which homesteads it encompassed. In response, the Waimea Hawaiian Homesteaders’ Association (WHHA) explained that the term originated about 15 years ago. Originally, this region was referred to within DHHL simply as Pu‘ukapu. However, a new term was needed to represent all the homesteads in the area. The initial suggestion, Kohala Waho, was not adopted because it traditionally included Kawaihae, but that community wanted to establish its own distinct region. WHHA ultimately chose Waimea Nui, meaning “the vast Waimea” or “the

greater Waimea,” as Waimea has always stood independently. Waimea is the only land in Hawai‘i considered a kalana, a district within a district, rather than an ahupua‘a within a moku (district).

## **Overview of Draft Plan Comment Period**

Lillie resumed the presentation to outline the process for providing feedback on the Draft Plan. She announced that the Draft Plan would be posted on the project webpage on Monday, August 11, 2025, and described four ways to submit comments: by postal mail, through an online Google Form, via email, or by phone. Hardcopy comment forms will be available for pickup at the Waimea Hawaiian Homesteaders’ Association and Hui Aloha Pu‘ukapu for those submitting by mail. Lillie asked participants how much time they would need to review and comment, and the group agreed that two weeks would be sufficient. Accordingly, the comment period will close on Monday, August 25, 2025. This expedited timeline will allow the Final Regional Plan Update to be completed in September, positioning the community to apply for grants when they open in October.

## **Closing & Next Steps**

To conclude the meeting, Lillie reviewed the next steps. She and the consultant team will post the Draft Plan and commenting instructions on the project webpage and will notify beneficiaries by email once the plan is available, including a link to the online document. She noted that the Draft Plan will be presented to the Hawaiian Homes Commission in August for information only, with the Final Plan scheduled for presentation in September for approval.

The meeting adjourned at 8:00 p.m.



# Meeting Agenda

Tuesday, August 5, 2025

6:00 to 8:00 p.m.

**PURPOSE:** To present the Draft Waimea Nui Regional Plan Update and gather comments from the community.

**OUTCOMES:** By the end of the meeting, we will:

- Review the Priority Project voting results;
- Gather feedback from meeting participants on the Priority Project Profiles; and
- Understand how to provide comments on the Draft Plan.

**SCHEDULE:**

- ❖ Sign-in
- ❖ Welina, Pule, & Introductions
- ❖ Presentation – Draft Regional Plan Update
- ❖ Large Group Discussion – Priority Projects
- ❖ Next Steps & Closing

This is the FINAL beneficiary consultation for the Waimea Nui Regional Plan Update. DHHL staff will present the Draft Plan to the Commission at the next Hawaiian Homes Commission (HHC) meeting on August 18/19. To request to testify visit:

<https://dhhl.hawaii.gov/hawaiian-homes-commission-2025-meeting-schedule/>





# HOW TO: Comment on the Draft Plan

Comments will be accepted until Monday, August 25<sup>th</sup>.

There are four ways to submit comments:

- 1) Complete the hardcopy Comment Form and mail it in to Townscape, Inc. Our address is provided on the form. *A postage stamp is required.*
- 2) Comment online using the QR code at the bottom of the page or through the following link: <https://bit.ly/waimea-nui-comments>
- 3) Email your comments to Rachel Kapule at [rachel@townscapeinc.com](mailto:rachel@townscapeinc.com)
- 4) Call-in your comments to Rachel Kapule at 808-550-3895

*Starting August 11th*

## READ THE DRAFT PLAN

[https://bit.ly/dhhl\\_waimea](https://bit.ly/dhhl_waimea)



## SUBMIT COMMENTS

<https://bit.ly/waimea-nui-comments>





Submit  
comments  
online



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

Read the  
Draft Plan  
Starting Aug 11th



## WAIMEA NUI REGIONAL PLAN UPDATE

Please use this form to submit any questions or comments you may have on the Draft Plan. Completed forms may be mailed to Townscape by **Monday, August 25, 2025**. You may also submit comments online using the QR code in the upper left. The Draft Plan will be posted on the project website on Monday, August 11, 2025.

To review the Draft Plan, please visit [https://bit.ly/dhhl\\_waimea](https://bit.ly/dhhl_waimea) or scan the QR code in the upper right.

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### CONTACT INFORMATION

**Please note that comments must include a name & one form of contact to be included in the Plan.**

Name: \_\_\_\_\_ Phone: (\_\_\_\_\_)\_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

