



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

DHHL Wailua Master Plan Beneficiary Planning Workshop Day #2

Sunday, October 19, 2025

9:30 am – 2:00 pm

Kapa‘a Elementary Cafeteria



Introductions



State Planning Office

Lilliane Makaila, Acting Planning Program
Manager

Kialoa K. K. Mossman, Land Use Planner and
Kaua'i Community Liaison



Kaua'i Island

Shaylyn Ornellas, Commissioner

Erna Kamibayashi, Kaua'i District Supervisor

Kaipo Duncan, Land Manager



Introductions



Wailua Master Planning and EA Consultant Team

Kawika McKeague, Planning Principal

Rene Matsumura, Architecture Principal

Ryan Char, Civil Engineering Principal

Barbara Natale, Project Manager

Kauahi Ching, Project Design Architect

Dalton Keanu Beauprez, Senior Planner

Kai Akiona-Ferriman, Civil Engineer

**Nohopapa
Hawai‘i**
Archaeology /
Cultural

AECOS
Flora and
Fauna

**Edith
Kanaka‘ole
Foundation**
Honuaiākea

Intera
Hydrogeology

Fehr & Peers
Traffic

**Air Data
Solutions**
Lidar

**Hawai‘i
Wildfire
Management
Organization**



Purposes of Meeting



REVIEW AND
CONFIRM VISION
COMPONENTS



DISCUSS AND
VOTE ON
HOMESTEAD
SIZES



DISCUSS AND
VOTE ON NON-
HOMESTEAD
USES



SITE DESIGN



SHARE THOUGHTS ON LAND
USE AND SITE DESIGN



Morning Agenda

9:30 - Introductions, Purpose of Meeting

10:10 - Recap Visioning Discussion

10:25 - Discussion on Non-Homestead Uses

10:55 - Voting for Homestead and Non-Homestead Uses

11:30 - Lunch



Agenda

12:00 - Introduction to Site Planning

12:15 - Collaborative Site Planning

1:15 - Sharing / Discussion of Group Plans

1:40 - Recap of Workshop

1:55 - Timeline and Next Steps

2:00 - Project Timeline & Next Steps



Housekeeping & Ground Rules



Sign-in Sheets

Handouts

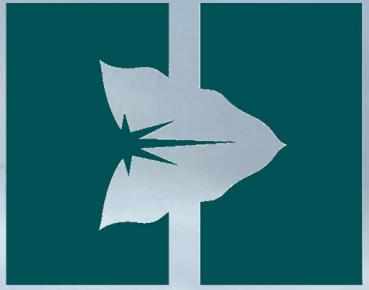
Cell phones

Bathrooms

Stand up/stretch

Questions?

Lunch



Recap of Workshop 1



Master Planning Process

Site Opportunity & Constraints

- Cultural Resources
- Kapu & Kānāwai
- Water
- Infrastructure
- Topography
- Connectivity
- Adjacency

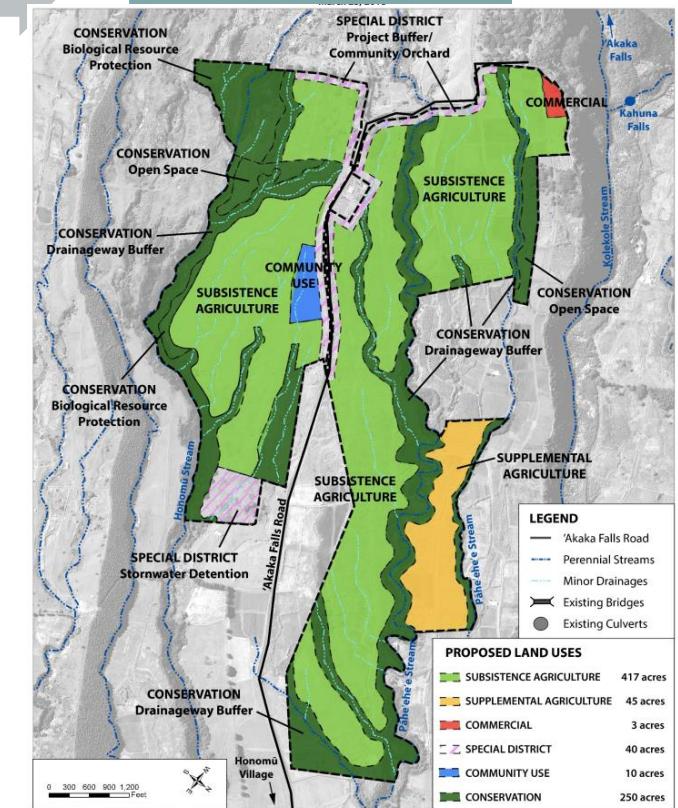
Vision and Goals Workshop Day 1

- What is special about Wailua?
- What is the future vision for this community and how does this land contribute to that vision?

Program / Site Plan Workshop Day 2

- **Land Use:**
 - Subsistence Ag
 - Community Uses
 - Conservation
 - Renewable Energy
- **How many?**

