

PŪLEHUNUI MASTER PLAN

Beneficiary Report Back Meeting

Wednesday, September 5, 2018

6:00 – 8:00 p.m.

Maui High School

Kahului, Maui, Hawai‘i

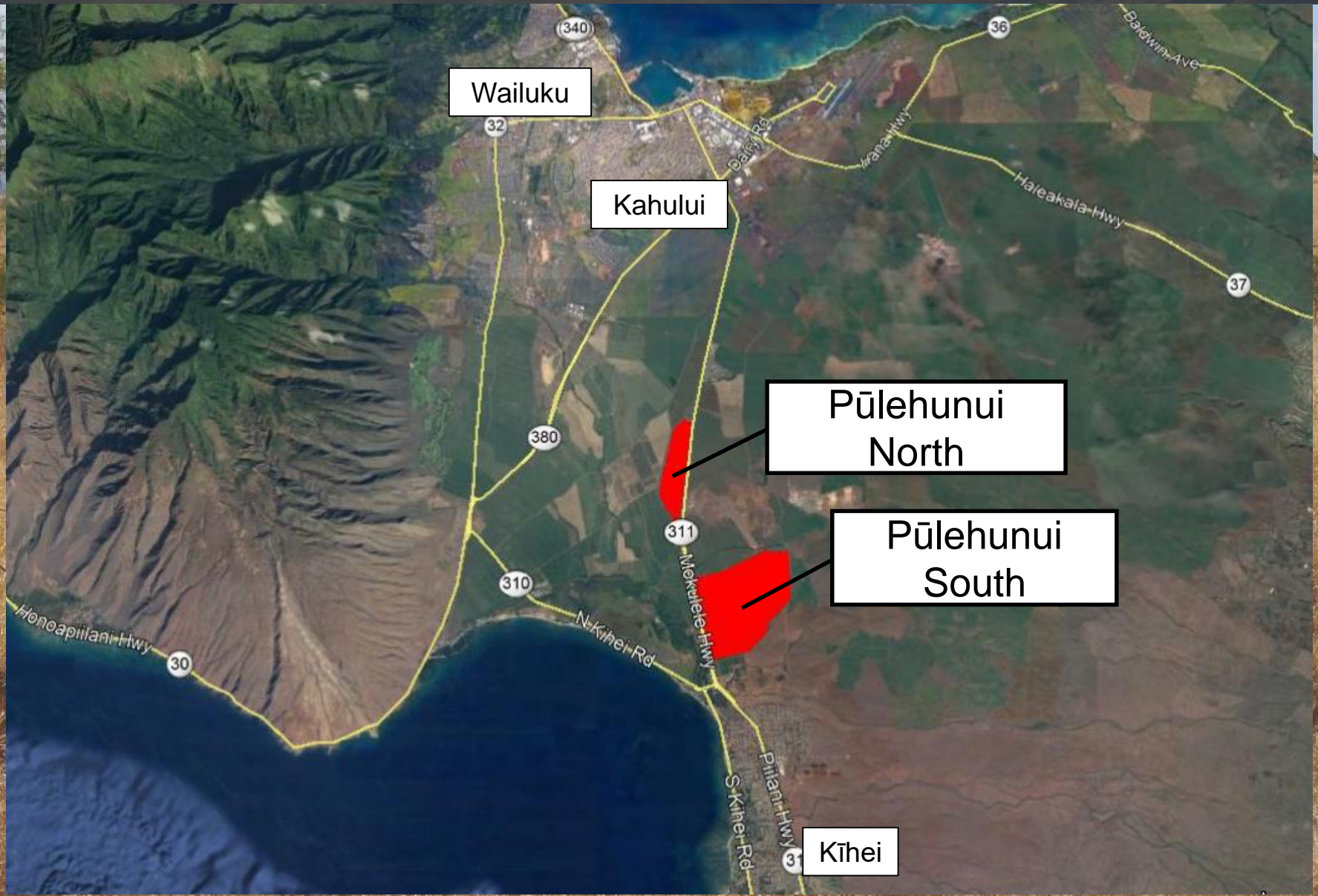
PRESENTATION OUTLINE

- Meeting Purpose
- Overview of Property, Planning Approach, Outreach Efforts, and Regional Context
- Planning Workshops Recap
 - Pūlehunui North Takeaways
 - Pūlehunui South Takeaways and Review of Conceptual Plan for Environmental Impact Statement (EIS)
- Next Steps and EIS Process

MEETING PURPOSE

- Keep Beneficiaries informed
- Share outcome of the planning workshops
- Provide a status update on the EIS process for the Pūlehunui Regional Infrastructure Master Plan

PROPERTY LOCATION



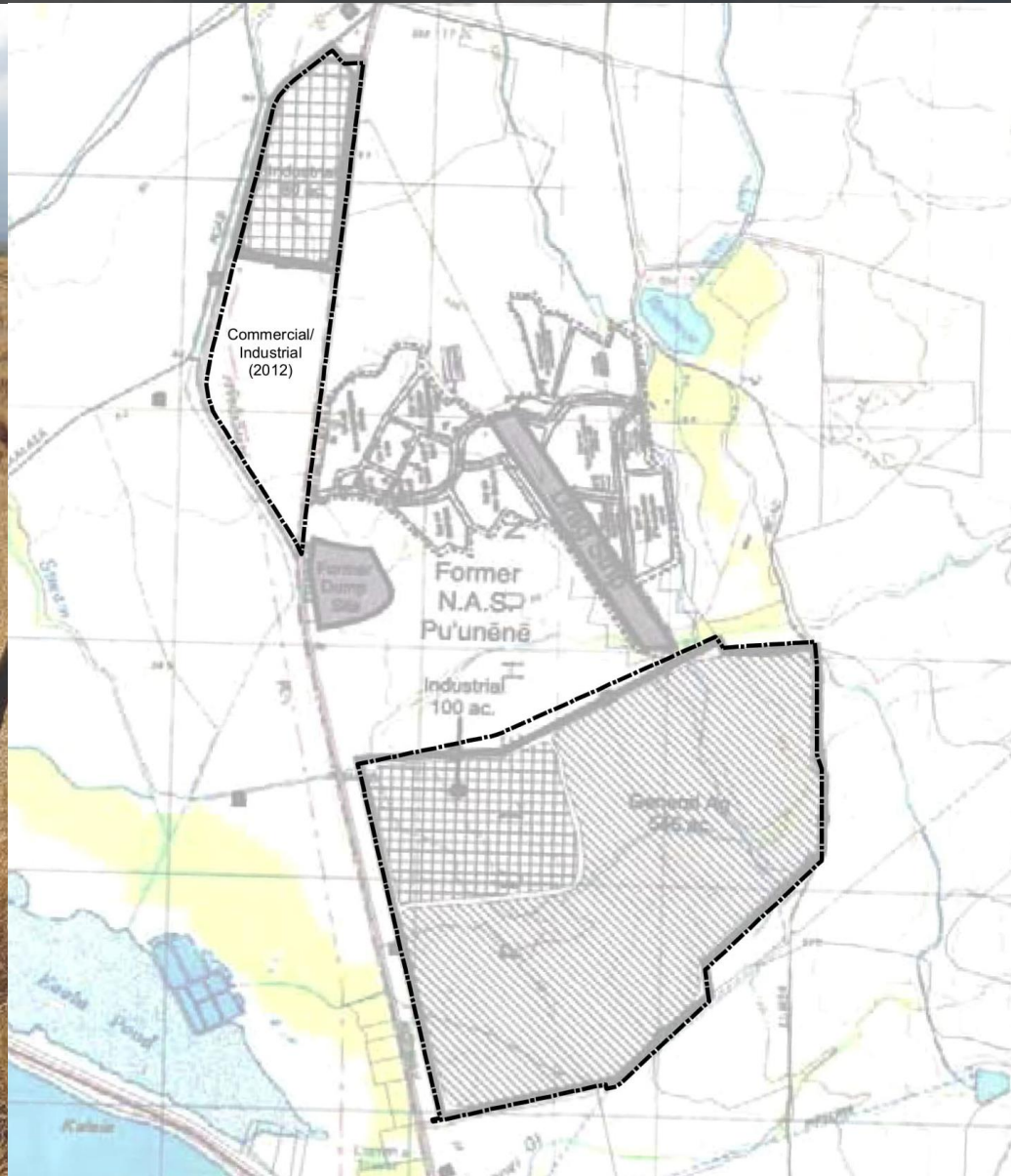
OVERALL PLANNING APPROACH

- Pūlehunui Regional Infrastructure Master Plan and EIS
 - Regional planning effort for four (4) State agencies who plan to develop at Pūlehunui
 - Department of Hawaiian Home Lands
 - Department of Land and Natural Resources
 - Department of Public Safety
 - Department of Accounting and General Services
 - All projects require basic infrastructure
 - All projects trigger HRS Chapter 343 environmental review
 - Legislative appropriation to DHHL
 - \$4 Million for a Regional Infrastructure Master Plan and EIS
 - \$17.5 Million to design and build backbone infrastructure
 - Benefits to Hawaiian Home Lands Trust
 - Regional infrastructure will service DHHL parcels
 - Use of State funds for infrastructure development
 - DHHL's Role
 - Proposing agency for EIS
 - "Driver" of infrastructure development

OVERALL PLANNING APPROACH

- DHHL Lands at Pūlehunui
 - Pūlehunui North – Commercial and Industrial
 - Pūlehunui South – Agriculture and Industrial
 - Planning workshops held to envision other potential uses for this property
 - Resulting conceptual plan to be discussed
 - Benefits to the Hawaiian Home Lands Trust
 - Open agricultural lands
 - Commercial and industrial lands to generate revenue
 - DHHL's Role
 - Ensure beneficiary participation in the planning process