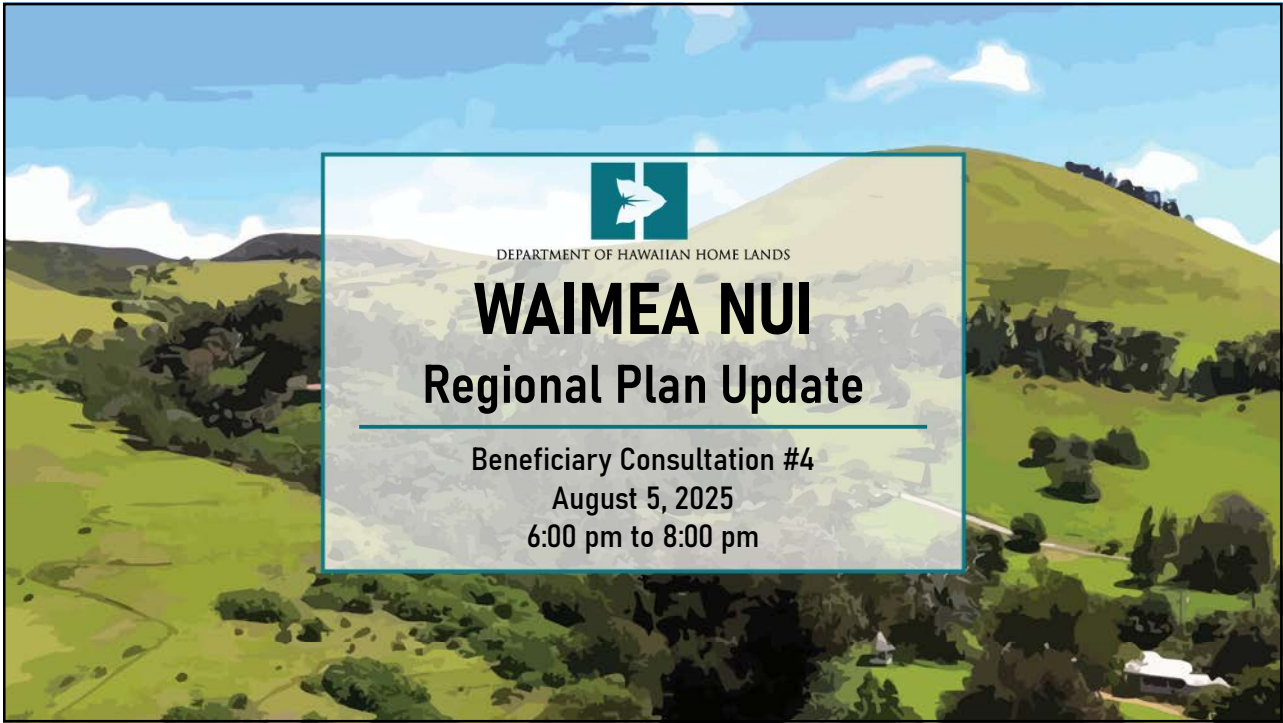
\_\_\_\_\_

*[Fold along lines, tape closed, add a stamp, and mail]*


PLACE  
STAMP  
HERE

**TOWNSCAPE, INC.**

ATTN: Rachel Kapule  
900 Fort Street Mall, Suite 1160  
Honolulu, HI 96813



# MEETING AGENDA




6:00 pm Welina, Pule & Introductions

6:15 pm Presentation - Draft Regional Plan Update

6:45 pm Large Group Discussion – Priority Projects

7:50 pm Next Steps & Closing



## MEETING KULEANA



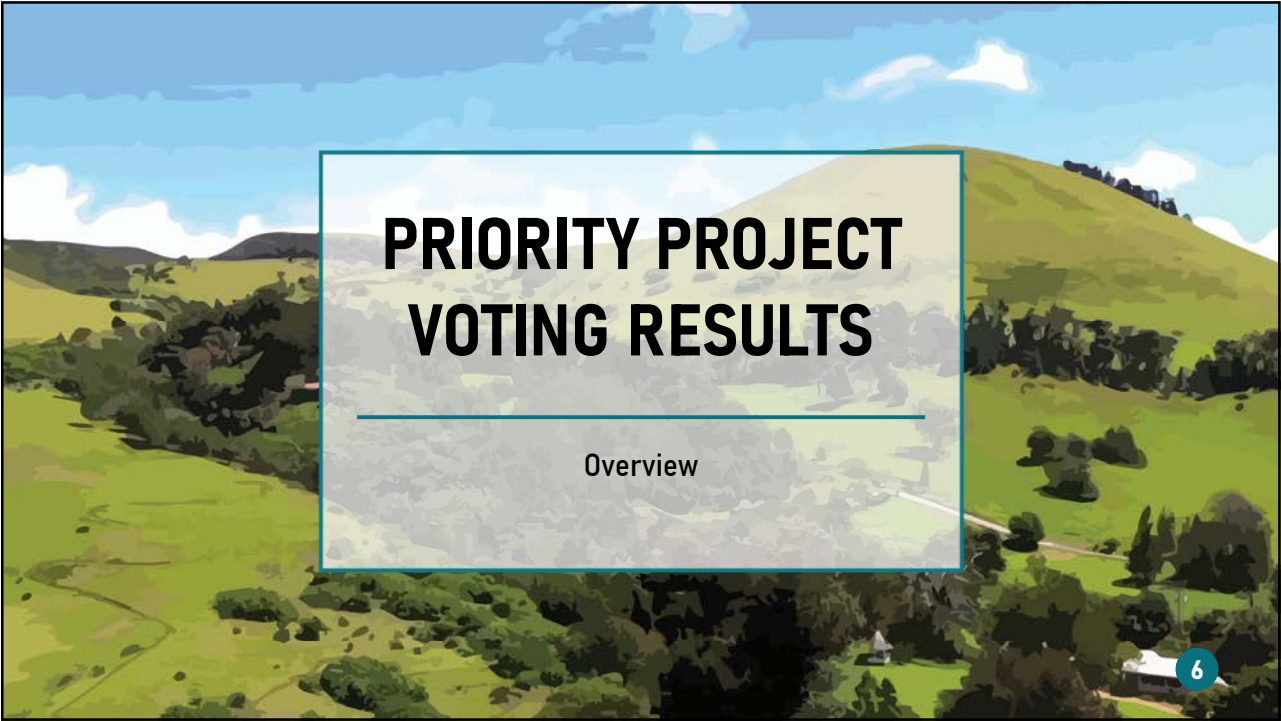
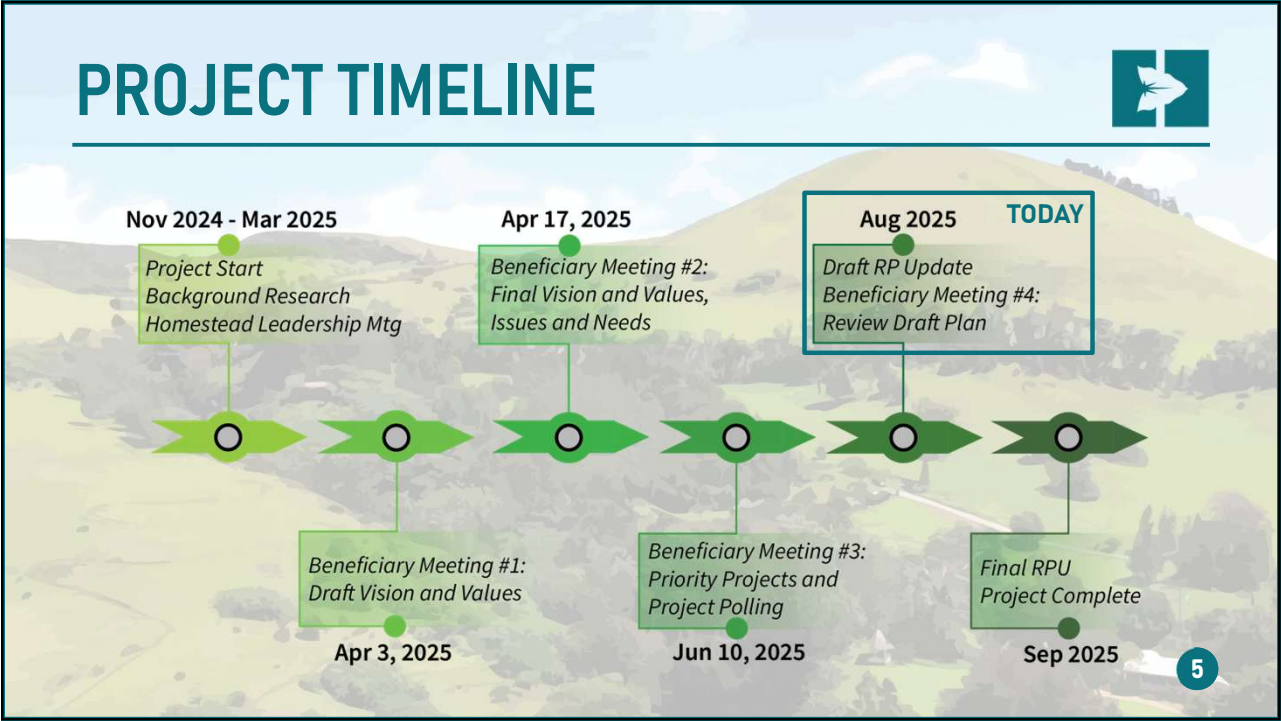
- **Be Open:** open your mind, ears and heart. Take home new ideas and information.
- **Be Comfortable:** move around and use facilities.
- **Be Respectful:** please do not interrupt the person that is talking, show aloha, treat others how you would like to be treated.
- **Cellphones off or on silent:** please take calls/texts outside.

## MEETING OBJECTIVES



1. Review priority project voting results;
2. Discuss Priority Project Profiles; and
3. Understand how to provide comments on the Draft Plan.





# PRIORITY PROJECT VOTING RESULTS

## PROCESS

- BC #3 (June 10, 2025):** Finalized vision, values, and list of seven potential projects.
- Online Polling (Monday, June 16, to Monday, June 30):**
  - Voting notice posted on DHHL's website and e-mailed/mailed to beneficiaries.
  - Beneficiary comments submitted via postal mail, Google Form, e-mail, and phone.

## PARTICIPATION

- Ballots received:**

107 total

– Lessees

35 (33%)

– Successors

42 (39%)

– Applicants

12 (11%)

– Other homestead members

18 (17%)

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# PRIORITY PROJECT VOTING RESULTS

PROJECT	LESSEE VOTES	SUCCESSOR VOTES	APPLICANT VOTES	OTHER VOTES	TOTAL VOTES
Waimea Nui Hawaiian Homestead Community Initiative	85	144	27	22	278
Equitable and Sustainable Water Access	43	38	14	25	120
Strategize and Initiate Subdivision/Commencement Date	9	6	8	14	37
Homestead Safety and Security Improvement Program	13	7	3	13	36
Waimea Nui Agricultural and Pastoral Pilot Program	13	10	4	7	34
Homestead Community Benefits Program	7	3	1	5	16
Establish a Waimea Nui Advisory Committee	1	1	3	4	9


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PROJECT #1: Waimea Nui Hawaiian Homestead Community Initiative	
Issues & Opportunities	Desired Outcomes
<ul style="list-style-type: none"><li>• Kūpuna deserve support to age in place; existing homes are aging and hard to maintain and kūpuna housing is limited.</li><li>• Establishing a homestead cemetery would allow families to keep kūpuna in Waimea after passing.</li><li>• Dedicated, consistent spaces for classes and workshops would help preserve and pass down 'ike kūpuna.</li><li>• Creating more opportunities for gatherings, events, and shared spaces can help homesteaders strengthen pilina across Waimea Nui.</li></ul>	<ul style="list-style-type: none"><li>• Build long-term care housing reserved for beneficiaries and provide in-home services for kūpuna in the homestead.</li><li>• Create a homestead cemetery for beneficiaries in Waimea.</li><li>• Construct/designate classrooms and spaces for cultural education.</li><li>• Develop a multipurpose community complex with gathering spaces, recreation areas, farm lots, and commercial uses that support connection, food sovereignty, and economic self-sufficiency.</li></ul>


## PROJECT #2: Equitable and Sustainable Water Access



Issues & Opportunities	Desired Outcomes
<ul style="list-style-type: none"><li>Consistent water access across homesteads is essential; some rely entirely on catchment (which have become unreliable during dry periods).</li><li>Honokaia residents must haul water multiple times per week or pay high delivery costs when they were previously promised their own water system.</li><li>Beneficiaries deserve fair water distribution; DHHL systems have pressure imbalances (some below 40 psi, others above 150 psi).</li><li>Infrastructure (e.g., HELCO power lines, Ahualoa Well) running through DHHL land should contribute to homesteaders.</li></ul>	<ul style="list-style-type: none"><li>Provide reliable potable and non-potable water access across all Waimea Nui homesteads.</li><li>Offer immediate relief for Honokaia through a nearby standpipe or DHHL-coordinated water hauling.</li><li>Create a long-term regional water strategy with stable pressure, fill stations, and clear usage rights.</li><li>Establish formal agreements to ensure utility infrastructure on DHHL land serves the trust and its beneficiaries.</li></ul>