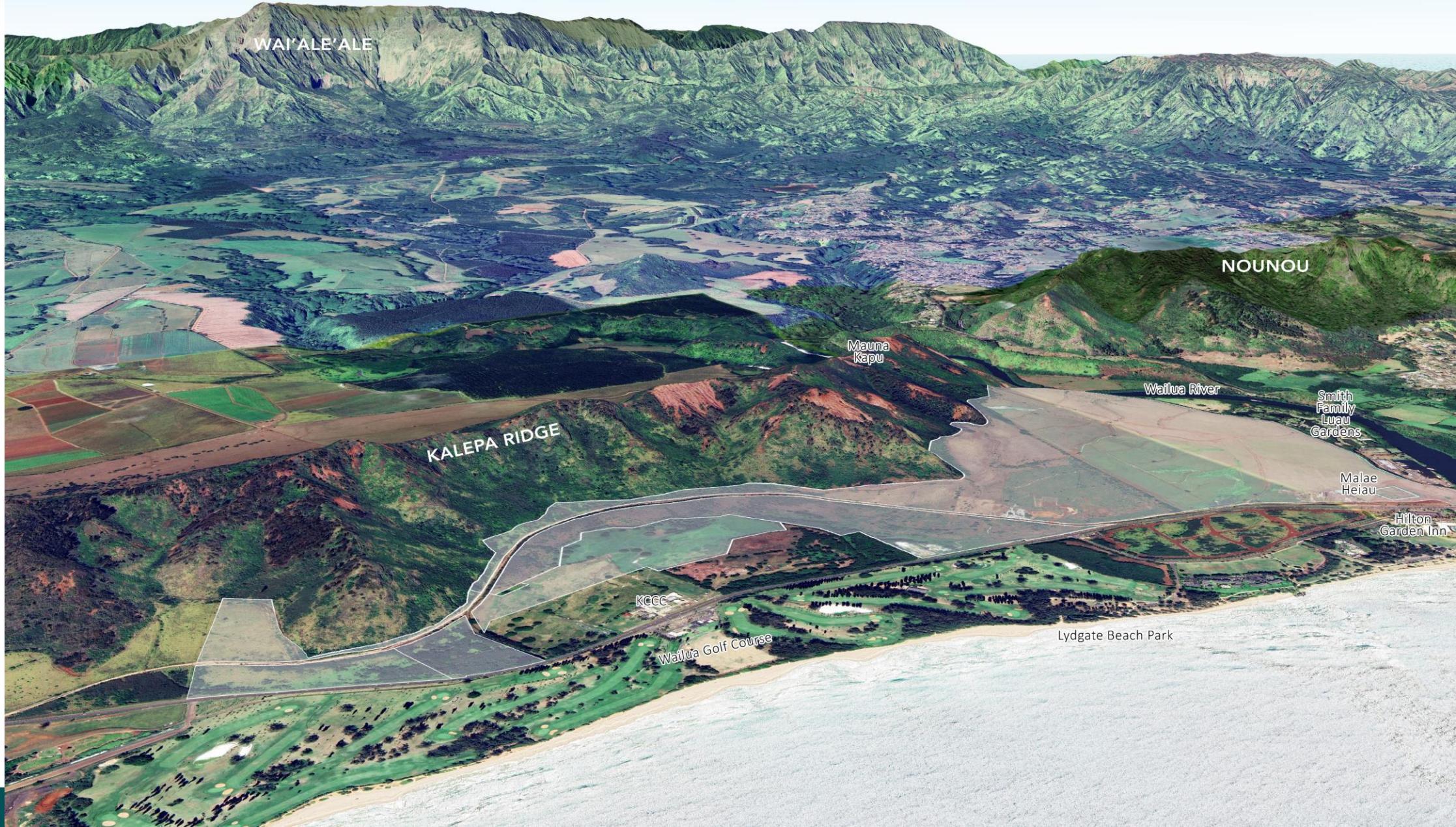
Physical Plan



Project Area



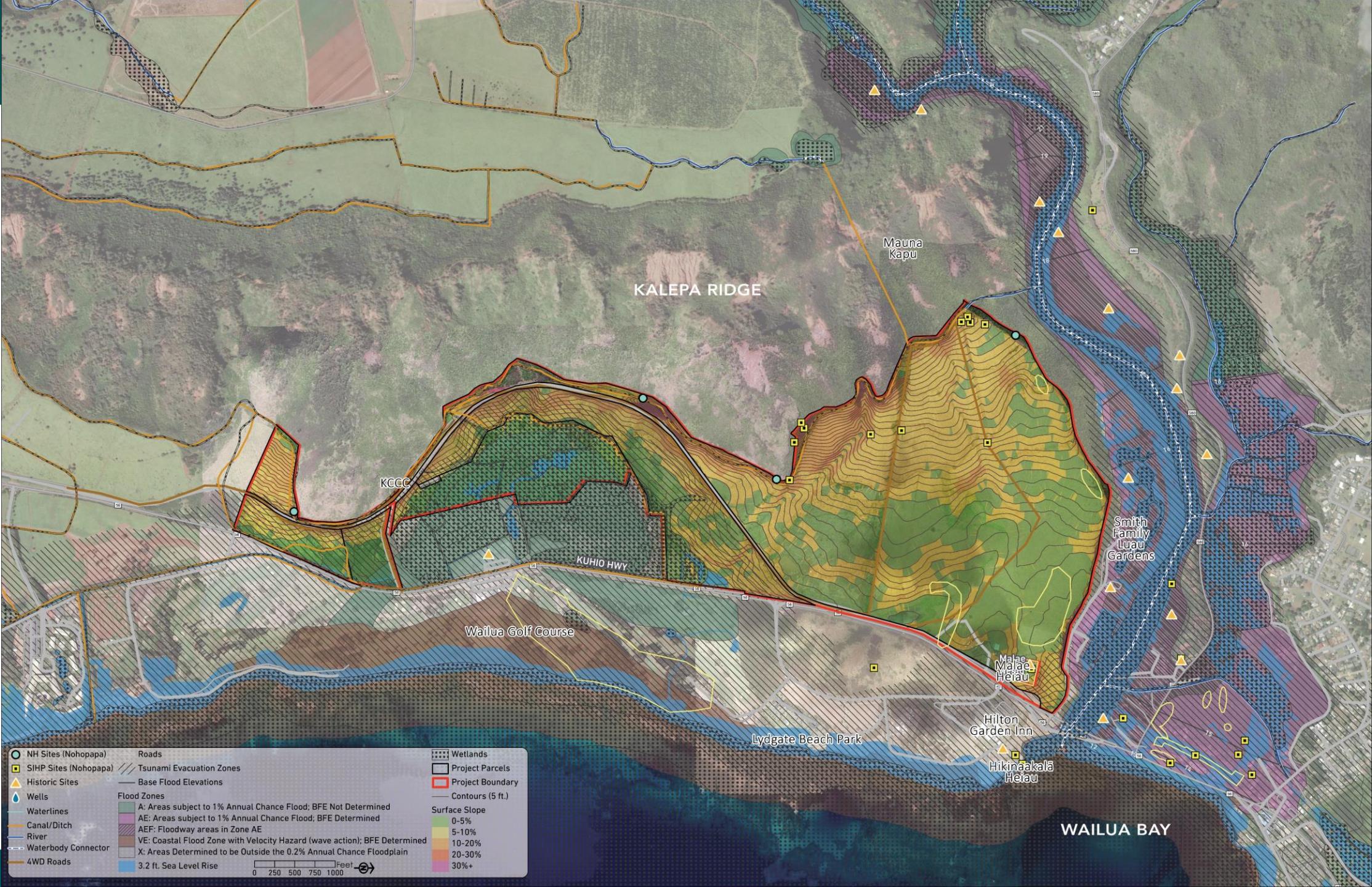
Project Area



Project Area



Opportunities and Constraints





Workshop #1 Recap



- Reviewed general site constraints and opportunities for homesteading
- We also reviewed cultural foundations and findings for the DHHL Wailua parcel
- Received input from beneficiaries regarding their vision for the future of Wailua
- Discussed the types of housing preferences available – including Subsistence Agriculture and Kuleana Homestead



