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CONFERENCE REPORT

TO:	Department of Hawaiian Home Lands (DHHL)		
FROM:	G70		
DATE:	October 19, 2025	LOCATION:	Kapa'a Elementary School - Cafeteria
PROJECT:	DHHL Wailua Homestead Master Plan and EA	PROJECT NO:	224044-01
SUBJECT :	Beneficiary Meeting #3 - Master Plan Workshop Day 2	NO. OF PAGES:	
THOSE PRESENT:	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 third Beneficiary Meeting for the Wailua Homestead Master Plan and Environmental Assessment (EA) on Sunday, October 19, 2025, from 9:30 a.m. to 2:00 p.m. at Kapa'a Elementary School Cafeteria. The purpose of this meeting was to continue developing the community's collective vision for Wailua, focusing on homestead and non-homestead uses, land planning, 'āina-based stewardship, and conduct siting planning exercises.

The meeting opened with a pule, followed by introductions and an overview of the day's agenda and objectives. Barbara provided a recap of workshop that occurred the previous day. This included review of the general site constraints and opportunities for homesteading, the cultural foundations and findings for the DHHL Wailua parcel, and the small group visioning exercise that answered the following three 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?

Following the Saturday workshop, G70 compiled the information into a vision statement. This was read aloud and beneficiaries were asked to assist with wordsmithing. One participant noted liking the vision statement while other nodded in agreement, so no further changes were made. The vision statement read as follows:

A thriving Wailua homestead is an 'āina-based community
where Native Hawaiian families can return home, care for the land, and
build a sustainable future rooted in culture and connection.

It is a place where 'ohana and neighbors support one another,
share resources, and live in balance with the 'āina,
protecting the sacredness and natural abundance
of Wailuanuiaho'āno.

Together, the community fosters resilience
and ensures that generations to come can
live well, learn, and thrive on their ancestral lands.

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

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Information from the visioning session was also assembled into five beneficiary goals:

1. Protect and Restore the resources of Wailuanuiaho‘āno

Safeguard Wailua's cultural and natural resources, including heiau, waterways, and open spaces, through community-led stewardship grounded in ancestral knowledge and aloha 'āina.

2. Provide Accessible Homesteads Supporting 'Ohana

Create pathways that make homesteading in Wailua more attainable by reducing financial and timeline barriers. This could be obtained through subsistence agricultural lots and kuleana lots for beneficiaries to obtain and occupy their homesteads. This approach allows beneficiaries to build housing on their own terms to support extended families, fostering intergenerational living.

3. Build a Network of 'Ohana and Community Support

Strengthen the ties between families and homesteaders by fostering cooperation, resource-sharing, and mutual care. Encourage the sharing of knowledge and skills among neighbors, and cultivate a sense of accountability to one another and to something greater: the thriving of the 'āina and community.

4. Advance 'Āina-Based Living and Sustainability

Encourage local food growing, agricultural self-sufficiency, and practices that maintain balance on the land, creating a healthy, thriving community system that supports both people and place.

5. Perpetuate Culture, Education, and Shared Learning

Establish spaces and programs where traditional knowledge, language, and practices are taught and lived, making Wailua a place of learning, culture, and continued connection for all generations.

These five goals were then overlaid onto the four kapu and kānāwai discussed in Saturday's presentation. The similarities of the guidance from what was brought forth out of the previous Honuāiākea session from oli (chants), ka'ao (legend, a tale of ancient time), and mele (song), in comparison to the goals from the visioning session, were in general alignment. This lead the speaker to acknowledge that these aligned concepts are surely the planning foundation for a healthy kaiāulu (community), deeply tied to the idea of interconnectedness, collective spirit, and shared responsibility for maintaining harmony within a place.