MAUI ISLAND PLAN

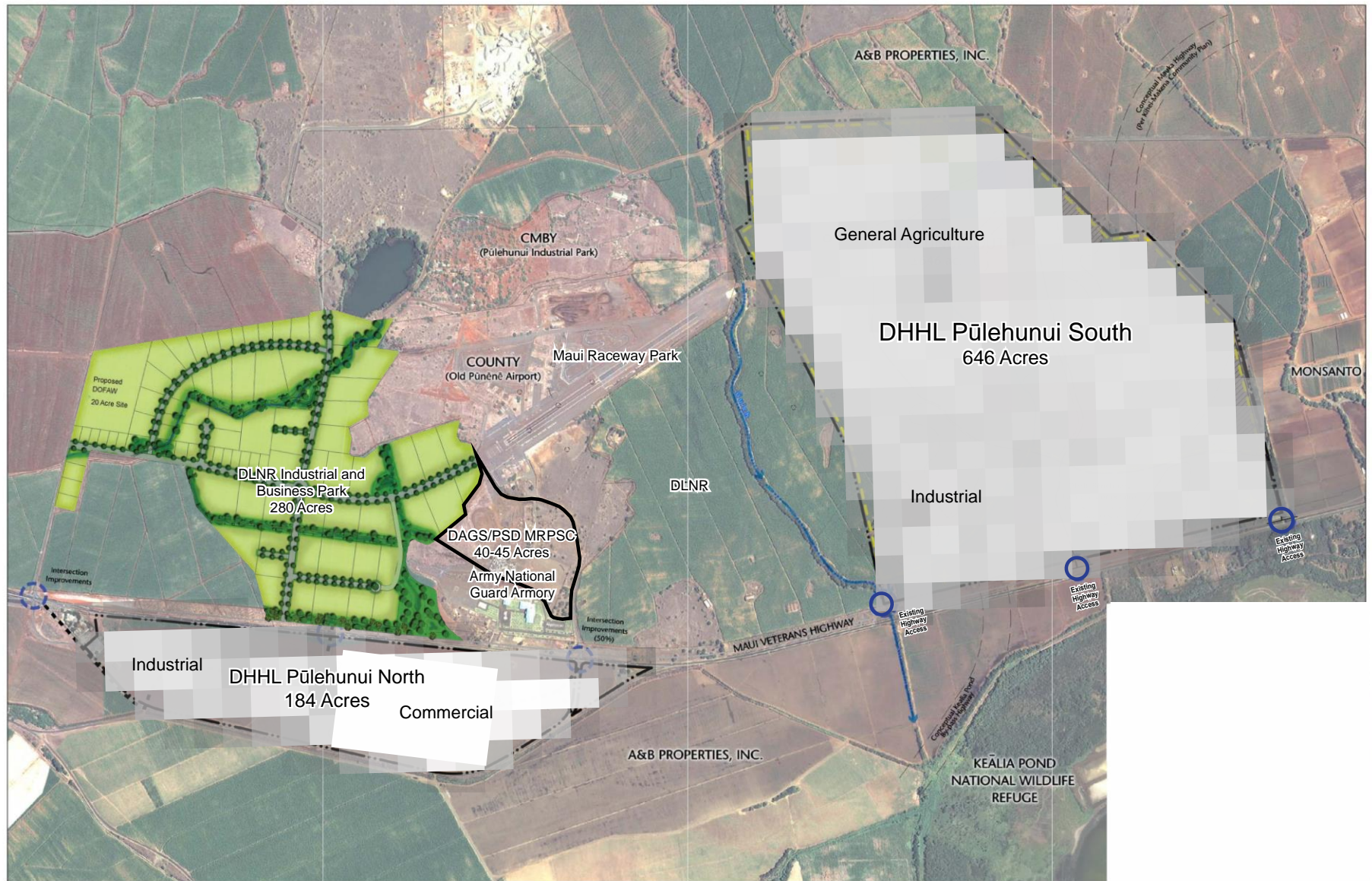


OUTREACH

- *December 23, 2017* - EIS Preparation Notice
- *January 18, 2018* - EIS Scoping Meeting
- *April 2018* - Agriculture Survey
- *April 21 & 28, 2018* - Planning Workshops
- *September 5, 2018* - Follow-up Meeting

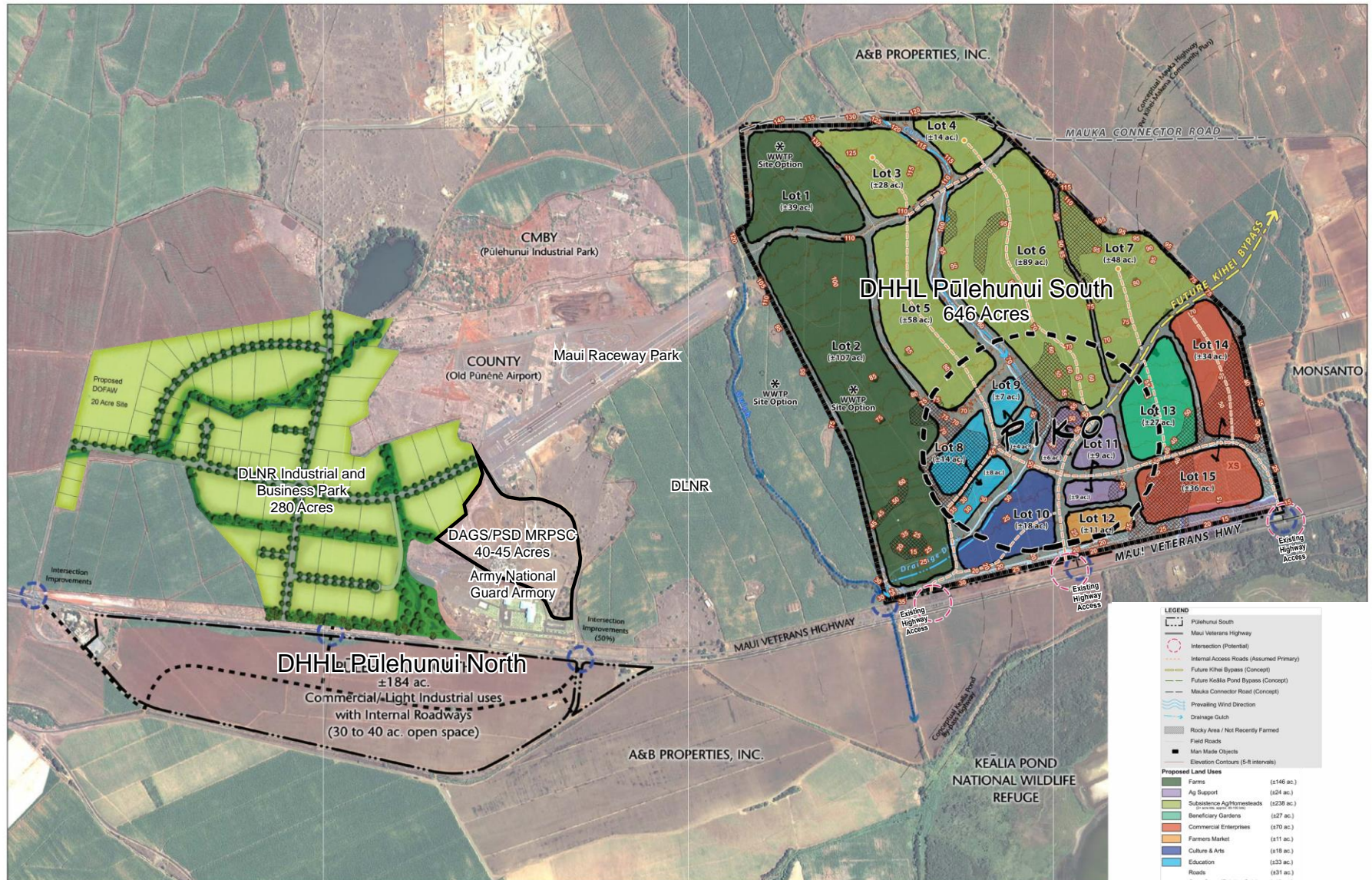
PŪLEHUNUI REGION

BEFORE BENEFICIARY PLANNING WORKSHOPS



PŪLEHUNUI REGION

AFTER BENEFICIARY PLANNING WORKSHOPS





PŪLEHUNUI NORTH KEY TAKEAWAYS

WHAT WE HEARD / LEARNED

Goals

- **Priority/preference for Native Hawaiians**
- **Empower Hawaiian companies**
- **Help Beneficiaries**

Potential Uses

- **Agricultural uses**
 - Change to General Ag?
 - General Lease?
 - Performance-based?
 - Role of Moku-puni?
- **Cultural education/cultural center**
- **Commercial opportunities**
 - Shops, Businesses
 - Subleases for income-generating

WHAT WE HEARD / LEARNED

- “Build what is **unique to Maui.**”
- “**Dream Big or Go Home!**”
- “**Engage Beneficiaries in the entire process.**”
- “Lots of us are Hawaiians that have a business. **We are interested in the north** section for light industrial.”
- “**How can I get or [lease] commercial land** on the north side?”
- Ohana
- Kupuna
- Youth education
- “**Lease it out to generate revenue....** Opportunities for Beneficiary-run businesses...**PRIORITY.**”
- “**Preference to Beneficiaries**”

PŪLEHUNUI NORTH – INFORMING THE RFP PROCESS

| Commercial/Industrial | | ***** |
|-------------------------------|---|-------|
| | Preference for Hawaiian and/or Beneficiary businesses/ commercial lessees <ul style="list-style-type: none"> • Mercantile licenses (209 HHC) • Access to business support/capacity building | --- |
| | More heavy industrial | - |
| | Light industrial | - |
| | Commercial/farmers market | -- |
| | Fertilizer, compost for ag land | - |
| | Solar farm for Central Maui | - |
| Community/Cultural Facilities | | ***** |
| | Multi-sport complex | -- |
| | Multipurpose facility | - |
| | Cultural Center | -- |
| | Uses-Education <ul style="list-style-type: none"> • Health • Athletes and parents • Help go to college • Keiki benefits | -- |
| | Uses-Kupuna <ul style="list-style-type: none"> • Housing • Daytime uses | -- |
| | Uses-Rentals <ul style="list-style-type: none"> • Sport facilities • Events Income generation in a unique space | -- |
| | Uses-Kitchen (commercial/community kitchen) | - |
| | Want to attract broader community without inundating homestead community | - |
| Other comments | | ++ |
| | Self-sustainability | - |
| | Don't like the general lease idea | - |