Visioning Discussion

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



Community Input

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 Hikimaka'ātē + other heiau
- Sacredness — have to be mindful
- Heiau complex from Kawa'i'kihi down
- Many resources hidden beneath the layers
- Ahupua'a perspectives
- Many resources + knowledge that lead 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

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
- ~~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, when 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 planes and names
- keep commercial use separate



Compiled Vision Statement

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 Wailuanuiāho‘āno.

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



Beneficiary Goals



1. Protect and Restore the Resources of Wailuanuiaho‘āno



2. Provide Accessible Homesteads Supporting ‘Ohana



3. Build a Network of ‘Ohana and Community Support



4. Advance ‘Āina-Based Living and Sustainability



5. Perpetuate Culture, Education, and Shared Learning



Goal #1

1. Protect and Restore the Resources of Wailuanuiāho‘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.



Goal #4

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.



Goal #2

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.



Goal #3

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.



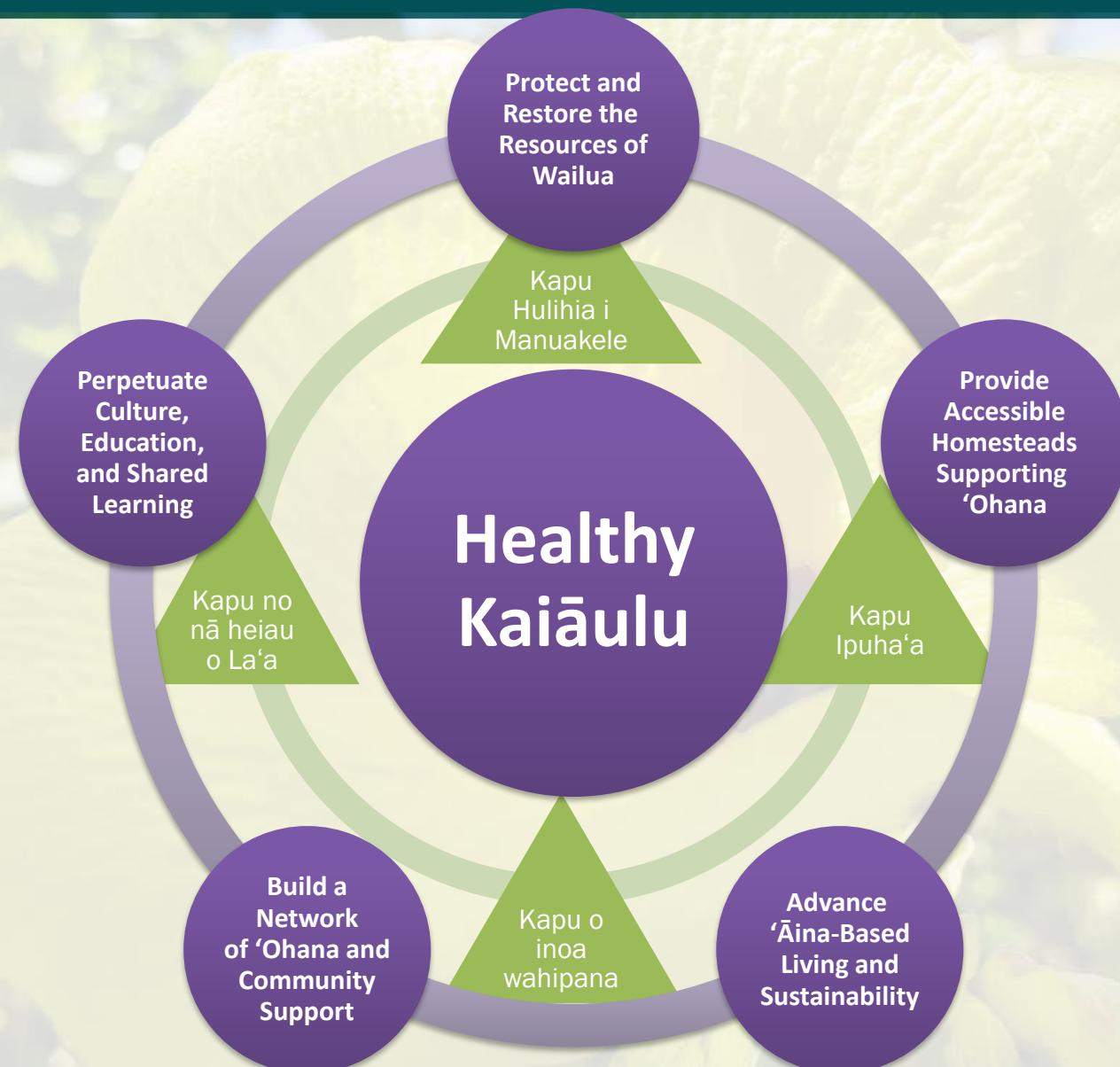
Goal #5

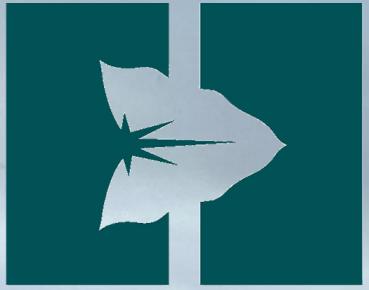
5. Perpetuate Culture, Education, and Shared Learning

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.



Kapu / Kānāwai and Beneficiary Goals





Non-Homestead Uses



DHHL Land Use Designations

Homestead

Residential

Subsistence
Agriculture

Supplemental
Agriculture

Pastoral

DHHL Kuleana

Non-Homestead

Stewardship

Conservation

Special District

Community Use

Community
Agriculture

Renewable Energy

Commercial

Industrial



Non-Homestead Uses

Question

What non-homesteading activities can support the importance and significance of this ‘āina?