Barbara continued on with a new subject and provided examples of non-homesteading uses, asking the beneficiaries "What non-homesteading activities can support the importance and significance of this 'āina?". Non-homesteading uses heard from the previous day included a farmer's market, food hub, a resilience hub, and space for kupuna programs. Beneficiaries made suggestions that included: a cemetery, youth trades training center, and renewable energy generation to support self-sufficiency. Ideas included community-managed utility cooperatives, water systems operated by associations, and ways to fund homestead associations to assist with infrastructure.



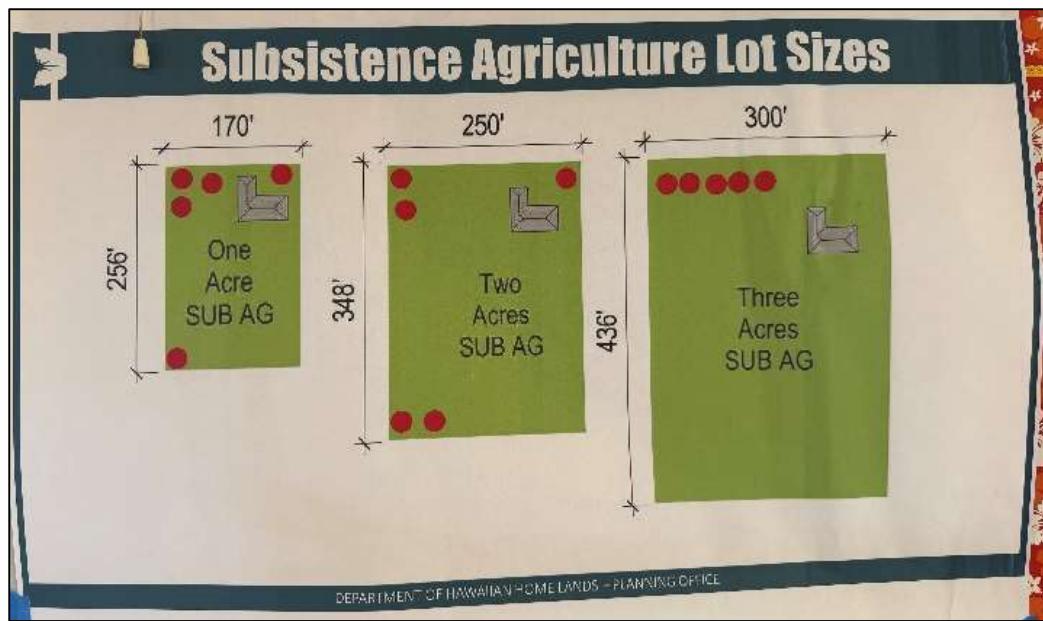
Participants also discussed the potential for non-homesteading uses on commercial-designated parcels located makai of the Highway, which are not included in the scope of this project. This could potentially be a Cultural Area envisioned as a community-run economic opportunity (e.g., visitor education or cultural tourism) that sustains stewardship programs. It is possible that some non-homesteading uses could be deferred to this parcel in the future. It was also noted that the Kaua'i Community Correctional Center (KCCC) will be moving out of this area, and DHHL is in conversations to obtain this land.

There was also dialogue about infrastructure responsibility, as DHHL does not have the capacity to manage future systems. It may be possible to transfer to the County or even transfer management capacity to community associations through training and governance.

Further information was provided on homesteading uses, to make sure beneficiaries understood the pros and cons of DHHL Kuleana lots with Subsistence Agriculture. DHHL Kuleana lots do not come with infrastructure other than a road; however these lots can be awarded much faster than Subsistence Agriculture lots, which do come with infrastructure. The size of the lots would also have an impact; while larger 3-acre lots would allow for more self-sufficiency, 1-acre lots would also house more beneficiaries. Any size lot would allow for an Additional Dwelling Unit (ADU), however the lessee would be responsible for extending infrastructure to the additional unit.

POLLING EXERCISE

Beneficiaries were asked to vote on dwelling density. Blue dots represented one house per lot; Red dots represented one house plus an 'ohana / ADU. All voters chose red dots, showing interest in multi-generational living. The votes were evenly distributed among the 1, 2, and 3 acres.