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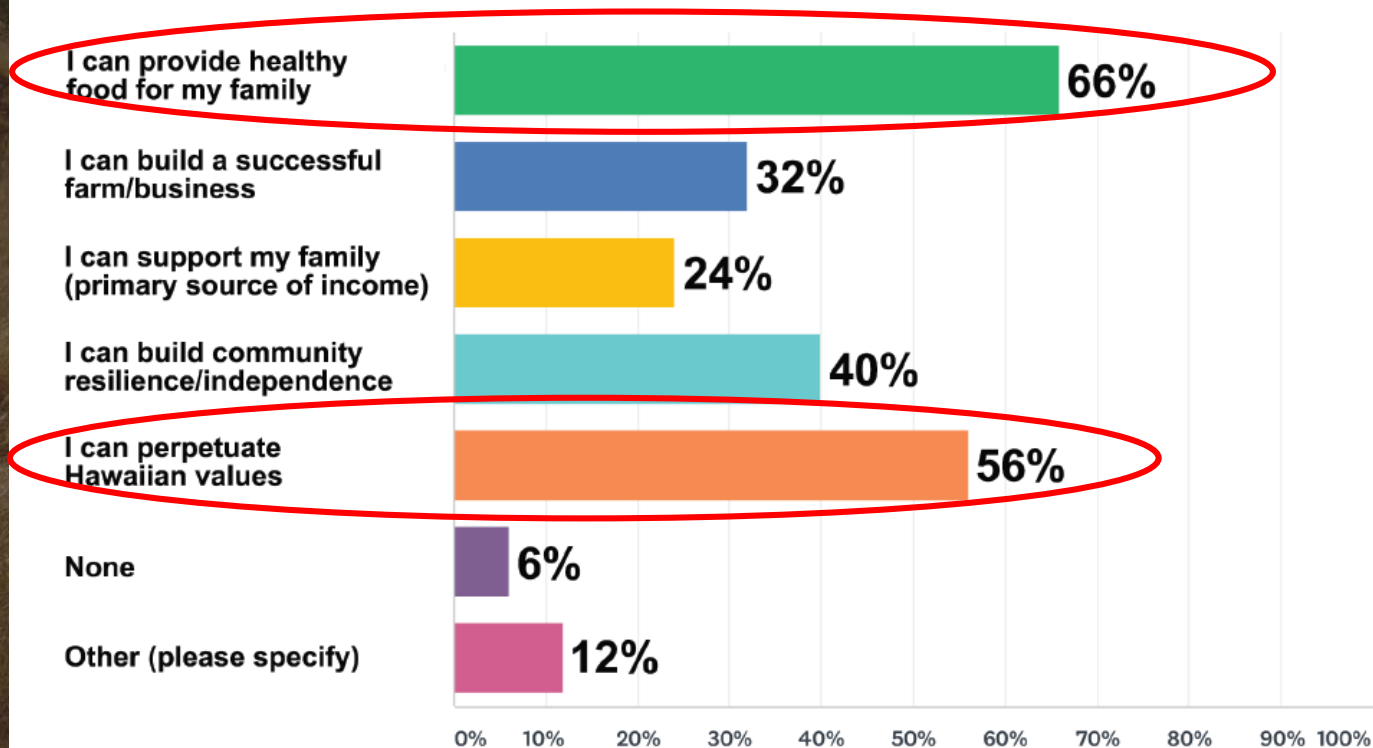


PŪLEHUNUI SOUTH

**Agriculture Survey and
Workshop 1 Takeaways**

SURVEY RESULTS

Q6: Why is agriculture important to you?



SURVEY RESULTS

Q8: What kind of agricultural activities/practices would you and your 'ohana engage in at this site?

**Garden plots
(not for profit)**

50%

**Commercial farms,
different crop types**

46%

**Single agricultural product
across the site**

34%

**Agriculture support facilities
(storage, packing, processing)**

36%

Agriculture retail/tourism

36%

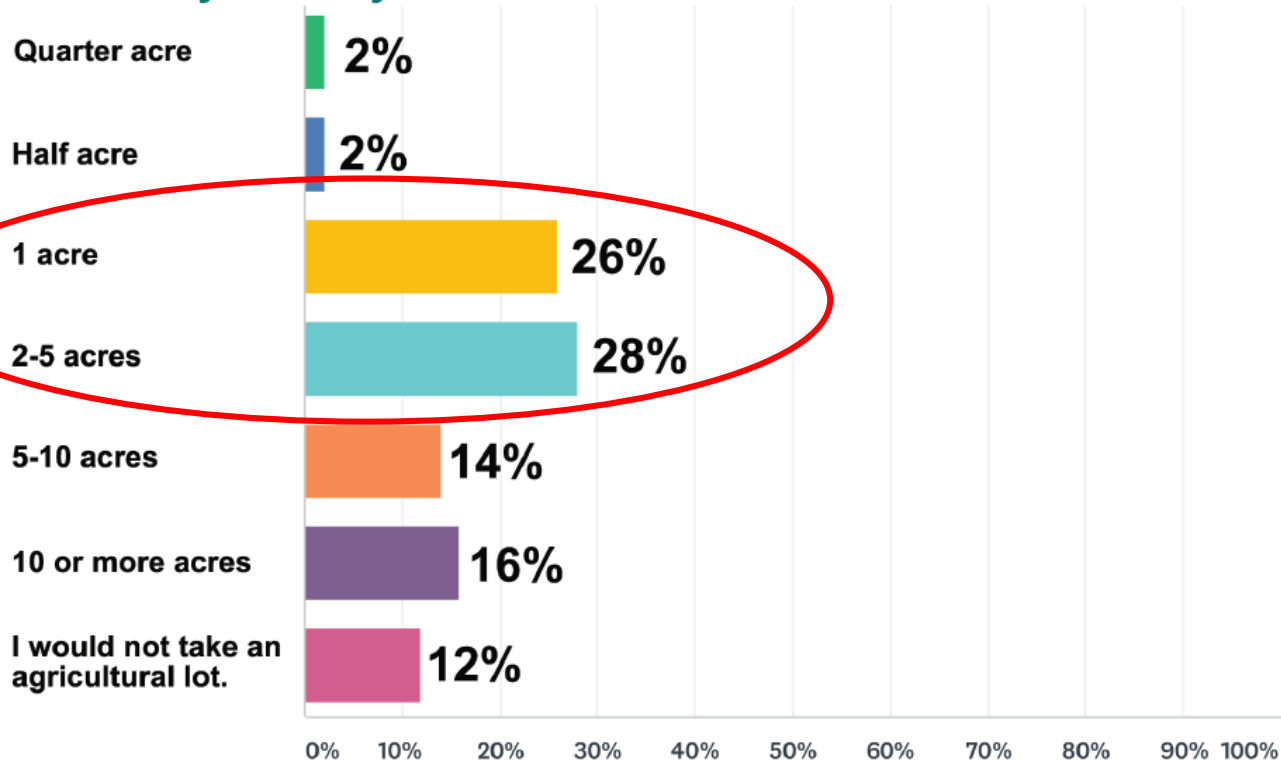
Other (please specify)

20%

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

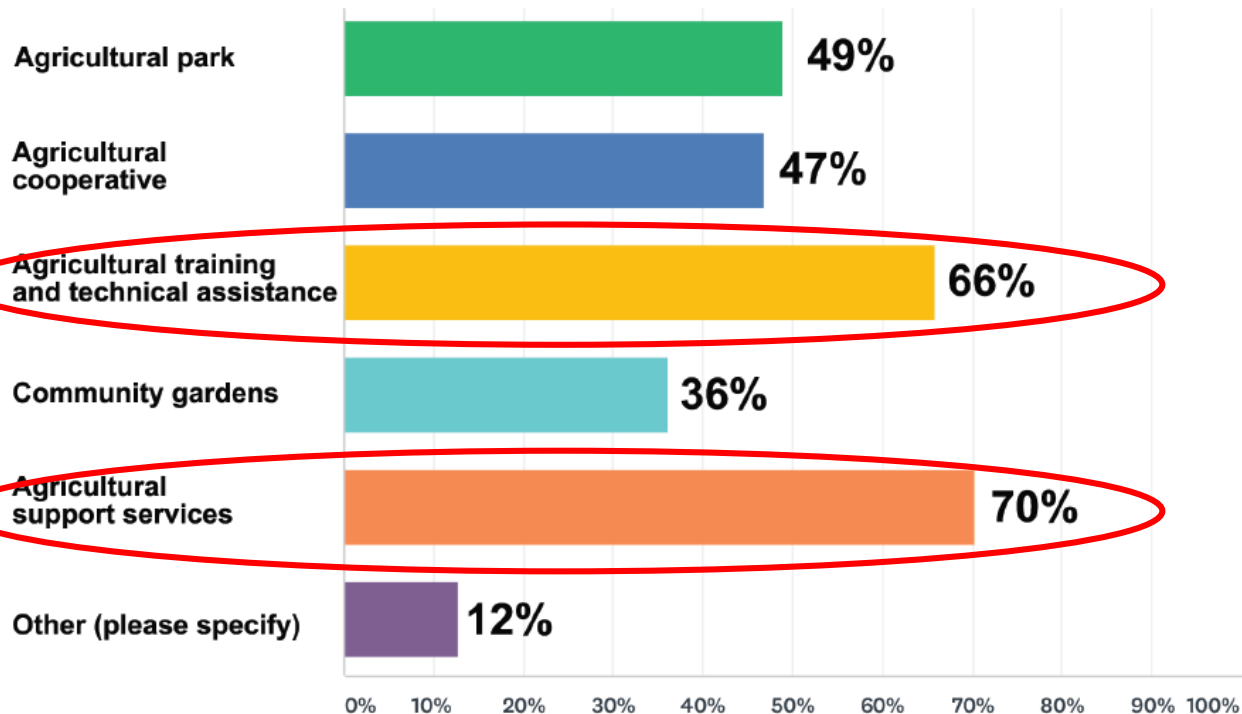
SURVEY RESULTS

Q9: What is the smallest size of agricultural lot that would work for you and your 'ohana?