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## PROJECT #3: Strategize and Initiate Subdivision/Commencement Date



Issues & Opportunities	Desired Outcomes
<ul style="list-style-type: none"><li>Beneficiaries are waiting on a formal subdivision to acquire building permits, insurance, financing, and Tax Map Keys (TMKs).</li><li>Homesteaders require addresses for effective emergency response and infrastructure.</li><li>DHHL's attempts to initiate a new commencement date have not been fully supported by beneficiaries.</li><li>Definitions of "commencement" differ amongst beneficiaries, DHHL, and the County.</li></ul>	<ul style="list-style-type: none"><li>Official subdivision and commencement date recognized by both DHHL and the County.</li><li>Lessees can obtain permits, insurance, TMKs, and start the 7-year property tax grace period.</li><li>Transparent, inclusive process that engages beneficiaries in decision-making.</li><li>DHHL fulfills responsibilities tied to subdivision, including road and water system maintenance.</li></ul>

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## PROJECT #4: Homestead Safety and Security Improvement Program



Issues & Opportunities	Desired Outcomes
<ul style="list-style-type: none"><li>Safety concerns throughout Pu'ukapu and other pastoral homesteads for emergency response and road maintenance need to be addressed.</li><li>Traffic control measures are essential to deal with cars speeding and racing through homesteads.</li><li>Homesteaders should not have to deal with trespassers, squatters, and unauthorized access to homestead lands and roadways.</li><li>Improved coordination with law enforcement (HPD) and emergency responders would contribute to the safety of the homestead.</li><li>Beneficiaries require improved signage and road conditions, as well as lot identification.</li></ul>	<ul style="list-style-type: none"><li>Install speed tables, security gates, and street cameras to improve safety.</li><li>Develop a neighborhood watch program and emergency evacuation plan.</li><li>Upgrade signage, communication systems, and address markers for emergency response.</li><li>Improve road conditions using safer materials and establish a dedicated maintenance budget.</li></ul>

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## PROJECT #5: Waimea Nui Agricultural and Pastoral Pilot Program



Issues & Opportunities	Desired Outcomes
<ul style="list-style-type: none"><li>Agricultural and pastoral lessees have very different needs that should be addressed individually.</li><li>Providing new lessees with support would increase their success, as some are awarded lots without farming or ranching experience.</li><li>Agricultural and pastoral lessees need access to resources, training, equipment, and funding.</li><li>DHHL staff should have firsthand knowledge of agriculture and ranching challenges.</li></ul>	<ul style="list-style-type: none"><li>Conduct needs assessments tailored to each homestead's agricultural or pastoral context.</li><li>Provide technical assistance, training, infrastructure, and grant support.</li><li>Strengthen food security and economic self-sufficiency for Waimea Nui and beyond.</li><li>Create a beneficiary-led model that can be replicated across other homestead communities.</li></ul>

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# NEXT STEPS



- Review the Draft Plan posted by Monday, August 11<sup>th</sup>
- Submit comments until Monday, August 25<sup>th</sup>
- To submit comments:
  - Complete hardcopy Comment Form
  - Complete online form: <https://bit.ly/waimea-nui-comments>
  - Email [Rachel@townscapeinc.com](mailto:Rachel@townscapeinc.com)
  - Call 808-550-3895

# MAHALO

For more information, please contact:

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[rachel@townscapeinc.com](mailto:rachel@townscapeinc.com)  
(808) 550-3895



**TOWNSCAPE, INC.**  
Environmental & Community Planning

**Lillie Makaila, Planner**  
[Lilliane.k.makaila@hawaii.gov](mailto:Lilliane.k.makaila@hawaii.gov)  
(808) 730-0352



DEPARTMENT OF  
HAWAIIAN HOME LANDS

Or visit the project website at:  
<https://dhhl.hawaii.gov/po/hawaii-island/waimea-nui-regional-plan-update-2025/>

## Priority Projects

Following Beneficiary Consultation (BC) #3, Waimea Nui homesteaders were invited to participate in a poll to select the top five priority projects for the region from the list of seven project ideas identified at BC #3 and described in the section above. Attendees at BC#3 helped in creating the parameters for participating in the priority project selection as well. Based on that discussion, the following requirements were put in place:

- Waimea Nui homesteaders were able to vote via postal mail, an online form, e-mail, or phone.
- All participants were required to share their full name, a form of contact information, and their lot/lease number for their votes to be counted.
- All participants were asked to self-identify as a DHHL beneficiary (applicant, lessee, both or a potential successor) or as another member of the homestead (spouses or children in the homestead).
- Individuals could vote only once, ex: if an individual is both a lessee and an applicant, they may only participate once.
- Each participant was allocated a total of five votes and could vote for an individual project more than once.
- The poll was open from Monday, June 16, 2025 to Monday, June 30, 2025.

Notification and reminders of the voting process were e-mailed to Hui Aloha Pu'ukapu and the Waimea Hawaiian Homesteaders' Association for distribution within their membership and homestead networks. Information about voting details were also sent to beneficiary consultation attendees and posted on the project webpage hosted on DHHL's website. Additionally, a postcard notification was mailed to all Waimea Nui beneficiaries (existing lessees and applicants with Zip Codes in 96727 and 96743) directing them to the project webpage with instructions for participating in the poll.

As a result of this polling process, a total of 107 responses were collected. Not all participants used all five of their votes. Of those 107 individual participants: 35 identified as lessees, 12 as applicants, 42 as successors, with 83% of the participants being beneficiaries. A total of 18 individuals identified as other members of the homestead (i.e., children or spouses of beneficiaries) totaling 17% participation. The final voting results are displayed in the table below.

<b>Project</b>	<b>Lessee Votes</b>	<b>Successor Votes</b>	<b>Applicant Votes</b>	<b>Other Votes</b>	<b>Total Votes</b>	<b>% of the Votes</b>
Waimea Nui Hawaiian Homestead Community Initiative	85	144	27	22	<b>278</b>	<b>52.4%</b>
Equitable and Sustainable Water Access	43	38	14	25	<b>120</b>	<b>22.6%</b>
Strategize and Initiate Subdivision/Commencement Date	9	6	8	14	<b>37</b>	<b>6.9%</b>
Homestead Safety and Security Improvement Program	13	7	3	13	<b>36</b>	<b>6.7%</b>
Waimea Nui Agricultural and Pastoral Pilot Program	13	10	4	7	<b>34</b>	<b>6.4%</b>
Homestead Community Benefits Program	7	3	1	5	<b>16</b>	<b>3%</b>
Establish a Waimea Nui Advisory Committee	1	1	3	4	<b>9</b>	<b>1.6%</b>

NOTE: Those who selected “Applicant AND Lessee” were counted in the Lessee category and those who selected “Applicant AND Successor” were counted in the Applicant category.

# Waimea Nui Hawaiian Homestead Community Initiative

## PROJECT DESCRIPTION

This project expands upon the previously identified project of the Waimea Hawaiian Homestead Community Complex, which was selected as a priority in the 2012 Waimea Nui Regional Plan. It remains a top priority for the community today. Now called the Waimea Nui Hawaiian Homestead Community Initiative, this updated project incorporates key elements from the original concept, such as a community gathering space, cemetery, agricultural support facilities, and health services, while also responding to the updated needs in the region that have emerged over the past decade.

The community will continue phased development of the 191-acre parcel of land designated for Community Use, located in Pu'ukapu, south of Kūhiō Village and adjacent to the Pu'ukapu Agricultural and Pastoral homesteads. Existing facilities on this site include a 30-acre area designated to Kanu o Ka 'Āina New Century Public Charter School (K-12) and Kanu o Ka 'Āina Learning 'Ohana, a nonprofit that supports additional education programs on the parcel, such as Mālamapōki'i (early childhood education) and Kaho'iwai (adult teaching and learning). Hawaiian Homes Commission approval for the issuance of the General Lease to Waimea Nui Hawaiian Homesteaders' Association was previously approved and will be executed upon completion of the infrastructure development on the parcel. Infrastructure development is underway beyond the school's campus to expand the rest of the community complex on the remaining 161-acres.