Community Uses

Meeting Facilities

Park/Playground

Technology Center

Farmer's Market

Commercial Kitchens

Food Hub

Emergency Services

Adult Education

Gathering/Event Space

Youth Activities

Kupuna Programs

Charter School

Childcare

Cultural Education

Fitness/Wellness

Other?



Non-Homestead Uses

Agriculture

**Community
Based Economic
Development**

**Land / Resource
Stewardship**

**Cultural
Resource
Stewardship**

**Education and
Daycare**

**Community
Space/Center**

**Community
Services**



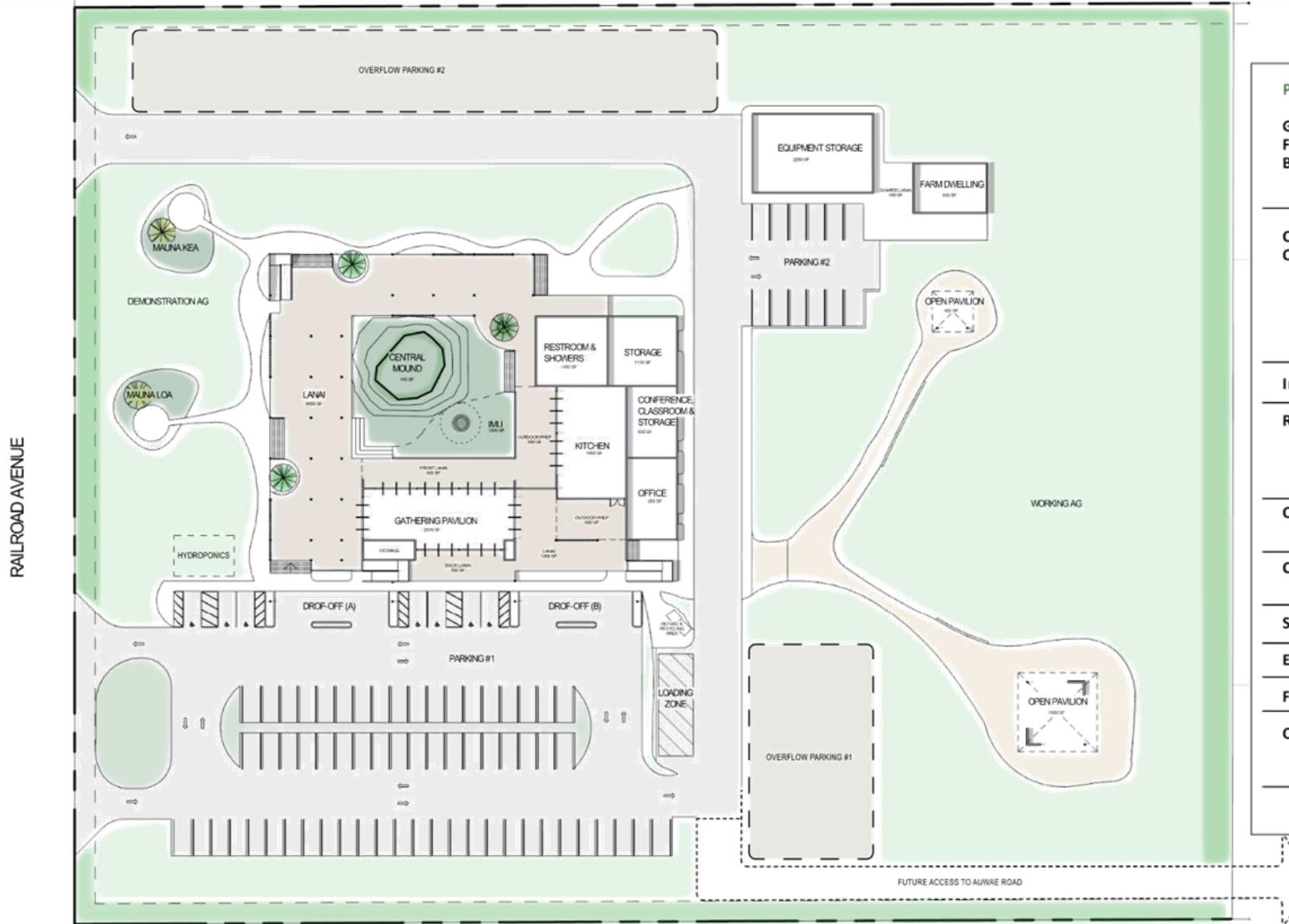
Agricultural Support Spaces

KEAUKAHA PANA'EWA FARMERS ASSOCIATION
**Resiliency & Agricultural
Innovation Hub**





Agricultural Support Spaces



PROGRAM	AREA
Gathering Pavilion	2,570 SF
Front Lanai	500 SF
Back Lanai	500 SF
250 ppl max	
	<hr/>
Commercial Certified Kitchen	1,960 SF
Outdoor Prep	1,670 SF
Process & Store/Refrigeration	
Vendor Stations	
Emergency Food Storage	
Backup Power Storage	
	<hr/>
3,630 SF	
Imu Facility (Outdoor)	1,300 SF
Restrooms & Showers	1,160 SF
Male - Min. 3 stalls	
Female - Min. 3 stalls	
ADA - Min. 1 stall	
	<hr/>
Office	950 SF
Storage Files	
	<hr/>
Conference Room	835 SF
Classrooms & Storage	
	<hr/>
Storage (Energy & Water storage)	1,110 SF
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Equipment Storage/Warehouse	2,200 SF
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Farm Dwelling	835 SF
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Open (Kipuka) Pavilions	1,900 SF
Community Use	
Educational Use	
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Total =	17,490 SF