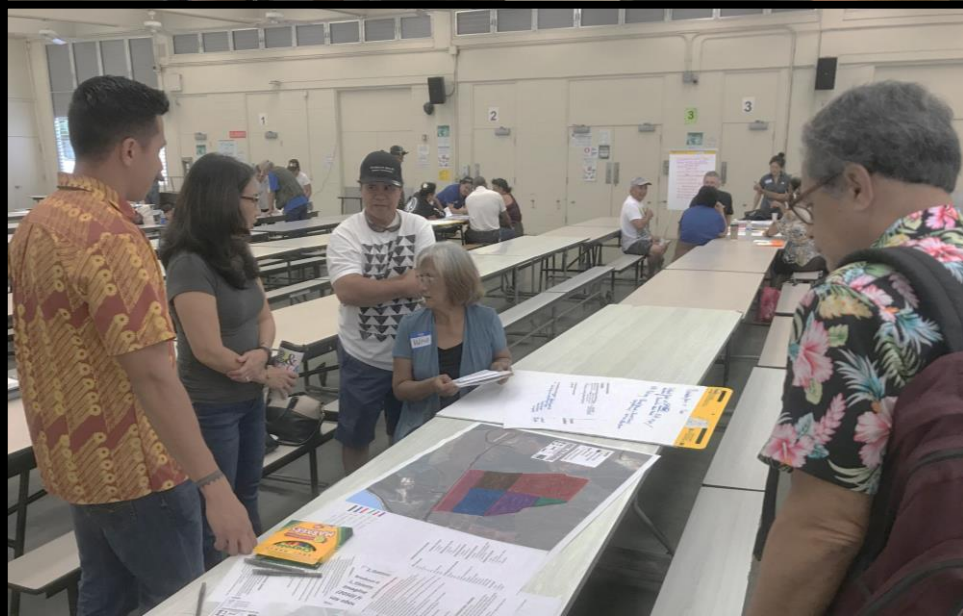
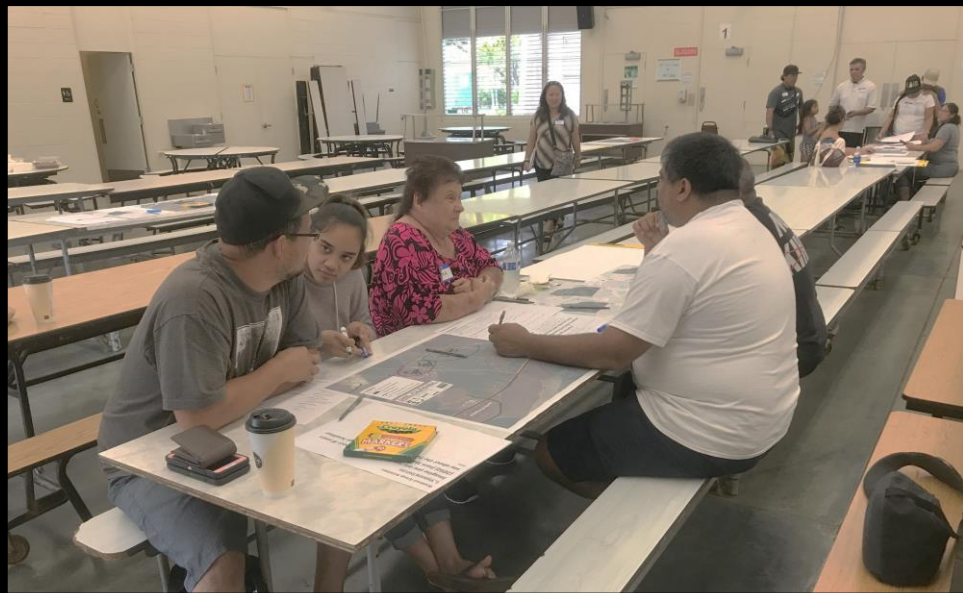
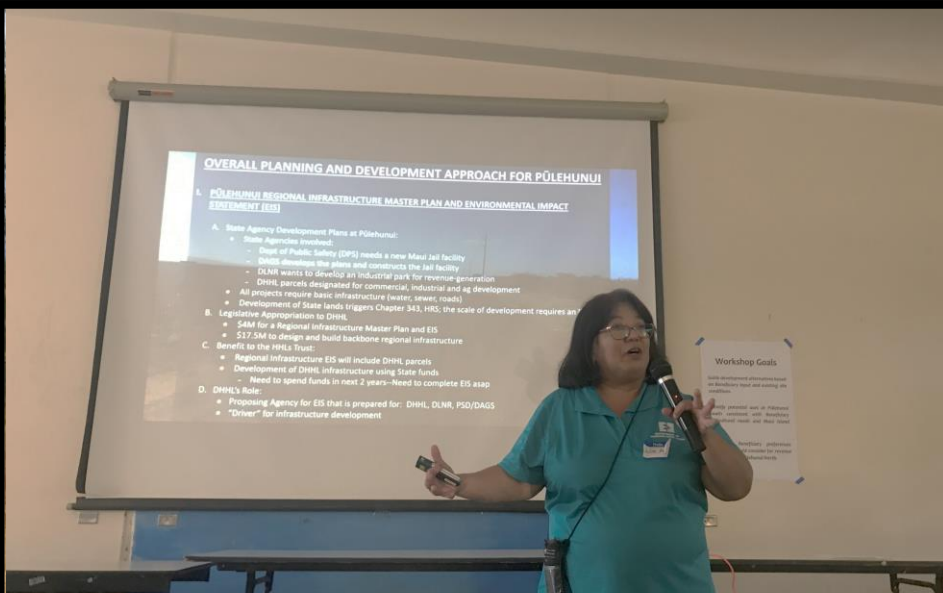
SURVEY RESULTS

Q13: DHHL and Beneficiaries have had initial conversations about the following opportunities. Please check any that are of interest:



WORKSHOP 1

4/21/18



WORKSHOP 1

4/21/18



I don't know
military airfield
history of the people
ahupua'a
no comment
ohana
live off the land
sugar plantation
history of the land
aina resources
Kaonoulu Ranch
beautiful community blessings relationship to Kihei Kula so kuewa
unresolved action drainage economic resources central survival turtle thrive keiki
transportation courage and insight land court boundary amendment racetrack excited about the future not much planes

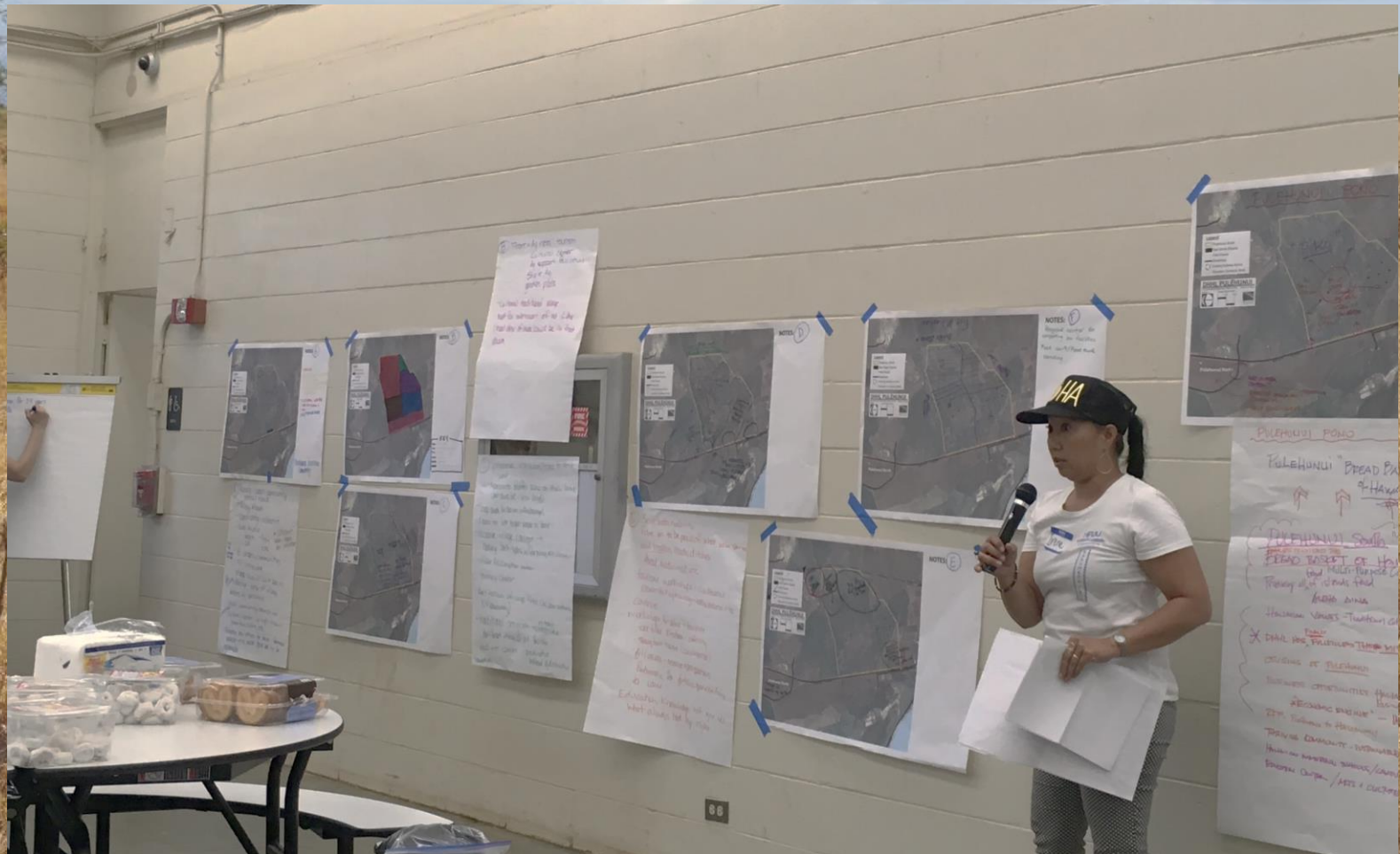
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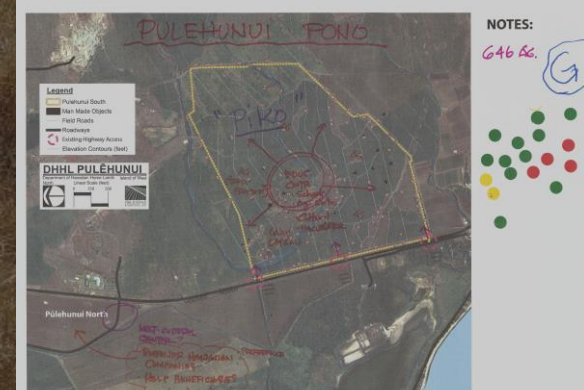
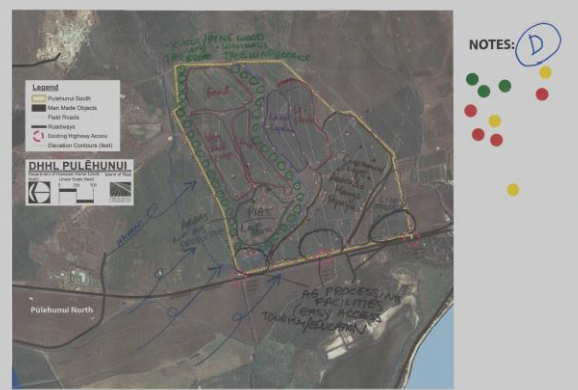
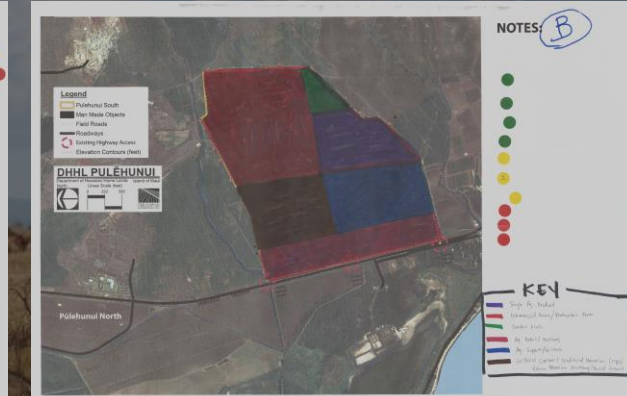
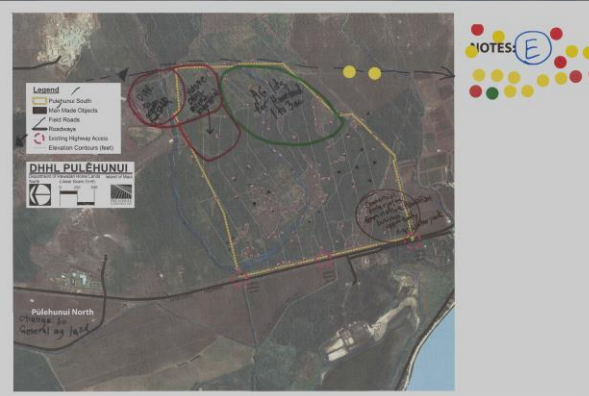
WORKSHOP 1