In September 2023, DHHL received a grant from the Department of Defense, Office of Local Defense Community Cooperation for their Defense Community Infrastructure Program grant. Waimea Nui Community Development Corporation, the development arm of the WHHA, was selected as a subrecipient for this grant offering. A total of \$8.8 million dollars in funding was allocated to this project for infrastructure development and construction of an emergency operations center building, a hub to coordinate emergency response in the region to hazards such as wildfire. This grant includes \$6.3M in federal funds and \$1.5M in DHHL matching funds. Construction on roads was completed in Summer 2025. Water lines, installation of other utilities, and facility construction is a part of the next phase of the project. The entire project is expected to be completed in Summer 2026, as the grant period ends in December 2026.

Planned development for subsequent phases of the Community Initiative include: multipurpose spaces such as a Community Center for gatherings, workshops, and events; a Hawaiian cultural center with amphitheater for performances and events; a gym that also serves as an emergency shelter; and sports and recreation facilities such as a pool, track and field, baseball fields, walking paths, and a park. The plan includes an equestrian center and arena, a farmers' market, and a small-scale agricultural processing facility, along with a slaughterhouse and commercial kitchens to support food sovereignty and economic self-sufficiency. Commercial development such as a driving-range and other revenue-generating uses are also proposed to help sustain long-term operations. Additionally, the community is interested in exploring options such as a green waste digester, to produce their own energy and offset high electricity costs.



Additional components added to the Community Initiative Project reflect new priorities, particularly for kūpuna care. These include programs for in-home services such as roof repairs, yard work, grocery delivery, and outpatient medical assistance for kūpuna living in the homestead. Additionally, for those who may need assisted living and long-term care, the development of housing and facilities for kūpuna to age in place safely are critical. Dedicated spaces for cultural classes will provide opportunities to pass down ‘ike kūpuna and other place-based knowledge to the next generation. The project also includes programming and facilities that celebrate and perpetuate Waimea’s paniolo heritage. Dedicated space for equestrian facilities, livestock support facilities like holding pens for shipping cattle, and suitable space for paniolo events and heritage programs are vital to ensuring the legacy of the paniolo lifestyle in the region.

Lastly, the Community Initiative also contemplates homestead needs and concerns on Hawaiian Home Lands in Honokaia, Humu‘ula and Upper Pi‘ihonua. Homesteaders in Waimea Nui are interested in exploring opportunities for homesteaders to have more direct roles in stewardship and resource management in these areas. Homesteaders are also interested in exploring opportunities for capacity building, revenue generation, and photovoltaic energy initiatives.

## PAST ACTIONS

- 2000 – Kanu O Ka ‘Āina New Century Public Charter School is constructed and open for enrollment.
- 2015 – HHC issued a Finding of No Significant Impact (FONSI) for the Waimea Hawaiian Homestead Association’s (WHHA) Environmental Assessment (EA) and granted a 65-year long-term land disposition to commence upon the completion of the infrastructure on the parcel. WHHA has completed the internal road network, and is progressing on finishing development of the remaining infrastructure.
- 2022 – HHC issued a Finding of No Significant Impact (FONSI) for the KOKO Health Center Environmental Assessment (EA). WHHA secured funding for its initial development phase and is seeking more funding for future phases.
- 2023 to Present – Waimea Nui Community Development Corporation, with the assistance of DHHL, received federal funding for the development of critical infrastructure and construction of an emergency operations center to provide coordination and response for wildfire and other emergencies in the region. Construction began in October 2024, and is scheduled to be completed in Summer 2026, as the grant period ends in December 2026.

## COMMUNITY INPUT

The Waimea Nui Hawaiian Homestead Community Initiative has been shaped by years of beneficiary input and continues to reflect the growing needs of homesteaders. At both Beneficiary Consultations #1 and #2, community members emphasized the urgent need for kūpuna care. Many kūpuna are aging in homes built in the 1950s and are struggling to keep up with the maintenance that homeownership requires. Additionally, some shared that they would rather remain in their

homes than be relocated to a care facility. One beneficiary pointed out that even if kūpuna wanted to move to a care facility, all the beds are full; “when a higher level of care is needed for our kūpuna, where do they go?” The community made it clear that long-term care options should be reserved specifically for DHHL beneficiaries and not open to the general public. Homesteaders in Waimea Nui want to be able to age safely in place and have the necessary support facilities to remain in the homestead as they age.

The desire for a cemetery where homesteaders can remain in Waimea even after passing was also a critical theme identified. Community members shared that honoring kūpuna in both life and death is an important value, and that having a designated resting place on homestead land was long overdue. Beyond a cemetery for homesteaders in Waimea Nui, the idea of creating reinternment sites for reburial of disturbed iwi kūpuna was also identified as important in the region.

In both consultations, homesteaders also highlighted the importance of passing down cultural knowledge, such as inoa ‘āina, pule, and oli, but noted that there have been significant challenges to access to consistent space to hold classes or community workshops. Cultural practitioners described being displaced from multiple venues throughout Waimea and shared that Kūhiō Hale, while used for hula and family parties, is not a dedicated space for beneficiary use. “It doesn’t feel like our space,” one participant said. Others expressed frustration that they have had events canceled to make way for DHHL’s use. The community called for dedicated facilities that can be accessed freely and consistently by beneficiaries, a reservation process that is more conducive to their needs, and priority for beneficiary use over other uses.

Building pilina was another strong theme expressed by beneficiaries at the meetings. Participants said they wanted more opportunities to gather and connect with one another, whether through an annual events, workshops, or homestead pā’ina. Some shared that they don’t know all of their neighbors and wanted more opportunities to strengthen relationships within the homestead and between other homesteads. The community identified the Community Initiative with its many components, as a critical opportunity to bring everyone together and restore that sense of connection across Waimea Nui.

## OBJECTIVE

The objective of this project is to create a thriving community complex that honors kūpuna, strengthens pilina, perpetuates cultural knowledge, and supports long-term self-governance for Waimea Nui homesteaders. By providing in-home services and beneficiary-reserved long-term care housing, the initiative fulfills the value of *Caring for the Wellbeing of Our Kūpuna*, allowing kūpuna to age in place with safety and support. Dedicated classrooms, gathering spaces, and programming will ensure that ‘ike kūpuna can be passed down to the next generation, reflecting the value of *Perpetuating our Cultural Traditions*. Through sports and recreation facilities, community events, and shared spaces for food production, the project fosters *Building Pilina* across the diverse homesteads of Waimea Nui. And by including agricultural processing, commercial kitchens, and energy independence strategies, it upholds *Being Self-Sufficient and Self-Governing*.

## IMPLEMENTATION ACTION STEPS

For programmatic components:

1. Secure funding.
2. Implement programs.
3. Operation and Maintenance.
4. Reporting and Monitoring.

For spatial components & facilities:

1. Secure funding for phases & components.
2. Planning and design.

If located on the Community Initiative parcel in Pu'ukapu:

3. Compliance with HRS Chapter 343 and Chapter 6E.

\*may require HHC approval

4. Permitting and Construction.
5. Operation and Maintenance.
6. Reporting and Monitoring.

If located on other DHHL lands (designated for non-homesteading uses):

3. Land Use Request Application for a land disposition.

\*For projects and their components identified and documented in the regional plan, the beneficiary consultation requirement has been fulfilled through the priority project selection process and additional consultation is not required.

4. Issuance of the Right of Entry for due diligence.
5. Compliance with HRS Chapter 343 and Chapter 6E.

\*may require HHC approval

6. HHC approval for the issuance of the long-term land disposition.
7. Permitting and Construction.
8. Operation and Maintenance.
9. Monitoring and Reporting.

# Equitable and Sustainable Water Access

## PROJECT DESCRIPTION

Waimea Nui beneficiaries have identified water access as a critical need in the region, including access to water for household use, agriculture, ranching, and the availability of water for fire suppression and response. This project seeks to develop more equitable and sustainable access to water for all homesteads across the region, ensuring an affordable and reliable supply of both potable and non-potable water to serve the homesteads. Beneficiaries have emphasized that current access is inconsistent, with some areas entirely reliant on rainwater catchment, a source that is diminishing as a result of climate change. Extended dry periods have made this system unreliable. Lack of water infrastructure for pastoral homesteaders across Waimea Nui, especially in Honokaia, forces lessees to haul water from the Waimea District Office multiple times per week or pay for costly deliveries. Past and on-going issues, including litigation, between homesteaders and the Department regarding water has increased tensions and exacerbated frustration with the Department for lack of progress, slow development, and broken promises.

