



111 S. King Street
Suite 170
Honolulu, HI 96813
808.523.5866
www.g70.design

CONFERENCE REPORT

TO:	Department of Hawaiian Home Lands (DHHL)		
FROM:	G70		
DATE:	October 18, 2025	LOCATION:	Kapa'a Elementary School - Cafeteria
PROJECT:	DHHL Wailua Homestead Master Plan and EA	PROJECT NO:	224044-01
SUBJECT :	Beneficiary Meeting #2 – Master Plan Workshop Day 1	NO. OF PAGES:	
THOSE PRESENT:	Commissioner Shaylyn Ornellas, Kialoa Mossman, Erna Kamibayashi (DHHL); Rene Matsumura, Ryan Char, Barbara Natale, Kauahi Ching, Kai Akiona-Ferriman, Dalton Beauprez (G70) Participants: See attached Sign-In Sheet Exhibit A		

SUMMARY:

The Department of Hawaiian Home Lands (DHHL), with assistance from G70, convened the second Beneficiary Meeting for the Wailua Homestead Master Plan and Environmental Assessment (EA) on Saturday, October 18, 2025, from 9:30 a.m. to 2:00 p.m. at Kapa'a Elementary School Cafeteria.

The meeting opened with a pule, followed by introductions and a review of meeting objectives and expectations. Dalton outlined the day's agenda, with the workshop's focus on Wailua's context within DHHL and permitting processes, site opportunities and constraints, cultural foundations, and visioning for homesteading. Kialoa provided an overview of DHHL's mission and planning system, including the Kaua'i Island Plan and Wailua Regional Plan, and introduced the Wailua Homestead Master Plan project.

Barbara walked the group through photos of the project area, presented on Master Plan and EA requirements, and summarized work completed to date, such as site visits and preliminary technical studies. Kai discussed site opportunities and constraints based on several physical factors, including surrounding landowners, sea level rise, flood zones, wetlands and rare species, soil types, topography, slope and rainfall. He also spoke about the latest infrastructure options including the road system, potable and non-potable water, the existing irrigation system, wastewater and electricity. Kauahi reviewed cultural foundations, including the kapu and kānāwai that were brought forth out of the previous Honuiaiākea session; history and viewplanes from Malae Heiau; and existing cultural studies and features that were uncovered during an archaeological study.

Following these presentations, beneficiaries participated in breakout sessions to share their mana'o about Wailua's future.

VISIONING SESSION

Beneficiaries broke into three groups, each facilitated by G70 staff, to discuss the following visioning questions:

1. What are the special qualities of this 'āina, of Wailua that you want to protect and preserve?
2. What are the ways homesteading as a land use can support the importance and significance of this 'āina?
3. In 20 years, what does a thriving homestead community look and feel like?

UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME STATEMENTS CONTAINED WITHIN ARE ACCEPTED



GROUP FEEDBACK

Each Group's summarized points are provided below, detailed notes provided as Exhibit B:

Group A (Barbara & Kauahi)