4/21/18



WORKSHOP 1

4/21/18



WHAT WE HEARD / LEARNED



Diverse Efforts
Community
Sustainable Thriving
Education Pono Provide for themselves
NH Values Culture
Imua Affordable Agriculture
Revenue
Healthy
Future Generations Homeless

WHAT WE HEARD / LEARNED

- *“Kākou not mākou.”*
- *“Want future generations to be proud of what we started.”*
- *“Bring all the Hawaiian natives together to work as one to preserve our culture and ‘āina.”*
- *“Native Hawaiians thriving in self-sustained environment.”*
- *“Continuing cultural practices that educate and sustain a healthy lifestyle.”*
- *“Maui Pūlehunui is food sustainable and takes the lead in Hawai‘i’s food production. Able to provide healthy and affordable food for community and abroad.”*
- *“Whole idea is what is pono for us.”*

WHAT WE HEARD / LEARNED

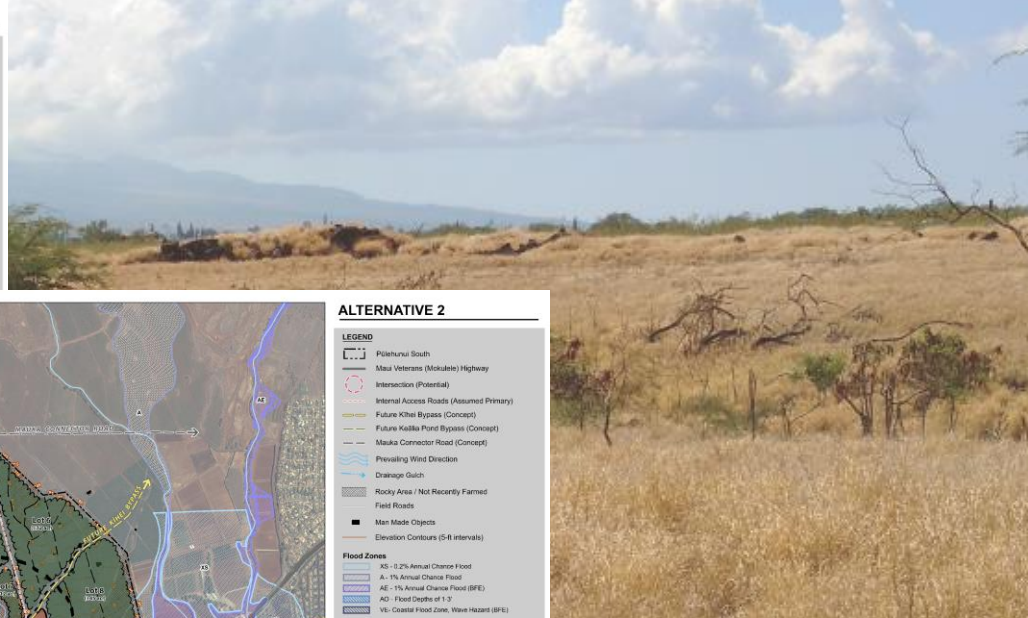
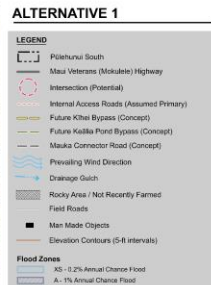
A word cloud of various agricultural and community uses. The words are arranged in a roughly circular pattern, with 'Ag Support Facilities' being the largest and most central. Other prominent words include 'Traditional Crops/Uses' and 'NH Commercial Enterprises'. Smaller words like 'Garden Plots', 'Cultural Center/Multipurpose', and 'Commercial Farms' are also visible. The background is a photograph of a dry, grassy field with some trees in the distance under a blue sky with white clouds.

Ag Retail/Tourism
Garden Plots
Cultural Center/Multipurpose
Homesteading
Ag Support Facilities
Animal Rescue Farm
Commercial Farms
Single Ag Use
Traditional Crops/Uses
NH Mortuary
NH Commercial Enterprises

LOTS OF IDEAS

- Cultural / Education Center- Piko
- Tourism / Education
- Community Collective / Areas with Different Purposes
- Revenue Based Ventures
- Large Acre Coop Farming
- Food Crops
- Secondary Road Access / Ring Road
- Landscaped Buffer Zone
- Ag Homestead Lots
- Farmer's Market
- Processing Facilities (such as slaughterhouse)
- Certified Kitchen
- PV Farm
- NH Mortuary
- Light Industrial Facilities
- Composting Facilities