This priority project seeks to implement the following:

- Address critical water needs in Honokaia.
- Provide affordable, safe, and reliable options for potable and non-potable water to all homesteads in Waimea Nui.
- Expand capacity for water access during emergencies.

The Honokaia Pastoral Lots were created in 2005 by DHHL and involve land that has been in continuous ranching use for two centuries. Subdivision into 42 lots was initiated, and a non-potable, gravity-fed water system was proposed to service all the homestead lots. Leases were issued between 2004-2007, including three lots that were awarded as additional acreage to existing Pu'ukapu pastoral lessees.

The idea of constructing a standpipe for access to water in Honokaia using the existing County DWS water system was suggested. This idea would relocate a portion of the allocation of water used at the water spigot at the WHDO to the proposed standpipe in Honokaia to relieve the burden of hauling water to Honokaia.

Across the Pu'ukapu water system users are experiencing pressure imbalances due to variations in elevation. In some areas, water pressure may fall below the Department of Water Supply's minimum standard of 40 psi, while other areas exceed 150 psi. Beneficiaries have asked the Department to take action to stabilize water pressure and ensure fair distribution of water across homestead lots. Beneficiaries are also interested in having the opportunity to operate the Pu'ukapu water system as they previously were a vendor for the water system operation and maintenance.

Homesteaders have a strong desire for the Department to improve transparency and access to information regarding water sources, water agreements, existing systems, and future water development plans. Homesteaders would like to see the Department take a more active role in advocating for interim in-stream flow standards, particularly in the Waimea Aquifer where County

and private water users take up much of the capacity in the region. Additionally, the project aims to address long-standing concerns about easements for utility infrastructure on Hawaiian Home Lands that does not directly benefit homesteaders. For example, HELCO currently runs power across homestead land to supply power to the Ahualoa Water system, even though the water infrastructure does not serve the homesteads. Beneficiaries have called for a formal agreement with the County and other utility purveyors to resolve these issues and ensure that infrastructure on Hawaiian Home Lands provides equitable benefit to the trust.

\*Additional figures and data on the Pu'ukapu system will be incorporated from the FEA:

[https://files.hawaii.gov/dbedt/erp/EA\\_EIS\\_Library/2010-03-23-HA-FEA-Puukapu-Hybrid-Water-System.pdf](https://files.hawaii.gov/dbedt/erp/EA_EIS_Library/2010-03-23-HA-FEA-Puukapu-Hybrid-Water-System.pdf)

\*Additional figures and data on the proposed Honokaia Non-Potable Water System from the FEA:

<https://dhhl.hawaii.gov/wp-content/uploads/2015/02/G-1-FEA-Honokaia.pdf>

## PAST ACTIONS

- 2009 – Honokaia 'Ohana along with a number of Honokaia lessees or individuals filed a complaint against the HHC, DHHL and Chairperson regarding the Department's failure to provide water to the Honokaia Pastoral Homestead.
- 2010 – HHC issuance of a Finding of No Significant Impact (FONSI) for the Proposed Pu'ukapu Hybrid Water System.
- 2013 – Settlement with Honokaia 'Ohana et. Al. including the agreement to develop a non-potable, gravity-fed water system for Honokaia Pastoral Homestead.
- 2014 – Construction of the Pu'ukapu Hybrid Water system to provide non-potable water for 184 ranch lots in the Pu'ukapu pastoral homestead including: pipelines, two reservoirs, four tanks for firefighting, two booster stations and a 12,000 gal pressure-breaker tank.
- 2015 – HHC issuance of a Finding of No Significant Impact (FONSI) for the Proposed Honokaia Non-Potable Water System.
- 2017 – Completion of a Cost of Water Study on existing DHHL water systems, including the Pu'ukapu Hybrid water system.
- 2020 – Approval of license to operate and maintain a non-potable stock water system pursuant to Honokaia 'Ohana et. Al. v Masagatani, et. Al., Civil No. 09-1-1615-07, a water system meant to supplement individual catchment systems with a 6-mi pipeline and 100,000 gal storage tank to serve 42 lots.

## COMMUNITY INPUT

Access to water was consistently identified as a foundational need for the future any successful homestead in Waimea Nui. While not always the most talked about issue during discussions, community members agreed that without water, none of the other priority projects could move forward. The need was especially urgent in pastoral and agricultural lots, where beneficiaries reported ongoing struggles to access both potable and non-potable water.

Participants emphasized that water access should be equitable across all homesteads. One lessee shared that if one homestead has access to potable water or water hauling options, others should too. Fire prevention and emergency response were also noted as critical concerns, with several homesteaders stressing the importance of having water available for these purposes.

Some beneficiaries raised concerns about the extraction of water from local streams, noting that drying waterways not only harms ecosystems but also erases the living connection to place. One participant asked how they could teach their children the inoa 'āina of specific streams and areas if those features no longer exist.

Additional comments submitted during the project voting process further underscored the urgency of the issue:

- Honokaia needs water!!!
- Water is needed for ALL to function.
- Wai is Life. Without water, there is no self-sustainability.
- Honokaia residential primary lots need water, infrastructure, [septic], communications, and safety, to live.
- Date of water access? Need water NOW! Previous DHHL personnel did nothing to assist the ranchers with water. Many pleadings and begging went unheeded since 2006. Auwe.
- The HHCA establishes a fiduciary duty—meaning DHHL must act in the best interests of the beneficiaries, managing trust resources prudently; We cannot ranch without water.
- We all at Honokaia have been waiting many, many years for access to water for our lands, our animals, and ourselves. It has cost us so very much money and time to build water tank systems and to buy and/or haul water to those systems.
- For 18 years, since my great-grandfather was awarded our homestead, we still don't have water. And yet, DHHL allowed HELCO to install power lines on DHHL land right next to our property to operate the Ahualoa well! That well supplies water to everyone except Honokaia homesteaders. Infrastructure is literally passing through DHHL land, but beneficiaries are denied water.
- Section 101(b)(4) of the HHCA explicitly mandates the State to provide “adequate amounts of water and supporting infrastructure” for homestead lands, ensuring those lands are “usable and accessible.” This means DHHL is legally required to secure water rights—via licenses or eminent domain—and develop delivery systems to serve homesteads.
- It's so dry in Honokaia that we're hauling water twice daily—and it's getting pretty tough. The trailer full of water is so heavy that it has caused the ground to sink, so we're having to “lift” it just to get the water flowing into our temporary tanks. Definitely not easy or safe. We only have one truck, so while we're hauling, we can't use it for anything else. Because we're hauling so much, we have to leave the trailer parked, which risks it coming loose and rolling away. Bottom line: We need relief from DHHL: a pipe stand & 2500 gallon tank as an interim solution.

## OBJECTIVE

By ensuring equitable and sustainable access to water, this project directly supports almost all of the community values of *Caring for the Wellbeing of Our Kūpuna, Creating a Safe and Secure Community, Perpetuating our Cultural Traditions, Building Pili*, and *Being Self-Sufficient and Self-Governing*. Water is essential, not only for drinking and daily living, but also for growing food, raising animals, and sustaining Waimea Nui's homesteads.

Reliable water access allows homesteaders to care for their land, support subsistence and agricultural practices, and protect their homes from fire. It is also foundational to developing the kūpuna housing and shared community spaces envisioned in other priority projects. Bathrooms, landscaping, and drinking water are all necessary for these spaces to function. And these spaces, in turn, will allow the community to come together, hold gatherings, and pass down 'ike kūpuna to the next generation.

## IMPLEMENTATION ACTION STEPS

### HONOKAIA HOMESTEAD

#### Short-term:

1. Secure funding for interim water access for Honokaia Pastoral lessees via standpipe.
2. Create an agreement with County DWS to reallocate a portion of the water being used currently by Honokaia lessees who haul water from the water fill spigot at the WHDO to the new standpipe.
3. Compliance with Chapter 343 and Chapter 6E.
4. Construction of a water standpipe for existing pastoral lessees in Honokaia.
  - a. Site near existing DWS water lines.
5. Secure, operate & maintain.

#### Long-term:

1. Secure funding for the Honokaia Non-Potable Water System to serve the Honokaia lessees, a gravity-fed system with 6 miles of pipelines, a 100,000 gallon storage tank, and service to 42-parcels to be operated and maintained by Wai Ola Honokaia.
2. Construction of the planned Honokaia Non-Potable Water System.
3. Operation and Maintenance.
4. Monitoring and Reporting.