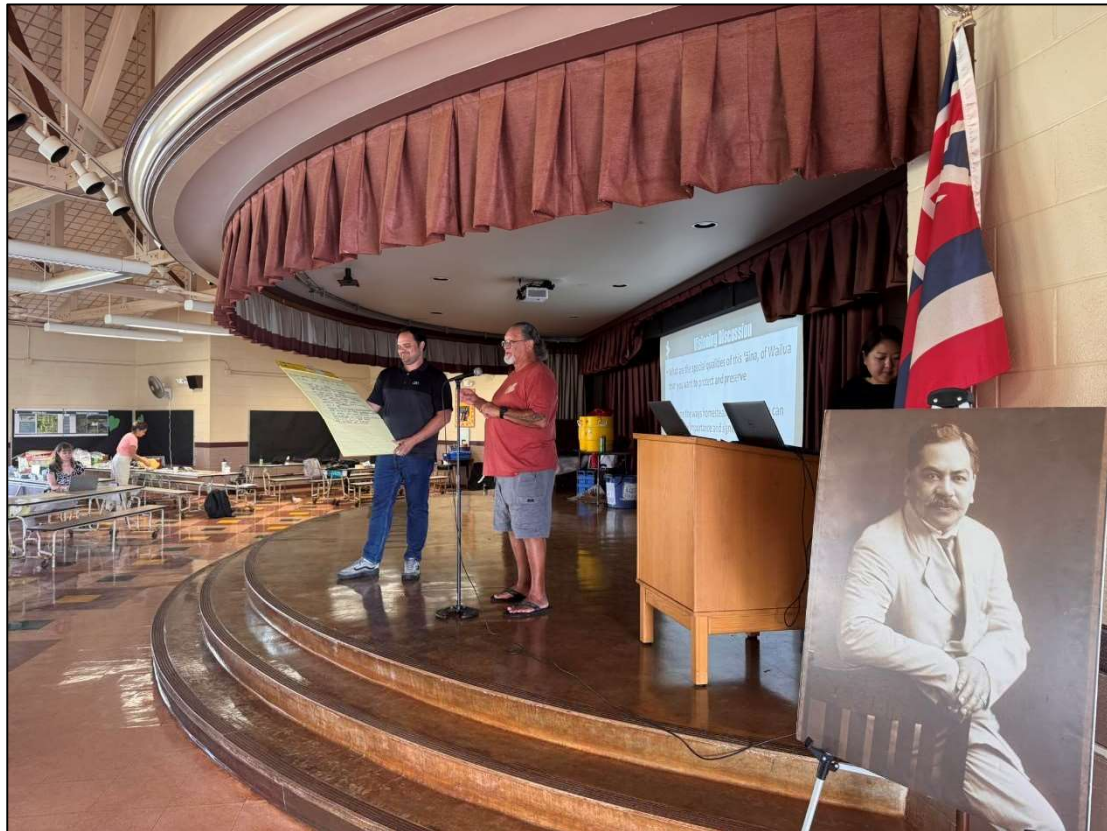
- Emphasized protecting cultural sites throughout the valley.
- Soil quality should be tested near Malae Heiau, where post-Iniki dumping occurred.
- Called for affordable access to land and housing, noting rising costs and urging DHHL to act quickly.
- Supported smaller agricultural lots and flexibility in lease structures.
- Advocated for sharing resources and community stewardship, noting that in Anahola, county maintenance of shared spaces relieved burdens on associations.

Group B (Rene & Kai)

- Proposed a cultural center and farmers' market along Kuhio Highway, integrating eco-tourism and education opportunities.
- Stressed the need for homestead associations to guide land stewardship and uphold Kanaka identity.
- Discussed erosion control, water management, and community resilience centers for emergencies.
- Advocated for smaller, functional ag lots (1–2 acres) to maximize beneficiary participation, and shared infrastructure such as farm equipment storage and workshops for keiki education.

Group C (Ryan & Dalton)

- Emphasized ancestral connection and sacredness of Wailua, including the heiau complex, its history, and elemental forces, stressing the need to respect and protect sacred resources and sites and follow appropriate protocol.
- Advocated for community-based living, being stewards of the land, and reciprocity which could result in food production and forest restoration.
- Expressed concern about overdevelopment and reinforced that Wailua should not become another “gentlemen’s estate” area. They advocated for more open space and issues with over-fencing.
- Highlighted the importance of recreational opportunities, medical services, education, and cultural perpetuation in the future community but also maintaining distinction from other communities and the significance of Wailua



COMMON VISION THEMES

The above three groups shared consistent themes grounded in ancestral connection, cultural preservation, community well-being, and 'āina-based living. Together, they envisioned Wailua as a thriving homestead where Native Hawaiian families can return home, care for the 'āina, and build a sustainable future rooted in culture and connection, a community for Hawaiians, by Hawaiians, guided by ancestral wisdom and designed for future generations to come. Following is a summary based on the three visioning questions:

1. What is Special About Wailua?

Participants described Wailua as a place of deep ancestral and spiritual significance, rich in history and natural abundance, and a place to honor through careful stewardship. Any development should respect existing cultural resources.

- Cultural and spiritual sites: Wailua’s heiau complex, including Malae Heiau and nearby sacred areas such as Hikinaakalā, are vital to Hawaiian identity and must be protected and respected.
- Ancestral connections: Families shared stories of ali'i, kupuna, and traditional practices tied to Wailua, emphasizing its role as a birthplace of culture and governance.