RESULTING CONCEPT PLANS



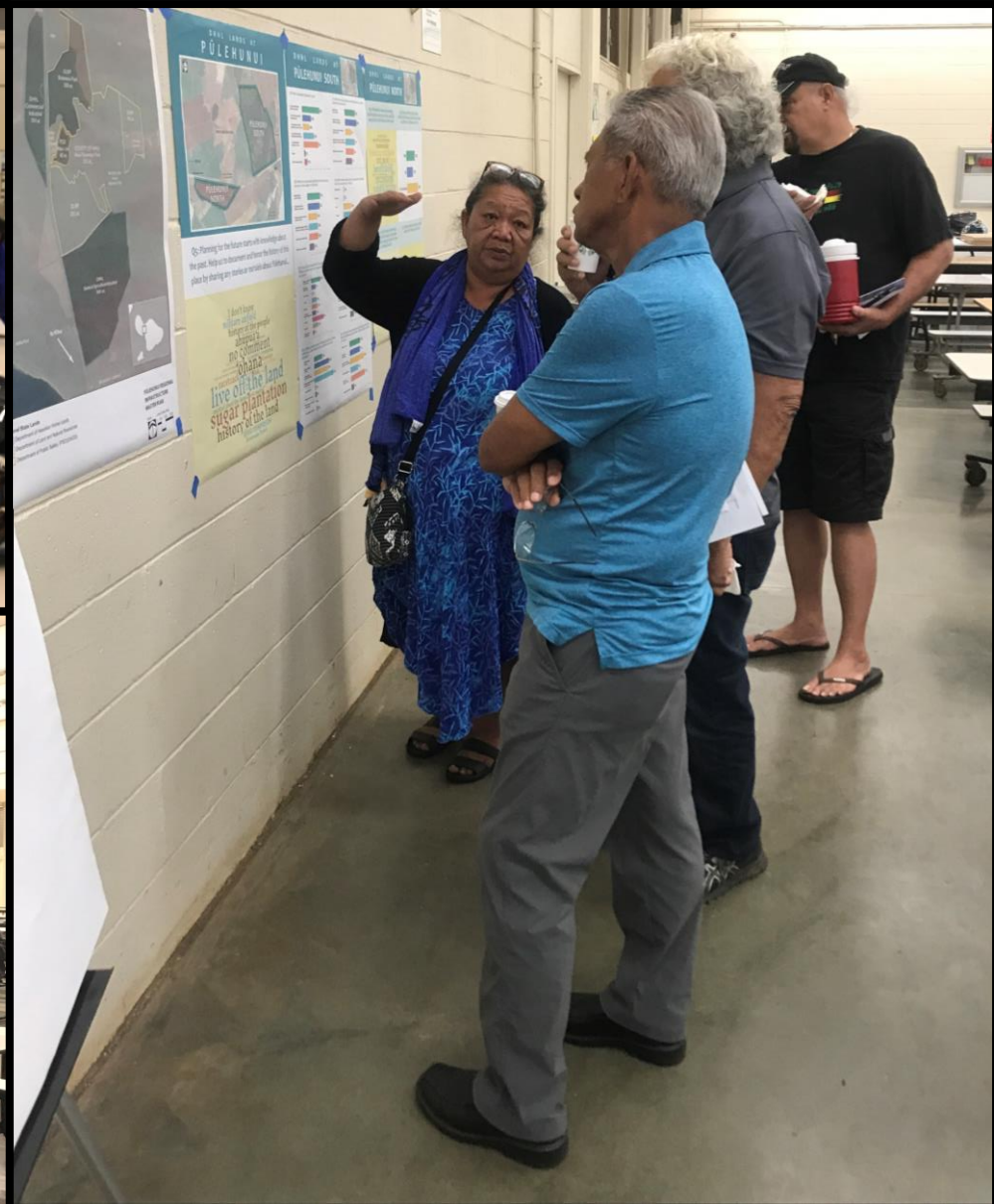


PŪLEHUNUI SOUTH

**Workshop 2 Takeaways and
Concept Plan Refinement**

WORKSHOP 2

4/28/18



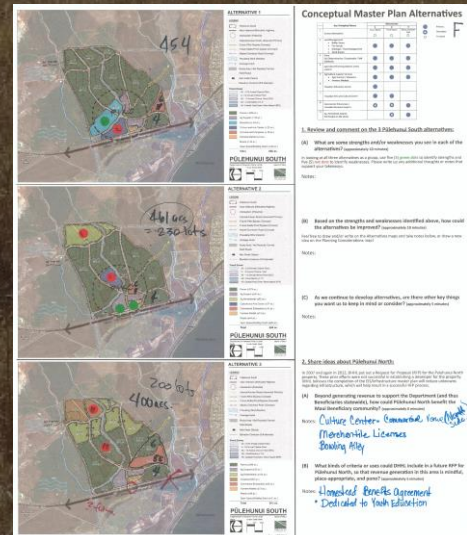
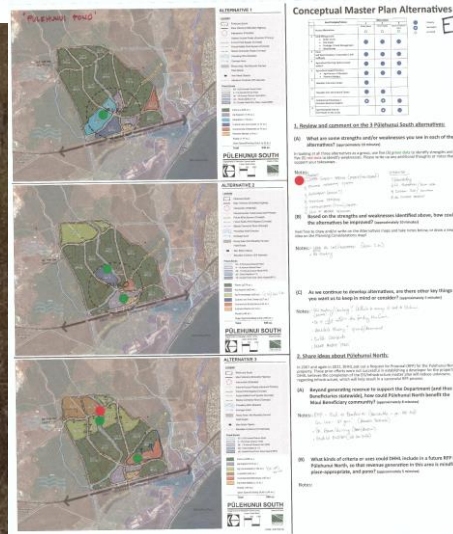
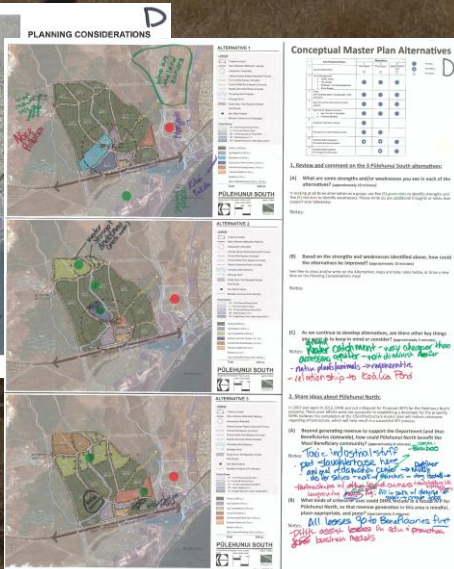
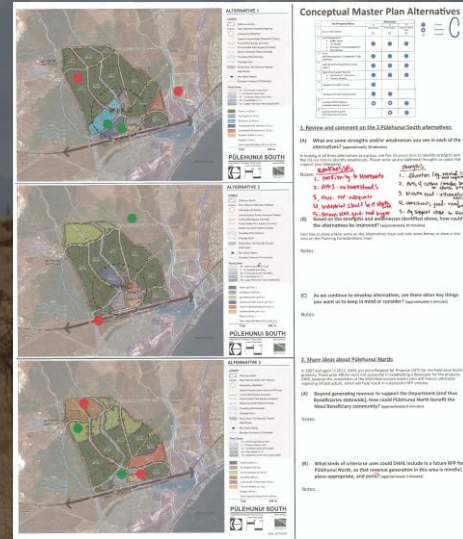
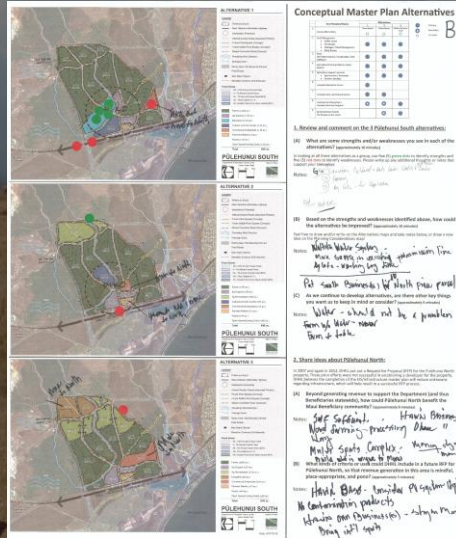
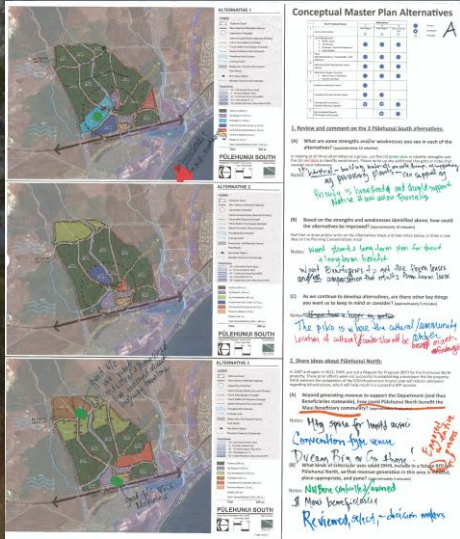
WORKSHOP 2

4/28/18



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WHAT WE HEARD / LEARNED

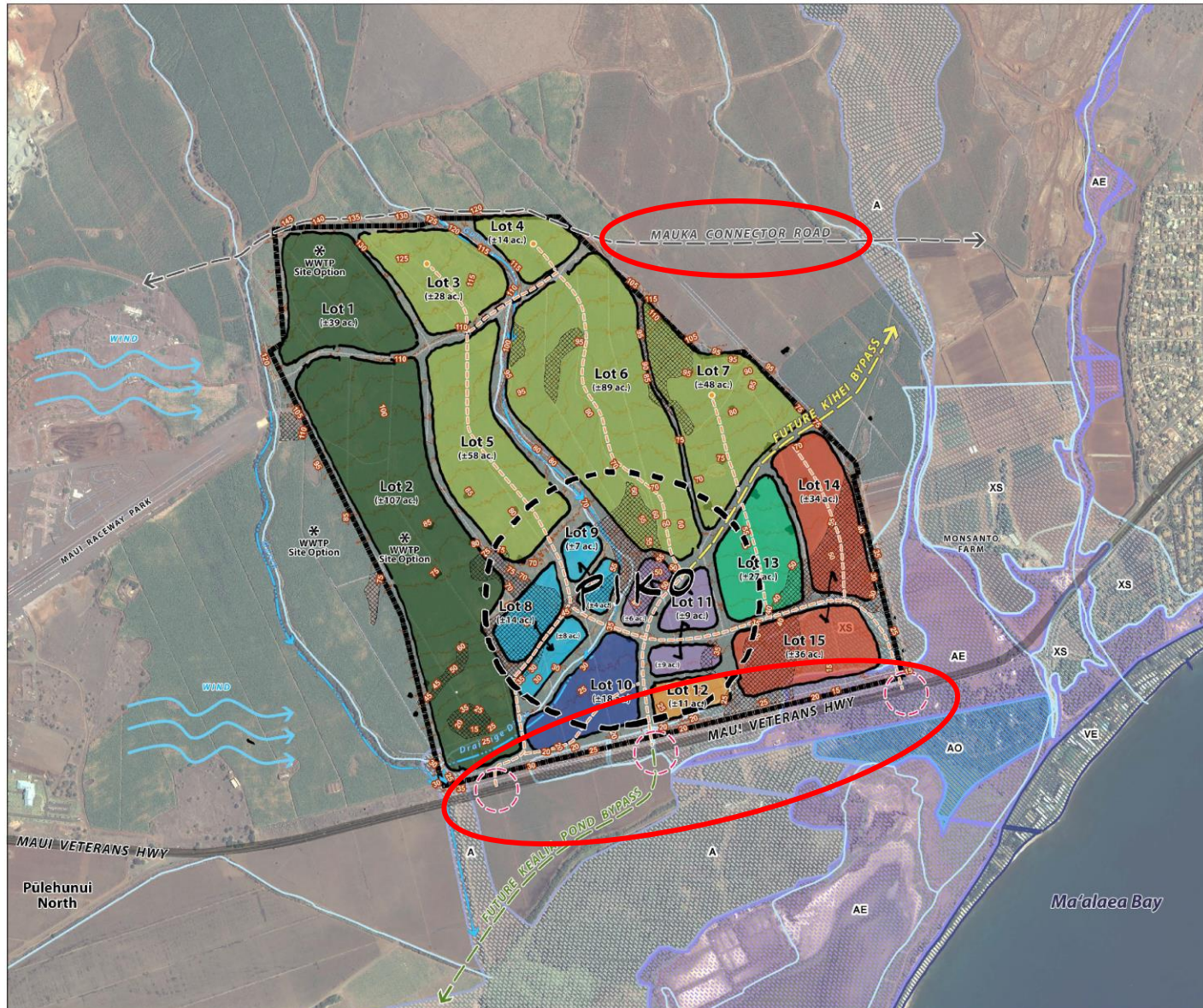
- “We need **more homes for “da kanaka maoli”**
- “No matter where we are in the mainland and overseas our **heart is always home here on the islands. Would like to see homestead on the property...**”
- “...**Industrial site might become a hazard** for the homes ...down wind.”
- “Don’t tell us no can – **tell us HOW can!**”
- Want to be able to **access the land** NOW.
- Would like to see **regeneration**, bring back ‘Āina to sustaining us.
- **“Mokupuni management”**
- **“Make the project PONO.”**

WHAT WE HEARD / LEARNED

KEY PRINCIPLES/VISIONS

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|---|---|---------------|---------------|----------------------|--|---|
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| 3 | Pono Self Determination / Sustainable / Self-Sufficient | | | | <ul style="list-style-type: none"> Piko reflects Hawaiian culture/value Piko (community center) should be place-appropriate, pono | <ul style="list-style-type: none"> See Key Principles/Visions 5-8 for Piko design considerations |
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PROPOSED CONCEPT



LEGEND

- Pūlehunui South
- Maui Veterans Highway
- Intersection (Potential)
- Internal Access Roads (Assumed Primary)
- Future Kihei Bypass (Concept)
- Future Keālia Pond Bypass (Concept)
- Mauka Connector Road (Concept)
- Prevailing Wind Direction
- Drainage Gulch
- Rocky Area / Not Recently Farmed
- Field Roads
- Man Made Objects
- Elevation Contours (5-ft intervals)

Flood Zones

- XS - 0.2% Annual Chance Flood
- A - 1% Annual Chance Flood
- AE - 1% Annual Chance Flood (BFE)
- AO - Flood Depths of 1-3'
- VE - Coastal Flood Zone, Wave Hazard (BFE)

Proposed Land Uses

| | | |
|--|--|------------|
| | Farms | (±146 ac.) |
| | Ag Support | (±24 ac.) |
| | Subsistence Ag/Homesteads (2+ acre lots, approx. 80-100 lots) | (±238 ac.) |
| | Beneficiary Gardens | (±27 ac.) |
| | Commercial Enterprises | (±70 ac.) |
| | Farmers Market | (±11 ac.) |
| | Culture & Arts | (±18 ac.) |
| | Education | (±33 ac.) |
| | Roads | (±31 ac.) |
| | Open Space/Existing Gulch | (±48 ac.) |

Total Land Area 646 ac.

* WWTP Site Option
(Other wastewater alternatives being evaluated.)