### WAIMEA NUI REGION

1. Additional beneficiary consultation to discuss the full extent of water-related issues, challenges and opportunities in the Waimea Nui region.
2. Development of a plan of action to address the results of the beneficiary consultation.
3. Aggressive implementation and advocacy related to the DHHL Water Policy Plan, which includes maintaining the priority policies of:



- a. Expressly determine and plan for future water needs and actively participate in broader water management, use and protection efforts in Hawai'i in order to secure water.
- b. Aggressively exercise, reclaim, and protect Hawaiian home land water kuleana.
- c. Develop, manage, and steward water in a manner that balances cost, efficiency measures, and Public Trust uses in the short and long term.
- d. Affirmatively communicate our decisions, our reasoning, and our performance in managing, stewarding, and using water before and after making major water decisions.

Working towards the priority goals of:

- a. Affirmatively communicate with beneficiaries regarding water decisions, performance, and water rights on a regional and annual basis.
- b. Aggressively, proactively, consistently and comprehensively advocate for the kuleana of the beneficiaries, the DHHL, and the HHC to water before all relevant agencies and entities.
- c. Develop and manage a Water Assets Inventory (WAI).
- d. Support watershed protection and restoration on DHHL lands and source areas for DHHL water.

## Strategize and Initiate Subdivision/Commencement Date with the County of Hawai'i

### PROJECT DESCRIPTION

Homesteaders in the Pu'ukapu Pastoral Lots have long faced challenges due to the lack of formal subdivision with the County of Hawai'i. This project seeks to initiate an inclusive process, with direct involvement from Pu'ukapu beneficiaries, to agree on the implementation of an amended lease commencement date which would include officially establishing subdivision boundaries, securing Tax Map Keys (TMKs) and physical addresses, and commencing the seven-year grace period for real property taxes on pastoral lots in Pu'ukapu.

Without full subdivision approval by the County of Hawai'i, lessees cannot obtain building permits for essential structures such as dwellings and agricultural buildings. This creates challenges for homesteaders in securing property insurance or accessing traditional financing for existing or planned improvements, leaving homesteaders vulnerable and limiting their ability to invest in or protect their property. The large, rural nature of the Pu'ukapu Pastoral homestead and expansive existing gravel roadway network complicates emergency response, making it harder for first responders to locate and assist homesteaders in emergency situations. Homesteaders have expressed concerns regarding the extreme dust on the roadways, shortened sight distances, hazardous road conditions, trespassing, speeding, illegal activity, and complex road maintenance and repair.

The maintenance of the road network is the responsibility of the Department, and is handled by the WHDO staff. Requests for budget for maintenance equipment and materials by WHDO have gone unfunded. Vacant positions have been hard to fill. Availability of preferred materials has been a challenge. Staff and homesteaders alike recognize that the existing road networks need improvement, and are working to prioritize the most hazardous areas. Previous studies identified a number of unsafe road conditions and proposed potential solutions to improve the conditions. Additional resources must be allocated to addressing these issues, including funding and technical assistance.

A core part of this project will be to understand the potential impacts of an amended commencement date on homesteaders who are living in the homestead. Currently, there is not pathway for Pu'ukapu pastoral homesteaders to build permitted structures in the homestead because of the lack of formal subdivision with the County. The first pastoral leases in Pu'ukapu were awarded in 1952. Some of the 180+ lots in Pu'ukapu have dwellings and agricultural structures built on them, and it is unclear if the County would be willing to offer permits to these structures that are already built.

This project is meant to address concerns with formal subdivision, amended commencement date for collection of real property taxes, and ability for homesteaders to build permitted structures on their lots. Implementation of this project will bring together DHHL, the County of Hawai'i, and Pu'ukapu homesteaders to ensure that DHHL beneficiaries can access the full range of benefits and resources to which they are entitled.

## PAST ACTIONS

- 1952 – The first 12 pastoral lots were awarded in Pu‘ukapu.
- 1985 – DHHL launched the Acceleration Program to expedite awarding of homesteads even though site improvements were not provided .
- 1990 – Lot selection and awards for Pu‘ukapu pastoral, along with Humu‘ula and Kamā‘oa-Pu‘ueo held in Waimea. DHHL completed a “paper subdivision” of approximately 4,600 acres in Pu‘ukapu, dividing the area into 184 lots, including:
  - 97 leases - 10 acres
  - 54 leases - 15 acres
  - 17 leases - 20 acres
  - 8 leases - 100 acres
  - 8 leases - 200 acres
- 1991 – Lease signing and commencement.
- 1998 – Gravel/cinder road network completed.
- 2000 – WHDO staff met with County of Hawai‘i (COH) Planning Department to request consideration of subdivision approval for 184 lots. Preliminary approval of the paper subdivision.
- 2009 – The COH approved the Pu‘ukapu pastoral subdivision, created new county plat maps and individual tax map keys were assigned to 184 lots of record. Route slips to identify lessee and respective parcel number have not been issued to the COH.
- 2025 – HHC deferred the proposal to establish June 1, 2025, as the official lease commencement date following requests from beneficiaries for more consultation and clarity.

## COMMUNITY INPUT

Homesteaders expressed frustration with DHHL’s March 2025 proposal to amend the lease commencement date to June 1, 2025, as beneficiaries feel that they were not adequately consulted despite asking to be included in the process on multiple occasions at past HHC meetings. Many of the beneficiaries who opposed the approval of the commencement shared concerns about what would happen to existing structures once commencement is approved. While there is broad support for establishing a commencement date, beneficiaries emphasized the importance of ensuring that the process is inclusive and transparent. They expressed a strong willingness to collaborate with DHHL on this and asked to be engaged moving forward. Beneficiaries have asked that issues regarding concerns about the road network, risks to safety, emergency response challenges, and impacts of commencement on existing structures be discussed more fully with beneficiary input prior to HHC action on subdivision and an amended commencement date.

## OBJECTIVE

This project supports the values of *Being Self-Sufficient and Self-Governing, Creating a Safe and Secure Community*, and *Collaborating and Building Shared Kuleana with DHHL*. By implementing this project, beneficiaries will be able to secure building permits, begin their seven-year property tax grace period, and have their names recognized on the county real property documents as lessees. These are essential for building dwellings, agricultural structures, investing in infrastructure, and insuring their property. More broadly, this project reinforces the principle that beneficiaries should be informed, included, and supported in the various stages of homestead development that impact them, ensuring transparency, accountability, and shared kuleana across agencies.

## IMPLEMENTATION ACTION STEPS

### COMMENCEMENT

1. DHHL staff to hold additional beneficiary consultation meetings with Pu'ukapu pastoral homesteaders to discuss issues, challenges and concerns with the proposed completion of the formal subdivision process (submittal of the route slip from DHHL to COH) and amended commencement date.
2. DHHL staff to research and identify potential pathways for addressing unpermitted structures either via County processes or via DHHL issuance of permits.
3. Once a pathway has a majority of agreement amongst homesteaders, DHHL will proceed with the formal subdivision process and amended commencement date, targeting the HHC meeting scheduled in West Hawai'i, likely May 2026.

### ROAD SAFETY IMPROVEMENTS

4. A working group of WHDO staff, DHHL Planning Office staff, Hui Aloha Pu'ukapu and Pu'ukapu pastoral lessees to identify priority road pilot projects for improvements using existing budget, staff and equipment to tackle the most critical road safety areas.
5. The working group will continue to identify priority road improvement areas and implement improvements.
6. DHHL and HHC to consistently allocate appropriate funding to road safety improvements and maintenance of the road networks.
7. DHHL staff to include updates on progress at the annual West Hawai'i HHC meetings and community meetings.

# Homestead Safety and Security Improvement Program

## PROJECT DESCRIPTION

The Homestead Safety and Security Improvement Program aims to enhance community safety across Waimea Nui by addressing critical issues such as traffic control, emergency response, fire prevention, and unauthorized access. This project includes the installation of speed tables, security gates, street cameras, and improved signage to reduce speeding, demarcate homestead boundaries clearly, and prevent trespassing. Signage will be strategically placed to avoid redundancy and visual clutter while effectively communicating that these are Hawaiian Home Lands.

Residents have reported speeding, street racing, and an increasing number of non-homesteaders using internal roads throughout the existing road networks. These concerns will be addressed through traffic calming measures, monitoring, and better collaboration with the Department and law enforcement. A neighborhood watch program, possibly supported by camera systems and rotating volunteer patrols, is also proposed to increase visibility and deter criminal activity.

To improve emergency preparedness, this project will develop a homestead-wide evacuation plan and ensure that lots are uniformly identified with addresses or location markers. Upgrades to communication systems will support faster, more effective emergency response. Modifying fire suppression systems to better accommodate wildfire response equipment and clarifying emergency access protocols, especially in gated areas such as Honokaia, will also be prioritized.