SITE PLANNING EXERCISE

Participants divided into two groups to conduct site planning activities, exploring land use configurations that balance cultural protection, housing, agriculture, and community space. Each group was given scaled representative square and rectangular pieces representing homestead and non-homestead uses, where they could move them around on a map of DHHL Wailua lands to locate various land uses.

Group A (Led by Ryan)

- Proposed protecting Malae Heiau and preserving open viewplanes to Nounou and the Wailua River.
- Infrastructure: Development should be concentrated where infrastructure exists to limit the amount of costly develop that would be needed with regards to infrastructure.
- Roads: Use existing internal roads to provide access throughout
- Highway access: A farmer's market located at the entrance. One main entrance just south of the heiau, leading into a twin mauka–makai road system and a central north–south spine road for circulation. Consideration should be given to not connect to the existing intersection of Kuhio Highway and Leho Drive as it is already very dangerous. A connection here would make it worse.
- 1-acre house lots are sited closer to the highway corridor and also along the northern boundary to maximize views of Nounou and the Wailua River. 2-acre agricultural parcels extend mauka toward Mauna Kapu, supporting cultural community uses and food production. These lo'i zones are envisioned as healing and learning areas, restoring both environmental and emotional well-being.
- The plan integrates 3-acre lots with lo'i (kalo terraces) interwoven between them, recognizing natural water flow paths as design drivers.
- A Cultural Stewardship Center is proposed at the base of Mauna Kapu, serving as a hub for restoration efforts, community classes, and 'āina education.
- Near what will be the former correctional area, beneficiaries propose a Community Cultural Complex. This would transform a site of "power over people" into a rehabilitative and healing space for youth, surrounded by lo'i, community agriculture and wellness practitioners (Māuli Ola concept).
- The southernmost section of the map envisions a Kauhale for kūpuna, with intergenerational living for elders, surrounded by preschool and learning gardens. This integrates cultural education, childcare, and kupuna care in one village-like system.
- In the bowl of Kalepa (mauka area) is a designated site for kupuna iwi (cemetery). Seen as a space of peace and reflection, ensuring families can grieve and honor ancestors in proximity to the living community.
- Approximately 120 Homestead lots.



Group A Site Plan

Group B (Led by Rene)

- Keeping the space near the river for native restoration, w/stewardship training opportunities.
- The cemetery is placed mauka adjacent to the river, symbolizing respect and a sacred connection to the ancestors.
- Designed 1-acre house lots closer to the highway with 2- and 3-acre agricultural lots mauka and south.
- Renewable energy area to reduce costs and improve self-sufficiency.
- Cultural learning area adjacent to an educational hub for youth and community workshops.
- Church/daycare facilities included near residential clusters to support family and intergenerational life.
- 1-acre homestead lots planned in the Kalepa bowl area, possibly with terraces and scenic views of the ocean and mountains.
- Proposed lo'i restoration in wetland area south near KCCC due to wet ground conditions. This could serve as a hands-on training and rehabilitation site, combining workforce development and healing through 'āina work.
- Senior Center and Māuli Ola (Healing Place) in the southern area, near the hospital and accessible to kūpuna, blending wellness, community care, and traditional healing.
- Approximately 116 homestead lots.



Group B Site Plan

Dalton concluded the meeting by summarizing next steps. G70 will compile the information collected over the weekend into a master plan, and will return in the beginning of the year to confirm the conceptual site plan with the beneficiaries. The site plan will then be presented to the Hawaiian Homes Commission for approval, and then the Environmental Assessment process can begin.

COMMENTS, QUESTIONS, AND ANSWERS:

Q1: How did this land transfer over time - from the nation to DHHL?

A1: G70 will follow up to document the full land use history, including transitions from the Kingdom of Hawai'i to Lihue Plantation, DLNR, and eventually DHHL.

Q2: Why are we going into so much detail right now? Shouldn't future homesteaders decide?