Conceptual Plan PŪLEHUNUI SOUTH













Department of Hawaiian Home Lands

Island of Maui

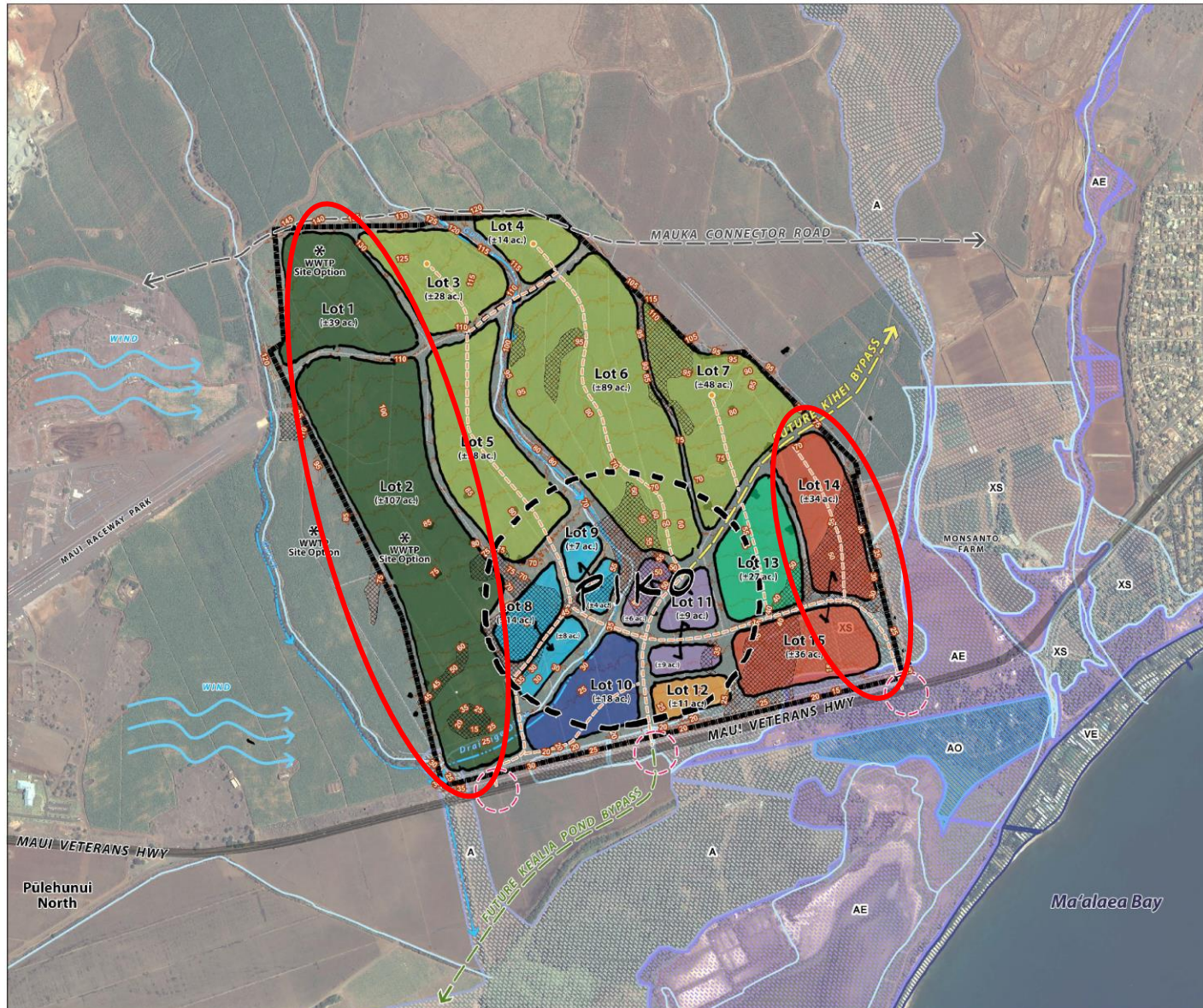
North Linear Scale (feet)



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Department of Hawaiian Home Lands Island of Maui













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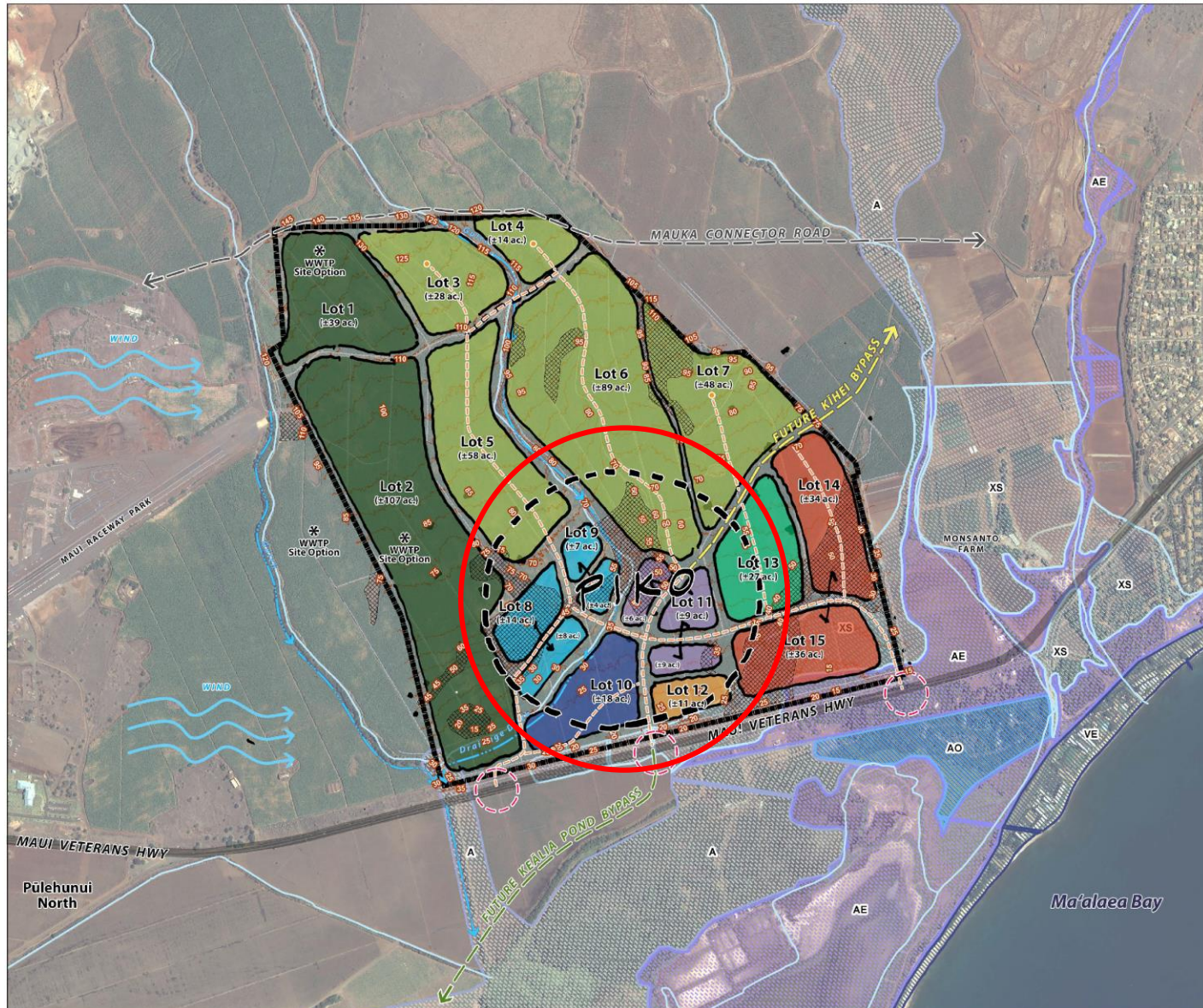
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| 3 | Pono Self Determination / Sustainable / Self-Sufficient |  |  |  | <ul style="list-style-type: none"> Piko reflects Hawaiian culture/value Piko (community center) should be place-appropriate, pono | <ul style="list-style-type: none"> See Key Principles/Visions 5-8 for Piko design considerations |
| 4 | Agriculture/Farming Options (need water!) |  |  |  | <ul style="list-style-type: none"> Need to build soil Wood farming an option Concerned about water supply, catchment, storage DHHL should use water rights | <ul style="list-style-type: none"> Agriculture support facilities Water <ul style="list-style-type: none"> May be best located on mauka side Should consider storage, catchment Floodable areas could be retention basin/reservoir for irrigation |

PROPOSED CONCEPT



LEGEND

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- Elevation Contours (5-ft intervals)

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- AO - Flood Depths of 1-3'
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Proposed Land Uses

- | | | |
|------------------------|--|------------|
| | Farms | (±146 ac.) |
| | Ag Support | (±24 ac.) |
| | Subsistence Ag/Homesteads (2+ acre lots, approx. 80-100 lots) | (±238 ac.) |
| | Beneficiary Gardens | (±27 ac.) |
| | Commercial Enterprises | (±70 ac.) |
| | Farmers Market | (±11 ac.) |
| | Culture & Arts | (±18 ac.) |
| | Education | (±33 ac.) |
| | Roads | (±31 ac.) |
| | Open Space/Existing Gulch | (±48 ac.) |
| Total Land Area | 646 ac. | |

* WWTP Site Option
(Other wastewater alternatives being evaluated.)

Conceptual Plan PŪLEHUNUI SOUTH

Department of Hawaiian Home Lands Island of Maui

North Linear Scale (feet)