Risk mitigation will address ongoing issues such as loose dogs and livestock, squatters, and trespassers, particularly in areas with limited oversight. The program also emphasizes long-term infrastructure improvements, including the use of higher-quality, safer materials for road surfacing and/or other methods to reduce dust and improve health concerns for beneficiaries in the Pu'ukapu pastoral homestead. Finally, this project calls for a dedicated budget for ongoing road maintenance and better enforcement mechanisms to support a safe and secure homestead environment.

## PAST ACTIONS

- N/A

## COMMUNITY INPUT

Throughout beneficiary consultations, safety and security were major concerns. Many homesteaders spoke about fires, speeding, and road conditions, but also about how these issues made the community feel exposed and disrespected. Residents described non-beneficiaries racing through the homesteads, parking to walk their dogs, or using the area as a cut-through. "Cars drive 100 miles an hour past my house," one person shared, while others called for speed tables, gates, and cameras to help deter dangerous behavior.

In Honokaia, squatters and trespassers were a recurring issue. Homesteaders worried about increased foot traffic and theft, and shared frustrations about the lack of coordination with HPD and DHHL. Some expressed that they were taking safety into their own hands, locking gates and educating trespassers directly. There was also concern about signage being either ineffective or sending the wrong message, for example, the sign as you enter Honokaia that just says, “road closed.”

## OBJECTIVE

This project supports the values of *Creating a Safe and Secure Community* and *Being Self-Sufficient and Self-Governing*. When roads are maintained, signage is clear, and emergency services can respond effectively, homesteaders can feel safe in their homes and confident in their ability to protect their families. Speed tables, gates, and cameras also give the community more control over their environment and help reduce unwanted activity. Through a neighborhood watch program and emergency evacuation plans, beneficiaries can protect themselves, their families, and their land without having to wait for outside support.

## IMPLEMENTATION ACTION STEPS

1. A working group of WHDO staff, DHHL Planning Office staff, and lessees to identify priority pilot projects for improvements using existing budget, staff and equipment to tackle the most critical road safety areas.
2. The working group will continue to identify priority improvement areas and implement improvements.
3. DHHL and HHC to consistently allocate appropriate funding to safety improvements and maintenance of the road networks.
4. DHHL staff to include updates on progress at the annual West Hawai'i HHC meetings and community meetings.

# Waimea Nui Agricultural and Pastoral Pilot Program

## PROJECT DESCRIPTION

This pilot program aims to strengthen the success of homestead farmers and ranchers through a collaborative, place-based approach. Recognizing that agricultural and pastoral lessees face unique challenges that cannot be addressed through a one-size-fits-all approach, the project will bring together beneficiaries, DHHL, and other resource partners to identify and respond to the specific needs of each homestead area.

Key components of the pilot program include conducting a community-driven needs assessment, providing support for the development of critical agricultural infrastructure such as fencing, irrigation, and offering peer-to-peer and hands-on technical assistance and training to lessees. Support may also include land dispositions for siting facilities, as well as technical assistance in securing funding, accessing support programs or capacity building resources.

By investing in our agricultural and pastoral lessees, this project will strengthen long-term food security and economic self-sufficiency, not only for Waimea Nui, but for other homestead communities across Hawai'i. If successful, the pilot can serve as a replicable model for beneficiary-led agriculture and ranching statewide.

## PAST ACTIONS

- 2025 – DHHL planning office hired an Agricultural Program Specialist to provide technical assistance to agricultural and pastoral homesteaders.

## COMMUNITY INPUT

A common theme across all three beneficiary consultations was the frustration that agricultural and pastoral homesteaders are often grouped together, despite having very different needs. Beneficiaries emphasized that the challenges faced by farmers are not the same as those faced by ranchers, and that even within farming communities, needs can vary significantly from one homestead to another.

Several attendees also raised concerns that beneficiaries can be awarded agricultural or pastoral lots without having any prior farming or ranching experience. They emphasized the need for training opportunities, especially for new lessees. Participants also expressed that DHHL staff working with agricultural and pastoral lessees should have direct knowledge or experience in farming or ranching, so they can better understand and respond to the unique challenges these homesteaders face. In addition to technical knowledge, beneficiaries highlighted the importance of support in networking, accessing grants, equipment, and funding sources needed to get started and sustain their operations over time.



## OBJECTIVE

This project aligns with the values of *Perpetuating our Cultural Traditions, Building Pilina, Being Self-Sufficient and Self-Governing*, and *Collaborating and Building Shared Kuleana with DHHL*.

Through farming and ranching, beneficiaries have the opportunity to pass down traditional practices and learn to view the 'āina in the same way as our kūpuna did. The pilot program fosters pilina by encouraging cooperation and shared learning amongst homesteaders. It supports self-sufficiency by helping homesteaders generate food and income from their lands. Lastly, it models partnership by allowing for open communication between DHHL and its beneficiaries.

## IMPLEMENTATION ACTION STEPS

For programmatic components:

1. Secure funding.
2. Complete needs assessment.
3. Implement programs.
4. Operation and Maintenance.
5. Reporting and Monitoring.

For spatial components & facilities:

1. Secure funding for phases & components.
2. Planning and design.

If located on the Community Initiative parcel in Pu'ukapu:

3. Compliance with HRS Chapter 343 and Chapter 6E.

\*may require HHC approval

4. Permitting and Construction.
5. Operation and Maintenance.
6. Reporting and Monitoring.

If located on other DHHL lands (designated for non-homesteading uses):

3. Land Use Request Application for a land disposition.

\*For projects and their components identified and documented in the regional plan, the beneficiary consultation requirement has been fulfilled through the priority project selection process and additional consultation is not required.

4. Issuance of the Right of Entry for due diligence.
5. Compliance with HRS Chapter 343 and Chapter 6E.

\*may require HHC approval

6. HHC approval for the issuance of the long-term land disposition.

7. Permitting and Construction.

8. Operation and Maintenance.

9. Monitoring and Reporting.

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## **APPENDIX E**

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*Beneficiary Comments on the Draft Plan*

August 25, 2025

RE: **COMMENTS ON WAIMEA NUI REGIONAL DRAFT**

**A. Equitable and Sustainable Water Access**

1) Priority Project seeks to implement the following:

- **Include references and adherence to the Water Policy Plan**
- Vision
- Part III, 10
- **Conduct Periodic *Water Systems Rate Study* XXXXXXXXXX**

-We have yet to see a Rate Study for The Puukapu Hybrid Water System.

- One was conducted by Puukapu Water System Contractor which was not reviewed, which should have initiated a DHHL Rate Study – nothing done
- Manage Rates so they are just, not just affordable

2) Suggested Stand Pipe for Honokaia Lessees – may not work.

Need to have formal discussion with Department of Water Supply to address the lack of water dilemma.

One suggestion by DWS was that DHHL file an application for an additional spigot, at an agreed upon site, one discussed, identified, and preferred by Honokaia Lessees.

*( Upon inquiry, I find that the water at the WHDO was installed for Honokaia purposes – there was no consultation at the Honokaia Additional Acreage – news to me!*

## **B. Strategize and Initiate Subdivision/Commencement Date**

- 1) **Start** with a meeting with *Community Members (Including myself)*,  
*DHHL Planning (not just WHDO), County Planning* to discuss:
  - Subdivision Process
  - County Acceptable ( which includes . . .)
  - Optional Subdivision Approval ( DHHL Responsibility)
- 2) **Accomplish** Agreement on definition of date to begin 7-year grace period prior to Property Tax Assessment and Billing; that date being, the date of *Optional Subdivision Approval*.
- 3) **Clarify** that \$200 Minimum Property Tax is to be applied against Improvements, ONLY, and none against land acreage.

## **C PAST ACTIONS**

- 1) **2009, 2013, 2015, 2020 Regarding Proposed Honokaia Non-Potable Water System**
  - a) 2013 - Settlement and agreement to develop a non-potable water System accomplished with DHHL and “Honokaia Ohana (Akiona, etal)”.

2015 – HHC issue FONSI on proposed Honokaia Non-Potable Water System.

- 2) No construction has begun – Concerns listed by Homesteader on whose lease from which the County water would be accessed had not been addressed.
- 3) **2017 - Completion of a Cost of Water Study on existing DHHL Water Systems, including Puukapu Hybrid Water Systems.**

Where is it? None has been shared with Puukapu Hybrid Users.

## **D. Homestead Safety and Security**

- 1) No Suggested Outcomes to be implemented without Full Community Consultation and Agreement in Specific Outcomes.

- 2) DHHL shall provide Police, Fire, and EMS on updated map with road names – Community Road Committee shall review before distribution.

I appreciate this opportunity to share on the Waimea Nui Regional Plan.