- Water and natural systems: The Wailua River, wetlands, and surrounding ahupua'a lands embody the flow of life from mauka to makai, sustaining both the environment and the people.
- Cultural landscapes: Petroglyphs, poi pounders, and ancient agricultural remnants remind residents of Wailua's history as a thriving agricultural community.
- Sense of place: Beneficiaries value Wailua's open views, rural character, and mana that make it distinct from other areas of Kaua'i.

2. How Homesteading Can Support the 'Āina and Self-Sufficiency?

Across all groups, beneficiaries viewed homesteading as an opportunity to restore balance between people and 'āina, supporting both cultural and practical self-reliance. Homesteading, in this vision, is not only about housing but about reconnecting Hawaiians with the land, creating an economy and lifestyle grounded in self-sufficiency, culture, and respect for nature.

- 'Āina stewardship: Homesteaders can and should serve as caretakers of the land, ensuring sustainable use of natural resources through mālama 'āina practices.
- Small-scale agriculture: Many supported sub-agricultural lots to allow families to grow food, raise animals, and share resources while maximizing beneficiary participation.
- Community sharing and collaboration: Participants envisioned a community that shares crops, tools, and knowledge, reducing costs and building relationships.
- Cultural education and preservation: Wailua could include a cultural center or farmers' market to educate keiki and visitors about Hawaiian traditions, sustainable farming, and the area's history.
- Economic self-reliance: Beneficiaries suggested eco-tourism, agricultural markets, and small businesses rooted in culture as ways to support families without compromising values.
- Environmental care: Proper erosion control, drainage planning, and wetland protection were viewed as essential to protecting water quality and the ocean.

3. What a Does a Thriving Wailua Community Looks Like in 20 Years?

In 20 years, beneficiaries envisioned Wailua as a fully realized, self-sustaining Hawaiian homestead community, one that embodies values such as pono, 'ohana, and abundance.

- Cultural continuity: A place where kūpuna, keiki, and 'ohana live together, practicing culture daily and caring for sacred sites.
- 'Āina-based living: Homes integrated with gardens, orchards, and open spaces, surrounded by restored forests and native vegetation.
- Community infrastructure: A Native Hawaiian Community Center serving as a gathering, education, and resource hub for cultural programs, farming support, and community events.
- Healthy and resilient community: Access to medical services, recreational, and emergency resilience facilities, ensuring that families can thrive in place.
- Collaborative governance: Active homestead associations and community hui maintaining shared resources and decision-making authority.
- Economic balance: A network of bartering, trading, and small-scale enterprise that sustains livelihoods without relying on external systems.
- Affordability and access: A system where beneficiaries can live on their 'āina without excessive financial burden, supported by innovative lease and financing models.

During the Q&A session, beneficiaries expressed concerns about the slow pace of DHHL project implementation, and wondered about the completion of older projects before pursuing new ones. Questions were raised about the waitlist system, fairness, and transparency with award procedures, and to consider alternative award mechanisms such as paper leases to help families begin establishing homesteads sooner. Participants also called for phased development and the need to protect Wailua's cultural and natural resources.

Dalton concluded by summarizing upcoming activities, including Beneficiary Meeting #3 the following day, October 19, which focused on building on the visions from Beneficiary Meeting #2, site planning exercises, and exploring

homestead and non-homestead land use options. Beneficiaries were encouraged to stay involved and reach out using the contact information provided to share further comments or questions.

COMMENTS, QUESTIONS, AND ANSWERS:

Q1: What is the current water system that serves the Wailua lands?

A1: Approximately 25 million gallons per day (mgd) flow from the Hanamā‘ulu ditch system, sourced from the Wailua River (south fork) to Kapaia Reservoir, then to Aii Reservoir and Reservoir 21, before reaching the DHHL property. Drainage generally follows Kuhio Highway, through a series of box culverts, eventually discharging to a ditch south of the golf course and out to the ocean.

Kai further noted that the area is currently served by the Kapa‘a Water System, but new water sources, storage, and transmission infrastructure will be required to support DHHL development. An exploratory well is located on DHHL Wailua lands, and rain catchment and non-potable irrigation systems could supplement supply, though the Department of Water (DOW) may have concerns about interconnection between potable and non-potable systems.