A2: The planning process is about holding space for community desires now, and defining potential uses and locations so that future associations have options and flexibility when implementing. The 2011 Regional Plan is outdated, and this master planning effort helps revisit and realign the regional vision. DHHL is primarily interested in how many lots are planned; beneficiaries today can help designate new areas and uses that better reflect current priorities.

Q3: Could we have a cemetery for our kūpuna?

A3: Yes. Moloka'i and O'ahu have, but Kaua'i lacks a DHHL-designated cemetery. The community may need to pursue grants or partnerships to fund it, but DHHL expressed openness to supporting this use.

Q4: Water is important; the Department should have that.

A4: There are currently two wells existing on DHHL land, with water originating from Kalepa. DHHL will likely need to construct and manage new infrastructure to distribute it. DHHL does not have the capacity to manage a future system, but could train and empower beneficiary associations to oversee operations in the long term.

Q5: Can the water and utility systems be cooperative or community-owned?

A5: Beneficiaries proposed an 'ahupua'a-based system allowing shared ownership (shareholders) for economic sustainability. This concept will be examined for feasibility.

Q6: Could we include provisions where proceeds from future infrastructure development will go to support beneficiary associations?

A6: This idea can be added as part of the EA, however it will be up to the homestead association to ensure that income from any future infrastructure buildouts supports the homestead association. Any available examples from other DHHL lands will be reviewed.

Q7: What's happening with DHHL lands below the highway?

A7: These parcels are designated for commercial use under DHHL's Land Development Division (L&D), which may issue a Right of Entry (ROE) to private entities.

Q8: Does L&D's management mean no beneficiary consultation?

A8: DHHL clarified that beneficiary consultation remains essential, even for commercial parcels, though they are administratively managed by a different division.

Q9: What about the 11-acre commercial parcel makai of the highway? Why wasn't it included in this scope?

A9: Kialoa noted that the parcel falls under a different management department, but non-homestead uses could still be directed there in future phases.

Q10: What's the plan for the correctional facility nearby?

A10: The state plans to relocate the facility mauka, and DHHL is in discussions to acquire that land.

Q11: Can we phase the project—award kuleana lots first, then build infrastructure?

A11: The EA can consider a phased approach, starting with kuleana lots to get families on the land sooner, then developing infrastructure for larger agricultural areas in phase two.

Q12: What are the current rules around adding an 'ohana or ADU?

A12: In alignment with County rules, an ADU / 'ohana unit is allowed. DHHL requires two-thirds of the lot to be cultivated before adding a second dwelling unit. This maintains agricultural use integrity.

Q13: If a beneficiary subdivides a lot, who installs infrastructure?

A13: The beneficiary must install all additional infrastructure (e.g., water meter) at their own cost, and each subdivided portion would become a separate lease.

Q14: Are there differences between agricultural and subsistence agricultural lots?

A14: Yes. Agricultural lots are typically larger and production-focused, while subsistence ag lots are smaller and intended for family-scale cultivation and self-sufficiency.

Exhibit A

Beneficiary Workshop Meeting #3



HAWAIIAN HOME LANDS
(HAWAIIAN HOME COMMISSION, DEPARTMENT OF HAWAIIAN HOME LANDS)

WAILUA MASTER PLAN AND ENVIRONMENTAL ASSESSMENT

Beneficiary Workshop Meeting #3
Kapa'a Elementary School

Sunday, October 19, 2025
9:30 am – 2:00 pm

G70

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Tamra Medeiros	Lessee/Applicant		
Wendy K. Morikawa-Souza	Applicant		
Alvery Youtz	"		
Verlie Aia	"		
Alberto / Alvin	Lessee / Applicant		
John Quan	Applicant		
Lorilani Liohokuole	Lessee		
Kapule Torio Jr.	Applicant		
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PRINT NAME (FIRST AND LAST)	LESSEE, APPLICANT, BOTH, OR OTHER	EMAIL ADDRESS	PHONE NUMBER
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Ronald S. B. S.	Lessee		
Tongfa Luyang	App		