Thank you.



Aloha,

We are writing to provide feedback on the Waimea Nui Regional Plan. The BC's were very professional, thorough and fun! We also wanted to mahalo you guys for bringing food so that we wouldn't have to have dinner kuleana and could be energized for the discussions. We think the consultations were fair and meaningful. 5 stars from us!

### **Homestead Community Benefits Program**

The Homestead Community Benefits Program was not "voted" in. However, our mana'o is that this should not need to be something left to a vote. We strongly encourage the Department of Hawaiian Home Lands to add the Homestead Community Benefits Program to Waimea Nui regardless of whether it has been voted on by the beneficiaries. It is long overdue for the Waimea Nui region, and its implementation would provide meaningful, positive impacts for beneficiaries. Moving this project forward reflects the needs of the community, is a call for accountability, and would strengthen the foundation for future homestead development.

### **Equitable and Sustainable Water Access**

The Plan should identify the areas within Waimea Nui that are without water. To my knowledge, there is currently neither a visual representation nor a written narrative that highlights water insecurity in Waimea Nui. Including this information is important because it provides essential context for understanding the region's water challenges and the needs of beneficiaries. Clear documentation of where water is lacking would strengthen the Plan and ensure that strategies for addressing water insecurity are both transparent and effective.

The Plan should clearly explain that lessees in Waimea Nui have been bound to the terms and conditions of their leases without access to water. The total lack of water is a critical issue that must be explicitly stated, as water availability directly impacts beneficiaries' ability to effectively engage in ranching operations and in being good land stewards.

Acknowledging this reality in the Regional Plan is essential, as it provides the necessary context to inform the Regional Plan for years to come. Emphasizing the water issue will underscore the importance of prudent adoption, funding and implementation of the Plan to ensure that lessees are not left disadvantaged by conditions outside of their control. This leaves lessees vulnerable to being found in non-compliance and forces them to bear the financial burden of developing costly workarounds to provide water to their land and animals.

Recognizing water availability as a core requirement is essential to ensure that the Regional Plan reflects the realities beneficiaries face and provides solutions that support both ranching operations and the long-term success of homestead awards.

The Plan currently lacks agricultural technical expertise in its description of water needs. It should incorporate industry standards and guidelines to accurately estimate water requirements based on factors such as animal type, size, and environmental conditions. This would ensure that water infrastructure planning is grounded in sound ranching practices and data.

The Plan should address public health concerns related to the lack of water in areas where people are living. For example, DHHL received feedback from the Department of Health regarding a proposed—but inadequate—water system at Honoka‘ia, and this information should be included to inform future planning. The Department of Health cautioned that even non-potable water poses risks, as residents are likely to use it for basic hygiene such as brushing teeth and washing hands and faces.

Without this information, the Plan falls short of explaining why water access is not only a matter of ranching operations but also a critical public health necessity. Explicitly incorporating these concerns would help ensure that water safety considerations are fully integrated into the Waimea Nui Regional Plan.

The Plan should clearly define what “Equitable Water Access” means for lessees. This is an opportunity to establish frameworks that specify what equitable access looks like in each of the water-insecure areas within Waimea Nui. By doing so, the Plan can set measurable standards that ensure fairness across homestead areas and provide beneficiaries with a transparent basis for understanding how water will be allocated, developed, and sustained.

The Plan needs to address the requirements stemming from the Aged Hawaiians Settlement. Specifically, it should note that the Department of Hawaiian Homelands (DHHL) has not yet submitted a budget for the construction costs necessary to implement pastoral lease awards at Honoka‘ia. The Plan should also acknowledge that existing budgets may require revision to account for increased costs incurred over many years since the awards were issued, particularly given that water infrastructure was previously deprioritized.

Including this information ensures that the Plan accurately reflects both legal obligations and the practical realities of funding and infrastructure development for pastoral leases.

The Plan should explicitly disclose the resources that have already been allocated to DHHL for water at Honoka‘ia, including the water meters provided by the County of Hawai‘i. Sharing this information ensures transparency and demonstrates that steps have already been taken to address water infrastructure in certain areas of Waimea Nui. Additionally, the Plan should evaluate whether these existing resources are sufficient to achieve “Equitable

and Sustainable Water Access” in Waimea Nui, and identify any gaps that must be addressed to meet the needs of beneficiaries in each of the respective areas within Waimea Nui.

The Plan advocates for immediate relief through a nearby standpipe or DHHL-coordinated water hauling, but it lacks details regarding implementation—such as the exact location, timeline, and budget for construction and operation. Including this information will clarify the interim solution, support effective planning, and build confidence among beneficiaries who continue to struggle without access to drinking water and water for their animals.

The Plan should emphasize that access to water is a fundamental human right. It should highlight historical inadequacies in water provision by DHHL and underscore the legal protections that safeguard water rights for Hawaiian people. Recognizing water as a human right reinforces the importance of addressing both current deficiencies and long-term planning for equitable and sustainable water access for all beneficiaries.

The Plan should articulate the psychosocial and economic impacts experienced by beneficiaries due to water insecurity, including stress, anxiety, depression, and potential health consequences such as substance use or other diseases. Currently, there is no mention of the water crisis in Waimea Nui. Frontloading this information will strengthen the Plan’s legitimacy, create a sense of urgency, and support efforts for its adoption, funding, and effective implementation.

The Plan should identify where water sources are located within the Waimea Nui region and explain how water is being allocated across different parts of the community, including instances where water may be provided to non-beneficiaries. Providing this information will increase transparency, support equitable planning, and help ensure that all beneficiaries understand how water resources are managed and distributed within Waimea Nui.

### **Waimea Nui Homestead Community Initiative**

The Plan should expand the concept of “long-term care housing” to include housing that accommodates varying levels of care. Beneficiaries may need assisted living, care home-level support, or even full long-term care placement options. The Plan must also clearly state that such housing is intended solely for beneficiaries and is not to provide long-term care housing for kupuna who are not DHHL beneficiaries. Clarifying this scope ensures that resources are appropriately directed and managed to meet the needs of the intended population.

The Plan calls for spaces dedicated to “cultural education,” which we support. However, we urge that the Plan also emphasize the need for learning of all kinds—not solely cultural. For example, beneficiaries may wish to use these spaces for cooking classes, basic first aid and CPR training, or workshops on home safety and fire prevention. Expanding the scope of educational opportunities ensures that these spaces meet the diverse needs of the community and support the well-being and self-sufficiency of all beneficiaries.

The Plan’s discussion of the multi-purpose community complex mentions food sovereignty, which is important. However, it should also include critical components to fully support food sovereignty and the paniolo lifestyle of Waimea, which is central to and reflective of local food security. These components should include:

- A propane filling station
- A commercial kitchen
- Composting & Waste Management Facilities: For soil health and sustainability.
- A filtered and purified drinking water filling machine
- A meat processing room, handling room, refrigerated storage (reefer) for meats, and a butchering setup
- An arena, loading chutes, and horse stalls to support ranching operations and the paniolo way of life.

Including these elements will ensure the community complex supports self-sufficiency, safe food production, and the cultural and economic traditions of Waimea Nui.

\*It is our understanding that in the past, a regular riding arena was proposed for Waimea Nui. We wish to highlight the need for a true rodeo arena, where families can gather and actively participate in the cultural heritage of paniolo life. A proper rodeo arena can also serve as a focal point for youth development programs, providing opportunities locally for keiki who currently must travel to neighboring Honoka’a to participate in rodeo activities. Such a facility will support ranching, preserve Waimea’s unique paniolo traditions, and strengthen community engagement and youth development.

### **Strategize and Initiate Subdivision/Commencement Date**

The fourth bullet point under “Desired Outcomes” should say “road and water **infrastructure** and maintenance”.

## **Homestead Safety and Security Improvement Program**

The Plan should state/clarify what the DHHL's role is in addressing unauthorized land occupancy. Often beneficiaries don't know who or where to call in order to get help with the unauthorized use of DHHL lands in Waimea Nui. The Plan has an opportunity to send clear and consistent messaging about trespassers and squatters and how this will be dealt with going forward.

The Desired Outcomes section should include providing DHHL resources for homestead land management, such as ATVs, flares, cones, and other emergency mitigation supplies needed during fires or when livestock are on roadways. Currently, these resources are lacking in Waimea Nui, leaving beneficiaries to manage these situations on DHHL's behalf. Including such provisions would enhance safety, clarify responsibilities, and demonstrate DHHL's support for beneficiaries.

We would like to see another draft prior to the Plan being submitted to the commission in September please.

Mahalo for your time and consideration of this feedback and we look forward to continuing the work.