Existing wastewater facilities near the project site are operating at capacity; expansion is planned but not yet completed. Interim solutions such as individual wastewater systems (IWS) or septic and leach fields would require variances and become the responsibility of lessees.

Q2: Wasn't the Kaua'i Island Plan supposed to be a 20-year plan? What happened in that time?

A2: Kialoa noted that many beneficiaries are frustrated that "nothing happened" in those 20 years. The only major DHHL activity that occurred during this time was acquiring the property that includes the Hilton Garden Inn. DHHL responded that the current effort represents a new 10-year planning horizon, focused on actionable implementation and alignment with updated community priorities.

DHHL will also be gearing up to redo its Kaua'i Island Plan, and through that process it is encouraged that as many beneficiaries participate so that we can look at appropriate zoning together and choose what is the best use for the island.

Q3: What is the yellow project area shown on the map?

A3: Kialoa explained that the yellow area represents the Wailua DHHL property, and Ryan clarified that the map is oriented north/south, not east/west, which may have caused confusion.

Q4: What is the status of the bypass road? Will it affect DHHL lands?

A4: The bypass road remains a county-led project. It is not proposed on DHHL lands, though coordination may be required if future alignments approach Wailua boundaries.

Q5: What about the heiau in the area - how will they be protected?

A5: Kialoa noted that DHHL would coordinate with the Department of Land and Natural Resources (DLNR) and cultural practitioners as planning progresses to ensure all known and potential sites are identified, studied, and respected. Malae Heiau is currently under the jurisdiction of DLNR.

Q6: Can Kapa'a be used as an example for how to plan Wailua?

A6: Yes. Kialoa explained that DHHL wants to hear from beneficiaries on what they envision, just as Kapa'a benefitted from community-driven planning. The Wailua plan aims to be guided by beneficiary values and cultural context rather than a predetermined template.

Q7: We've seen plans before, like Anahola 40 to 50 years ago, where nothing happened. Why should we expect this to be different? We know where to build and not where to build, let's just go ahead and build, why should we wait 10 years?

A7: DHHL acknowledged this frustration. Kialoa emphasized that the EA will begin as soon as the Master Plan is approved, but the goal is to complete EA compliance by 2028. Once the EA is finalized, engineering and design will begin. The team intends to "do it right," not rush, to ensure permits and compliance are secured efficiently.

Q8: How does the waitlist work? Are there separate lists for Wailua and LThu'e?

A8: Erna explained that only Anahola still maintains an area-specific list. Historically, prior to the 1970s, applicants could select their preferred areas (e.g., Kekaha, Pu'u 'Ōpae, Anahola). These older lists must still be honored, but most beneficiaries are now on the island-wide list – so some have two numbers. Priority within area lists depends on blood quantum and relationship tiers (e.g., spouse, children, descendants). DHHL will satisfy area lists where possible before using the island-wide list.

Q9: What happened to Anahola lessees whose farm lots weren't awarded or whose lessees passed away?

A9: DHHL acknowledged the question and noted that follow-up with the Homestead Services Division is required.

Q10: Studies have already been done. Why can't DHHL move faster using existing studies?

A10: Kialoa and Dalton responded that while previous studies exist, site-specific technical work for Wailua is still required to meet EA compliance standards. Some past studies are outdated or not applicable to this parcel.

Q11: Why does DHHL move forward with new lands when there are vacant lands elsewhere (like Anahola)?

A11: DHHL recognized this ongoing concern. The Department is working to advance multiple projects in parallel to put more Hawaiians on the land statewide, not just in one location.

Q12: How can beneficiaries speed up awards? Can we get "paper leases" to start building?

A12: Beneficiaries suggested awarding paper leases so families can begin establishing roots while waiting for financing. DHHL noted that this option will be reviewed, balancing legal and funding considerations.

Q13: Is there a requirement to live or work on Kaua'i to receive an award?

A13: This requirement no longer applies, though priority remains for those with strong ties to the island.

Q14: How can we ensure Hawaiian architecture and not modern, generic housing?

A14: DHHL noted that design guidance could be incorporated into the Master Plan to maintain Wailua's rural and cultural identity.