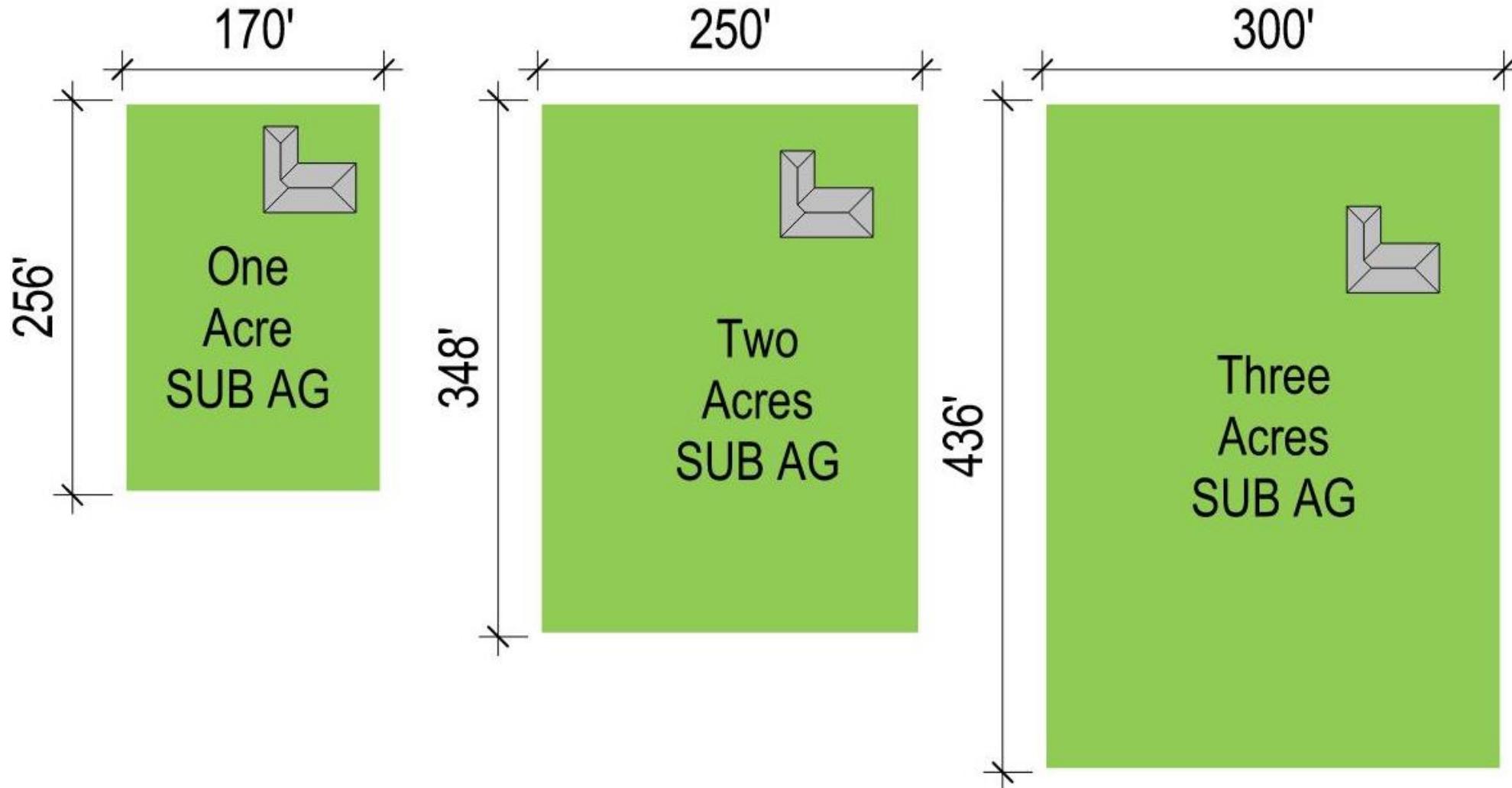
Homestead - Agriculture

AGRICULTURE HOMESTEAD	
Infrastructure	Standard Sub-Ag Roads, Water, WW, Electricity
	Kuleana No Paved Roads No Infrastructure
House	Lessee (Optional)
Qualification for Financing	n/a
Farm Business Plan Required	n/a for 3 acres or less

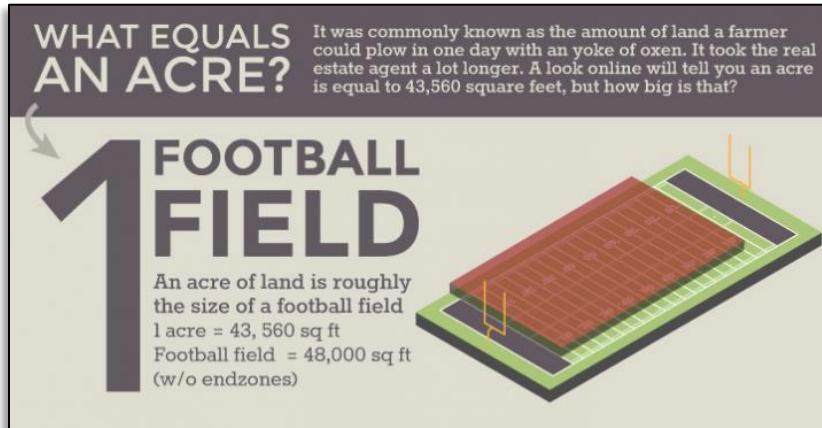




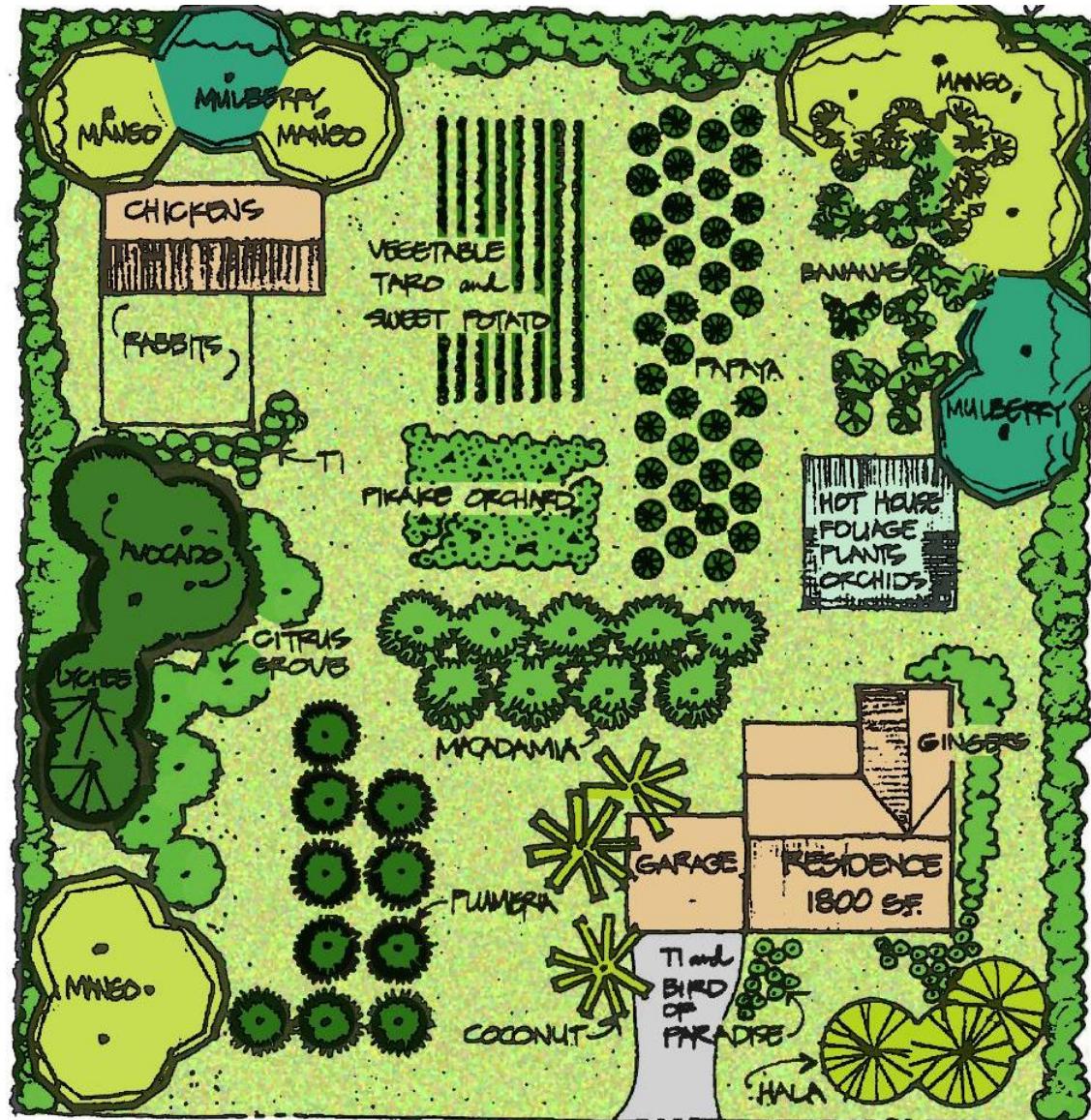
Land Use Designation Lots



With One Acre ...



- 1800 sq ft home
- Vegetable Gardens
- Fruit Trees
- Greenhouse
- Small Livestock