Q15: What are the lot size preferences?

A15: Many participants favored 1-2 acre sub-agricultural lots to support more beneficiaries and shared farming. Larger pastoral lots were less desired.

Q16: Could the project be phased (for example, some kuleana, some ag)?

A16: The planning team can explore phasing options and discuss it in the EA.

Q17: If the project went fully Kuleana lots, could this get people on the land faster? Could this speed up the Master Planning and EA phases?

A17: Dalton answered that the Master Planning and EA phases are standard for Kuleana Lots or other potential land-uses. However, it could potentially save time on the back end as Kuleana Lots would not need to go through the same design and engineering phases.

Q18: Are residential lots off the table? I have been holding out for this area...

A18: Kialoa explained that residential use was originally planned for this area during earlier Master Planning efforts several years ago. However, the proposal received considerable pushback from the community, who have since expressed a stronger preference for agricultural lots. Additionally, DHHL intends to focus future residential development in other areas, such as Līhu'e. That said, residential use is not entirely off the table, it's simply not what the majority of beneficiaries have been voicing over the years, including in today's workshop.

Exhibit A

Beneficiary Workshop Meeting #2



HAWAIIAN HOME LANDS

HAWAIIAN HOME LANDS COMMISSION - DEPARTMENT OF HAWAIIAN HOME LANDS

WAILUA MASTER PLAN AND ENVIRONMENTAL ASSESSMENT

Beneficiary Workshop Meeting #2
Kapa'a Elementary School

Saturday, October 18, 2025
9:30 am - 2:00 pm



PRINT NAME (FIRST AND LAST)	LESSEE, APPLICANT, BOTH, OR OTHER	EMAIL ADDRESS	PHONE NUMBER
Lorilani Keenokale	lessee		
ciso lagmay	Both		
LeRoy Lagmay	Both		
Erick Lagmay	BOT		
Gaglyn L. Go	Other		
Benny Lagmay	Lessee		
Taylor-Snape Kameu	Applicant		
Justye Enrique	OTHER		
Lehua Hecson Alao	Applicant		
AVERY YOUNG	" Forever		

PRINT NAME (FIRST AND LAST)	LESSEE, APPLICANT, BOTH, OR OTHER	EMAIL ADDRESS	PHONE NUMBER
Wendy K. Horikawa-Souza	Applicant		
Sam Baryman	Applicant		
Peter Kulala	lease		
Earl Spencer Jr.	applicant		
Lynne Karamiri-Inatsu	Applicant		
Kamika Smith	Applicant / Smith's Boats		
Ching W. Kaidin	Applicant		
William K. Kaidin			
Raye Kalei Kawai	Applicant		
Iwanah E. Abe Nakani	Applicant		
Victor Punua Jr.	Applicant		
Deann Nieves	Lessee / Applicant		
Rupert H. Rowe	11 b		