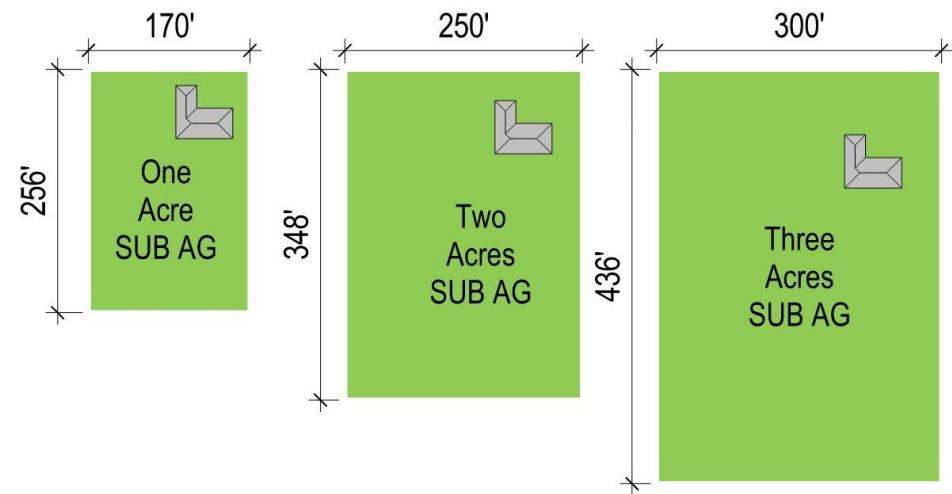


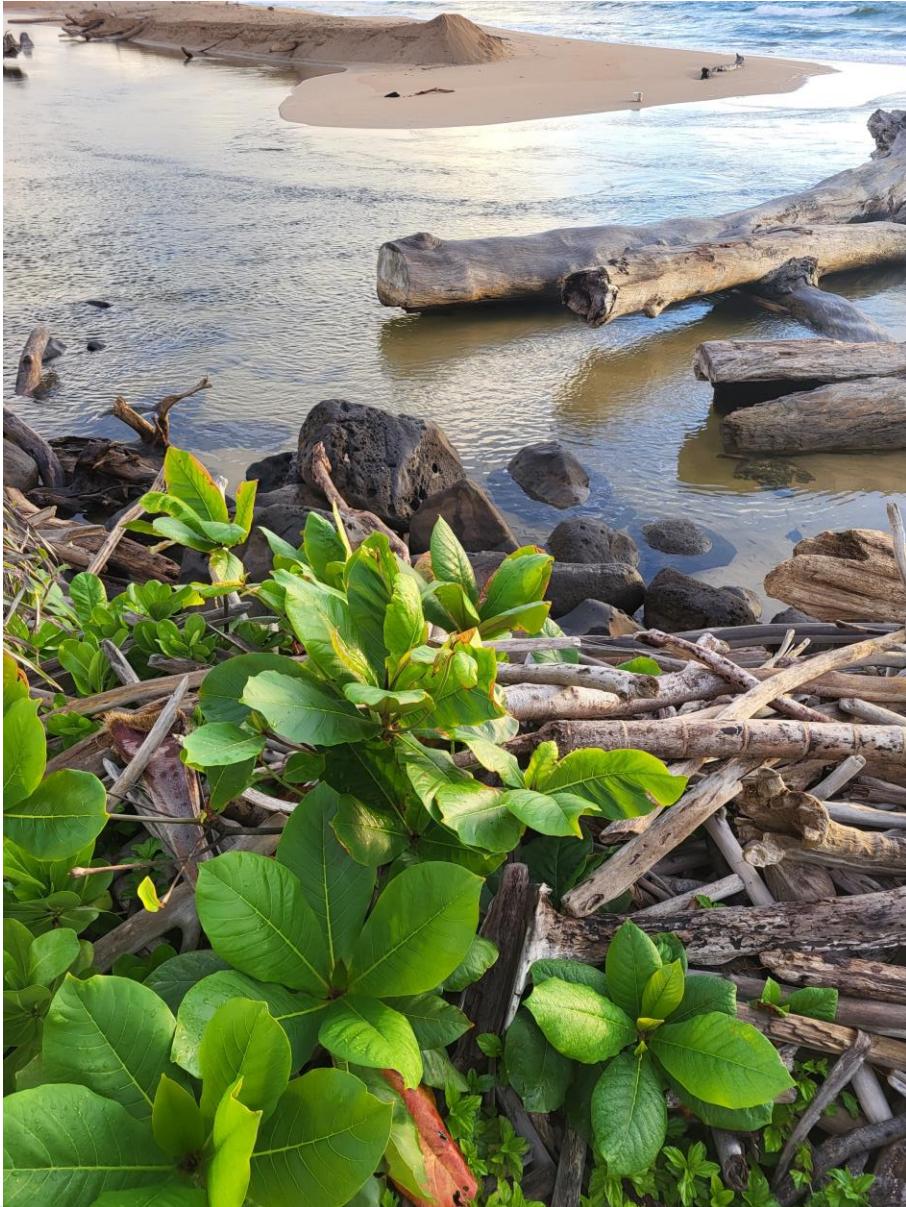
Lunch and Polling Exercise



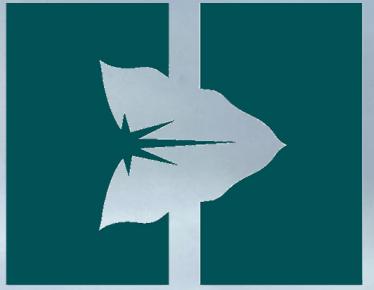
Lunch

Homestead Lot Size (1 choice)





LUNCH BREAK



Site Planning



Master Planning Process

Vision and Goals

- What is the future vision for this community and how does land contribute to that vision?

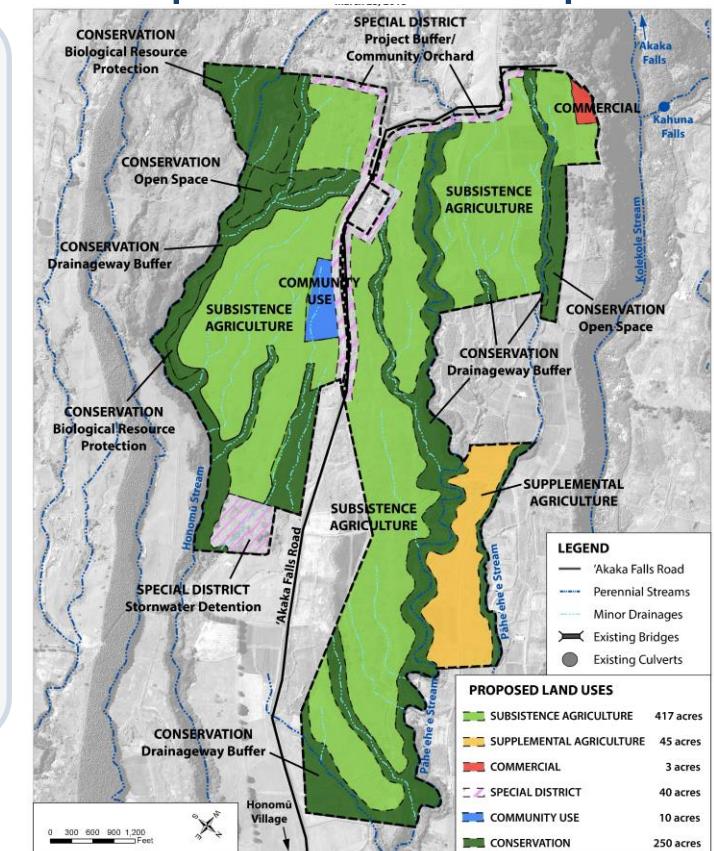
Program

- **Land Use:**
 - Residential
 - Subsistence Ag
 - Pastoral
 - Kuleana
 - Community Uses
- **How many?**

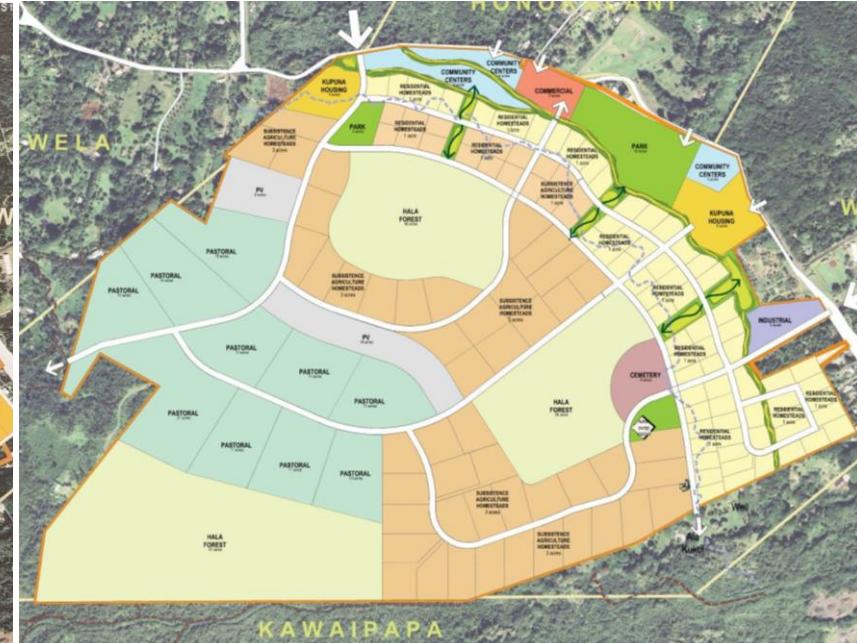
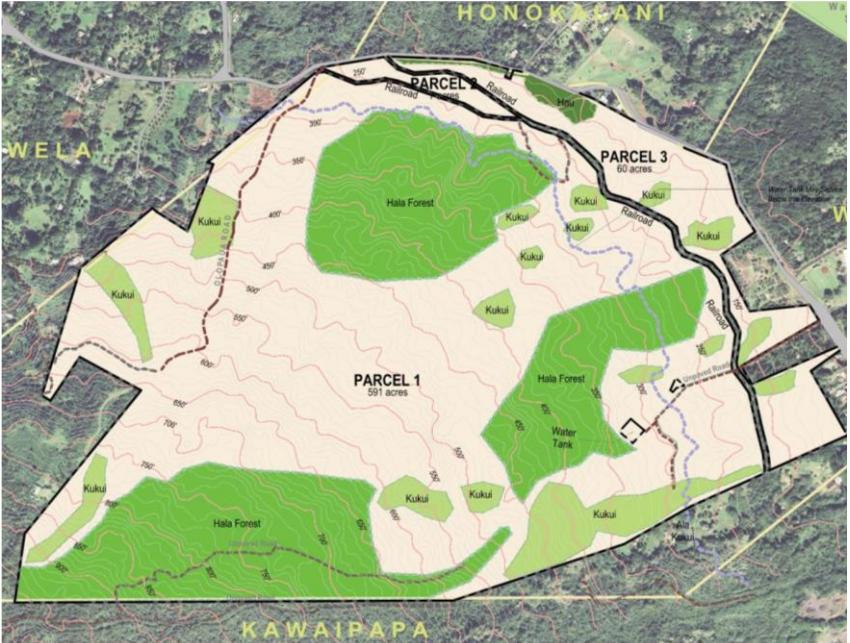
Site Opportunity & Constraints