William
Kaidin
daughter

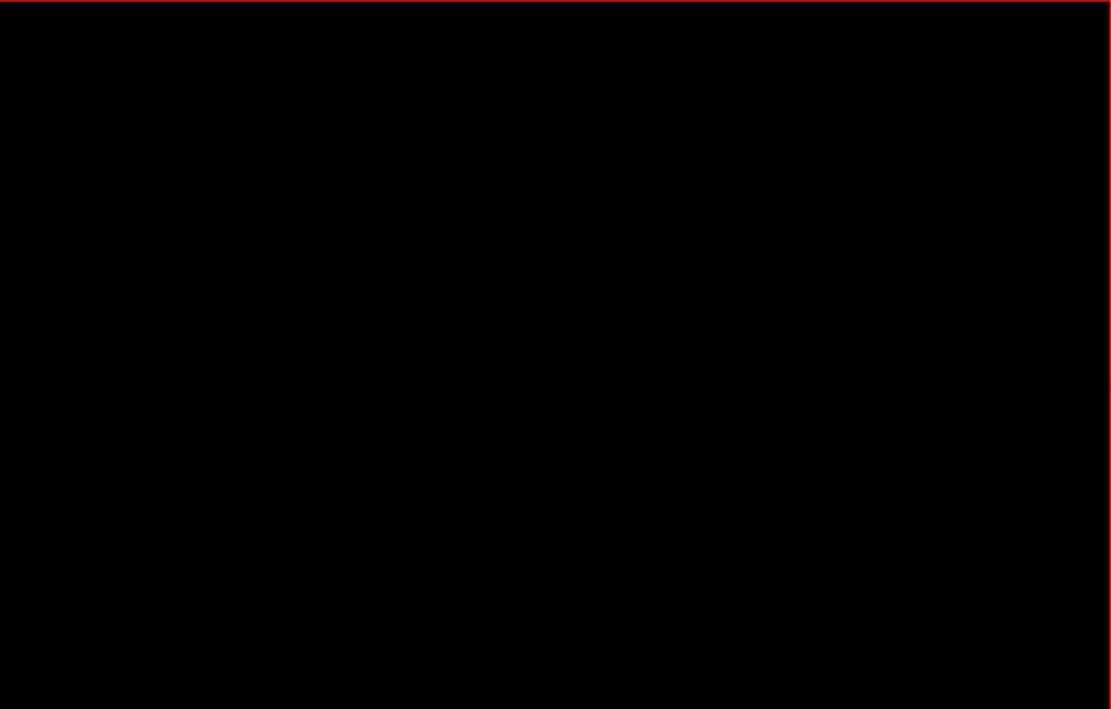
PRINT NAME (FIRST AND LAST)	LESSEE, APPLICANT, BOTH, OR OTHER	EMAIL ADDRESS	PHONE NUMBER
Kaeki Puaoi	Lessee		
Blaz Gusman	Other		
Kyle Gusman	Other		
Kukui Long	Both		
Verlie Air	applicant		
Albado / Alina Gettner	Lesser		
William Kaleskiney Sr	LESSEE		
Felicia Cousten	County Council		
Kyleria Nani Nolas	Applicants		

Exhibit B

Group Visioning Feedback Notes

①

WHAT IS SPECIAL ^{ABOUT} WAILUA?

- PETROGLYPHS AT LYDGATE, BELLSTONE, HEIAU. FINGER UP FERN GROTTD - FOUND BIG POI POUNDER. NEED TO BE SURE TO LOOK. LOTS OF AG SIGNIFICANCE. EVEN YELLOW-BELLIED AHOLEHOLE. MIGHT EVEN HAVE 'IWI
- SD12, 13, 14, NH 1, 2, 3, 4 ALL THOSE AREAS SHOULD BE PROTECTED.
- AFTER HURRICANE- LOTS OF SOIL DUMPED NEAR MALAE HEIAU. AFTER COULD NO MORE DUMP, TO ANAIA SIDE. DOES ANYONE FROM STATE/COUNTY KNOW ABOUT THIS? WILL AFFECT WATER, ETC.
- PUT HAWAIIANS ON THE LAND TO PROTECT THE AWA AND THE CULTURE. PASS IT ON TO KEIKI + MOOPUNA
- WHAT ARE HEALTHY HAWAIIANS? TAKE AWAY THE FRUSTRATION TO GET ON THE LAND. WOULD FEEL MORE FREE. ABLE TO BUILD MORE HOMES AND KEEP OHANA TOGETHER
- COSTS KEEP GOING UP AND UP, HOW CAN WE AFFORD?

(2)

VISION FOR 20 YEARS?

- MORE SUSTAINABILITY, TO GROW OWN FOOD
- READY TO MOVE FORWARD, WORRY ABOUT COSTS LATER
FINDING WAYS TO MAKE IT AFFORDABLE TO BUILD?
- REVOLVING LOAN FUND - WHERE IS THAT AT?
- BE ABLE TO CALL A PLACE HOME, FOR OUR CHILDREN.
- 1/32 PASSED AT STATE LEVEL, HOW TO GET THIS PASSED
AT CONGRESS LEVEL?
- PAPER LEASES TO BE ABLE TO PASS LAND DOWN.
SHOULD GIVE TIME TO GET CREDIT. CAN THIS BE TAKEN
AWAY IF YOU DON'T QUALIFY?
- FARM LOTS
- SHARE WHAT YOU GROW - WITH NEIGHBORS - PROSPER - BUILD COMMUNITY
- BUSINESS. AG PROCESSING FACILITY - SUSTAINABILITY
- AWARD THE LAND AND WE GROW WHAT WE WANT

IMPORTANCE/
SIGNIFICANCE
of

WAYS HOMESTEADING CAN SUPPORT WAILANA?