- Natural Resources
- Cultural Resources
- Topography
- Infrastructure
- Hazards
- Connectivity
- Adjacency
- Kapu & Kanawai

Physical Plan



Group Site Planning





Group Site Planning



- 1) Discuss appropriate uses and locate uses on the map**
- 2) Identify circulation to provide connectivity**
- 3) Summarize and prepare to share back with group**



Site Opportunities and Constraints





Site Planning Considerations

Are there areas that are better suited for certain uses?

Orientation to trades/sun

Is there a piko? Where is it?

Which lands are best for loi ?

Slope

What lands do we want to remain undeveloped? Why?

How do we use this land?

How many homestead lots are appropriate?

Adjacency to uses/resources

What kind of community spaces do we want?

Cultural Sites

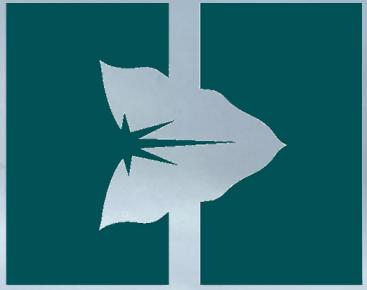
Circulation and Access

Which lands are best for farming?



Group Site Planning Shareback



A wide-angle photograph of a lush green field in the foreground, with a range of mountains visible in the background under a cloudy sky. The text is overlaid on the bottom right of the image.

Timeline and Next Steps



Anticipated Project Outreach

2025

May Jun Jul Aug Sept Oct Nov Dec

2026

Jan Feb Mar Apr May Jun Jul Aug Sept Oct Nov Dec

2027

Jan Feb Mar Apr May Jun Jul Aug Sept Oct Nov Dec

2028

Jan

Master Planning Process

Environmental Assessment

Design/Engineering

Design and Engineering

- Expected to begin after the Environmental Assessment is completed in Q2 / Q3 of 2027.

Construction and Award

- Anticipated to be within the next 8 to 12 years.
- Full buildout of the site could occur over the next 20 years.
- Timeframe for development is dependent up on DHHL receiving sufficient funding.

Timeline is dependent upon DHHL fund availability to proceed with advancing design, infrastructure and construction phases.



Project Timeline

DATE	MEETING / CONSULTATION TYPE	TOPIC
May – July 2025	Preliminary Studies	Archaeology, Biology, Traffic, and Honuaiākea reports completed
June 14, 2025	DHHL Beneficiary Introductory Information Meeting at Kapa'a Elementary	Master Plan Introductory Meeting
June 28 and 29, 2025	Honuaiākea Workshops	Establishing Kapu and Kānāwai
October 18, 2025	Master Plan Session #1	Master Plan Workshop on Visioning and Uses
October 19, 2025	Master Plan Session #2	Master Plan Workshop on Site Planning





Project Timeline

ANTICIPATED DATES	MEETING / CONSULTATION TYPE	TOPIC
Q1 / Q2 2026	Master Plan Session #3	Share Draft Master Plan and gather feedback
Q1 / Q2 2026	HHC Meetings #1	HHC Adoption of Master Plan
Q3 2026	Draft EA Early Consultation 30-Day Comment Period	Scoping
Q4 2026	HHC Meeting #2	HHC Authorization to publish DEA-AFONSI
Q4 2026 / Q1 2027	Draft EA Publication 30-Day Comment Period	Notice of Availability to Comment on DEA
Q2 / Q3 2027	HHC Meeting #3	HHC Approval of Master Plan and FEA-FONSI
Q2 / Q3 2027	Final EA Publication	FEA-FONSI Publication



Anticipated Project Outreach

2025

May Jun Jul Aug Sept Oct Nov Dec

2026

Jan Feb Mar Apr May Jun Jul Aug Sept Oct Nov Dec

2027

Jan Feb Mar Apr May Jun Jul Aug Sept Oct Nov Dec

2028

Jan

Master Planning Process

Environmental Assessment

Design/Engineering

Community Outreach Program

DHHL Beneficiary Introductory Information Meeting 1 / Honuākea Workshops

DHHL Beneficiary Meeting 2 & 3 Workshop

DHHL Beneficiary Meeting 4 / HHC Meeting 1

Agency and Stakeholder EA Consultations

HHC Meeting 2

DEA Public Review Period

HHC Meeting 3

Beneficiaries

- DHHL Mailing List (lessees/waitlist)
- Beneficiary Organizations and Homestead Associations
- Beneficiary and HHC Meetings

Public

- DHHL Website
- Email List
- Media Releases
- EA Public Notice:
<https://planning.hawaii.gov/erp/>



Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

DHHL Team:

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Project Information Website:

<https://dhhl.hawaii.gov/Wailua-Homestead-Master-Plan-and-EA>