- SHARING OF RESOURCES
- BUILD COMMUNITY
- SUPPORT OHANA
- FOLLOW COUNTY STANDARDS FOR BUILDING- WHAT ARE THOSE? OHANA UNITS/ADU ALLOWED?
- OHANA AS ECONOMIC ENGINE? SURVIVAL
- UP TO INDIVIDUAL TO GROW WHAT THEY WANT CROPS, OR ANIMALS. NO GROWING CARS.
- COMMUNITY SPACES- WHO WOULD MAINTAIN? WOULD BE HARD FOR ASSOCIATION- COUNTY MAINTAINS ANAHELA COMMUNITY SPACE?

What are the special qualities of
'āina you want to protect + preserve?

- Ancestral connections / future generations
- Rain, sun, ocean
- Malae Heiau — treat w/ respect
 - Connections to Hikinakale + other heiau
- Sacredness — have to be mindful
- Heiau complex from Kawai Kini down
- Many resources hidden beneath the layers
- Ahupua'a perspectives
- Many resources + knowledge that lend to its significance
- River, Ocean
- the 'āina itself + its ability to provide for community — especially to support future
- Mana, richness, hula history
- water flowing Mauka to Makai
 - Natural waterways
- The history / past significance

①

What are the ways homesteading
as a land can support the significance
of this 'āina?

- Stewards of the valley
- limit density
- plant + grow food — support 'Ohana
- people on land to actually care for it
- ~~of~~ ability to give back — reciprocity
- Mālama 'āina
- Associations can help / partnerships
- Communal living
- Malae come back to DHHL

In 20 years, what does a thriving
homestead feel like?

- Homes for our people
- Community, Ohana, kūpuna
- gardens, panicle, food
- Sport complex — recreations/activities
- Agricultural / Forest Restoration
- Āina-based living
- Returning it back to its
significance
- Open space — too many fences
everywhere
- Educational Resources
- Medical services — Comprehensive level
of services
- Culture perpetuation
- Appropriate protocols — No haka'ino
- Appropriate infrastructure
- Different from Anahulu — something new
- Maintain culture, respect
- No gentlemen estates
- Restoring Pono
- I Ke wā ma mua, I ka wā ma hope

① What are the special qualities of this 'āina of Wailua that need to be preserved?

- "rural" feel or lifestyle
- cultural center (cultural/commercial); cultural preservation
- ~~at~~ keep ^{as} natural as possible
- for keiki, future generations
- protect/preserve Heiau (DHHL vs DNR?)
- protect natural wetlands → plaques
- water resources; who controls?
- understand water source ^(current/historical), where it comes from, where it goes
- personal identity / Kanaka identity / understand the why
- make decisions with future generations in mind
- get people into homes, on land
- preserve/pass on Wailua history and stories
- keep visual places and names
- keep commercial use separate

② What are the ways homesteading as a land use can support the importance and significance of this Area?

- Ocean ~~is~~ is a resource, protect it
- good erosion control practices to protect ocean
- good homesteading practices to protect ocean
 ↳ education
- continue agricultural practices; kalo
- important to get people into homes
 ↳ affordability
- ^{consistent} space for community farmers market
- architectural design for homes/dwellings to give pressure 'rural' feel
- protect/maintain water source/surface water
- 3-ac lots may be too large
- lot design important ~~to~~ (i.e. for access)
- common facilities/equipment/storage
- farming community/hui; Share Resources
- association needed, for collection for maintenance

(3) In 20 years what does a thriving homestead community look like?

- vision: community will be built out
- sharing / bartering / trading system
- building a large ohana
- gathering place for all
- Native Hawaiian Community Center
- example: Anahola marketplace
Anahola community center
- if you're a beneficiary you have a responsibility → community association
- sharing of knowledge and practices w/ other community members
- space for schools to visit/learn about subsistence lifestyle/ag
- a community to bring people home (i.e. from mainland) ^{back}
- a community that encourages younger generation (to self support)
- a thriving homestead → Hawaiians