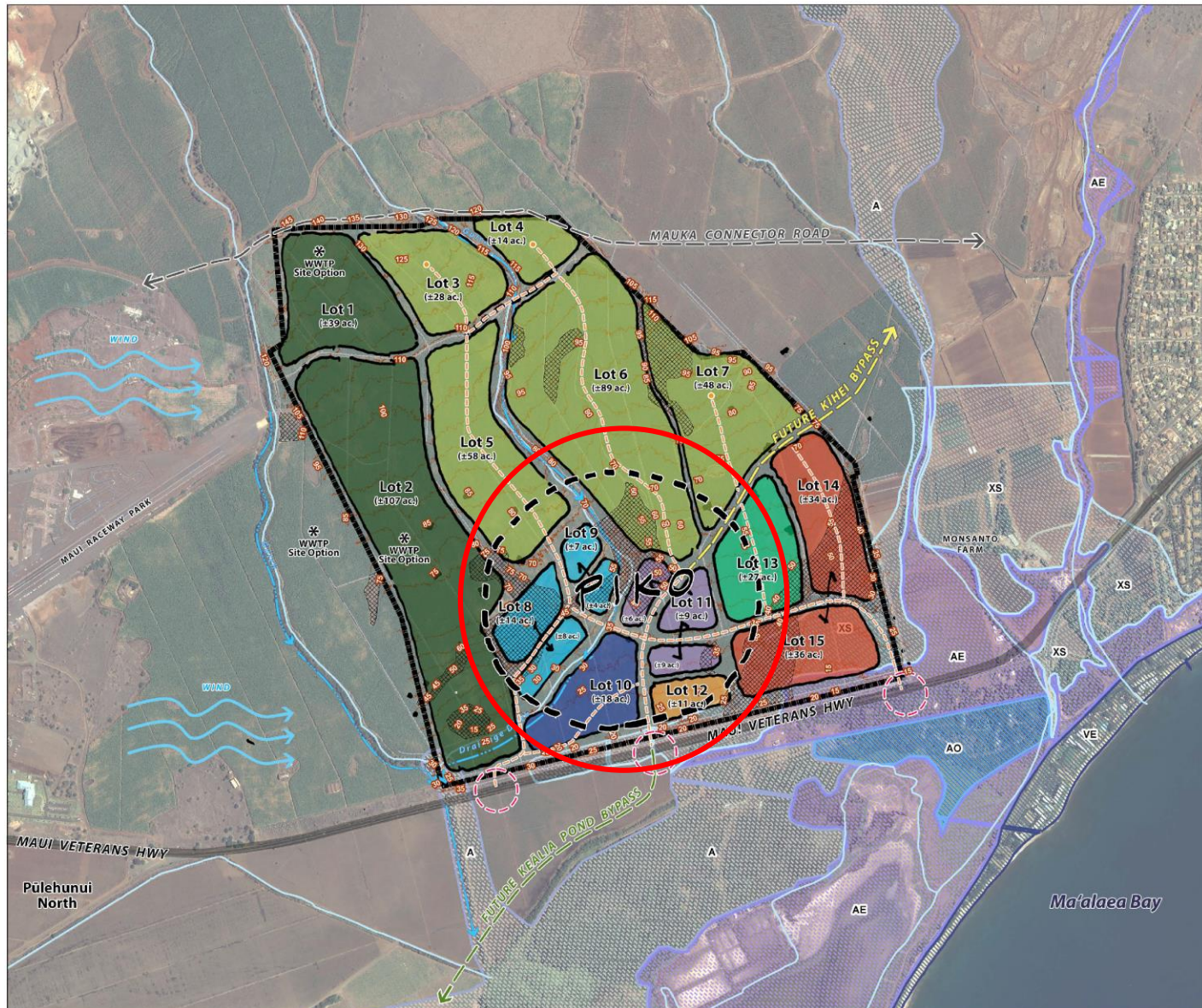
KEY PRINCIPLES/VISIONS

| | | | | | | |
|---|---|---|---|---|---|---|
| 5 | <p>Agriculture Support Services</p> <ul style="list-style-type: none"> • Agri-tourism / Education • Farmers Markets | ● | ● | ● | <ul style="list-style-type: none"> • General support (like the idea) (see also 6/7 and 8) • Education, cultural, and arts center (see also 6/7 and 8) <ul style="list-style-type: none"> ◦ Tourism ◦ Kupuna uses ◦ Farmers market • Community support • Training (see also 6/7 and 8) <ul style="list-style-type: none"> ◦ Ag ◦ Business ◦ For present and future Beneficiaries ◦ Teach Maui history • Beneficiary support facility (see also 6/7 and 8) <ul style="list-style-type: none"> ◦ Needs central location • Hawaiian and/or Beneficiary businesses should get preference • Commercial businesses could fund ag projects (see also 8) • Farmers market (and proximity to ag support and access) (see also 1 and 8) • Can support ag products from DHHL ag lands (connection) • Help get ag products sold | <ul style="list-style-type: none"> • Piko <ul style="list-style-type: none"> ◦ Community facilities should be centrally located ◦ Piko should reflect Hawaiian values, place appropriate, pono ◦ Values: culture, education, tourism, community support • Uses: education, kupuna uses, farmers market, Beneficiary support facility, gym, sports complex • Locate industrial/commercial uses near existing highway • Farmers market (and proximity to ag support and access) |
| 6 | Hawaiian Education Center | ● | | | <ul style="list-style-type: none"> • Like the education center concept in Alt 1 (see also 8) • General support (like the idea) (see also 5 and 8) • Education, cultural, and arts center (see also 5 and 8) <ul style="list-style-type: none"> ◦ Tourism ◦ Kupuna uses ◦ Farmers market | |
| 7 | Hawaiian Arts and Cultural Center | ● | ● | | <ul style="list-style-type: none"> • Training (see also 5 and 8) <ul style="list-style-type: none"> ◦ Ag ◦ Business ◦ For present and future Beneficiaries ◦ Teach Maui history • Beneficiary support facility (see also 5 and 8) • Needs central location | |

KEY PRINCIPLES/VISIONS

| | | | | | | |
|---|--|--|--|--|---|---|
| 8 | Commercial Enterprises/ Hawaiian Business Support | | | | <ul style="list-style-type: none"> Like the education center concept in Alt 1 (see also 6) General support (like the idea) (see also 5 and 6/7) Education, cultural, and arts center (see also 5 and 6/7) <ul style="list-style-type: none"> Tourism Kupuna uses Farmers market Training (see also 5 and 6/7) <ul style="list-style-type: none"> Ag Business For present and future Beneficiaries Teach Maui history Beneficiary support facility (see also 5 and 6/7) Needs central location Hawaiian and/or Beneficiary businesses should get preference Commercial businesses could fund ag projects (see also 5) Locate industrial/commercial uses near existing highway (see also 1) Farmers market (and proximity to ag support and access) (see also 1 and 5) Ag processing/support Potential opportunities <ul style="list-style-type: none"> Building materials construction Fuel additives Charging/gas station, just before Kihei Native Hawaiian mortuary business <ul style="list-style-type: none"> economic arm provide service for Beneficiaries | <ul style="list-style-type: none"> Piko <ul style="list-style-type: none"> Community facilities should be centrally located Piko should reflect Hawaiian values, place appropriate, pono Values: culture, education, tourism, community support Uses: education, kupuna uses, farmers market, Beneficiary support facility, gym, sports complex Locate industrial/commercial uses near existing highway Farmers market (and proximity to ag support and access) |
| 9 | Ag Homestead Awards Put People on the Lands | | | | <ul style="list-style-type: none"> Like Alt 3 because it provides the most homesteads General support (like the idea) Want more details (lot size, how many lots, timeframe) 2 acre lots <ul style="list-style-type: none"> Sustainable Good for ohana Should be centrally located Locate ag homesteads in mauka area For those on ag wait list Homesteads used for burials | <ul style="list-style-type: none"> Should be centrally located Put in mauka area (so other uses benefit from proximity to Maui Veterans Highway) Strong interest in homesteads Phasing |
| | Other comments | | | | <ul style="list-style-type: none"> Should consider phasing (what should we do first?) Consider EIS/funding deadline Let people be on the land already Feel strongly Not enough time | <ul style="list-style-type: none"> Phasing Consideration of Beneficiary feedback throughout planning process |

PROPOSED CONCEPT



LEGEND

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Proposed Land Uses

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Conceptual Plan PŪLEHUNUI SOUTH

Department of Hawaiian Home Lands

Island of Maui

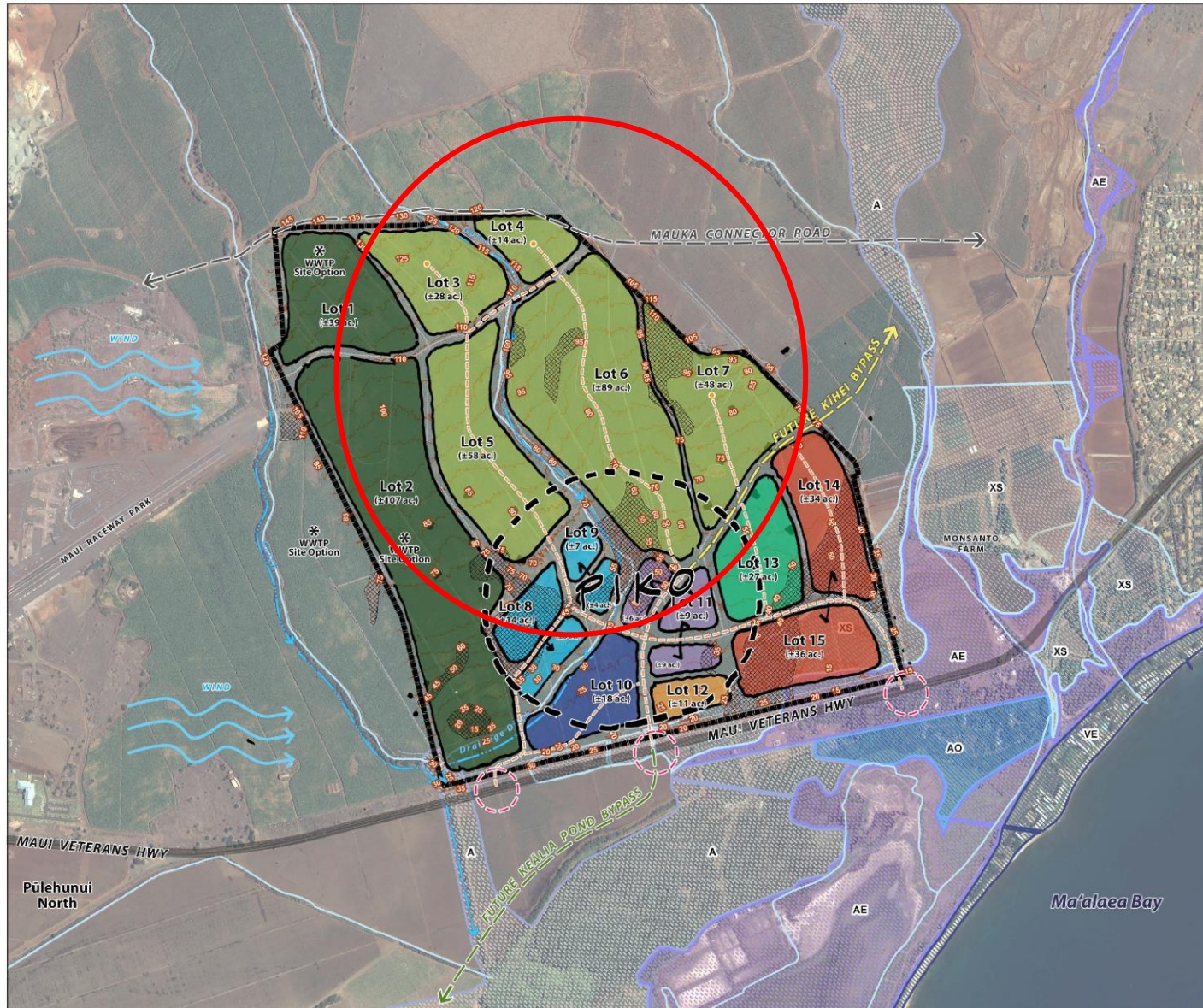
North Linear Scale (feet)



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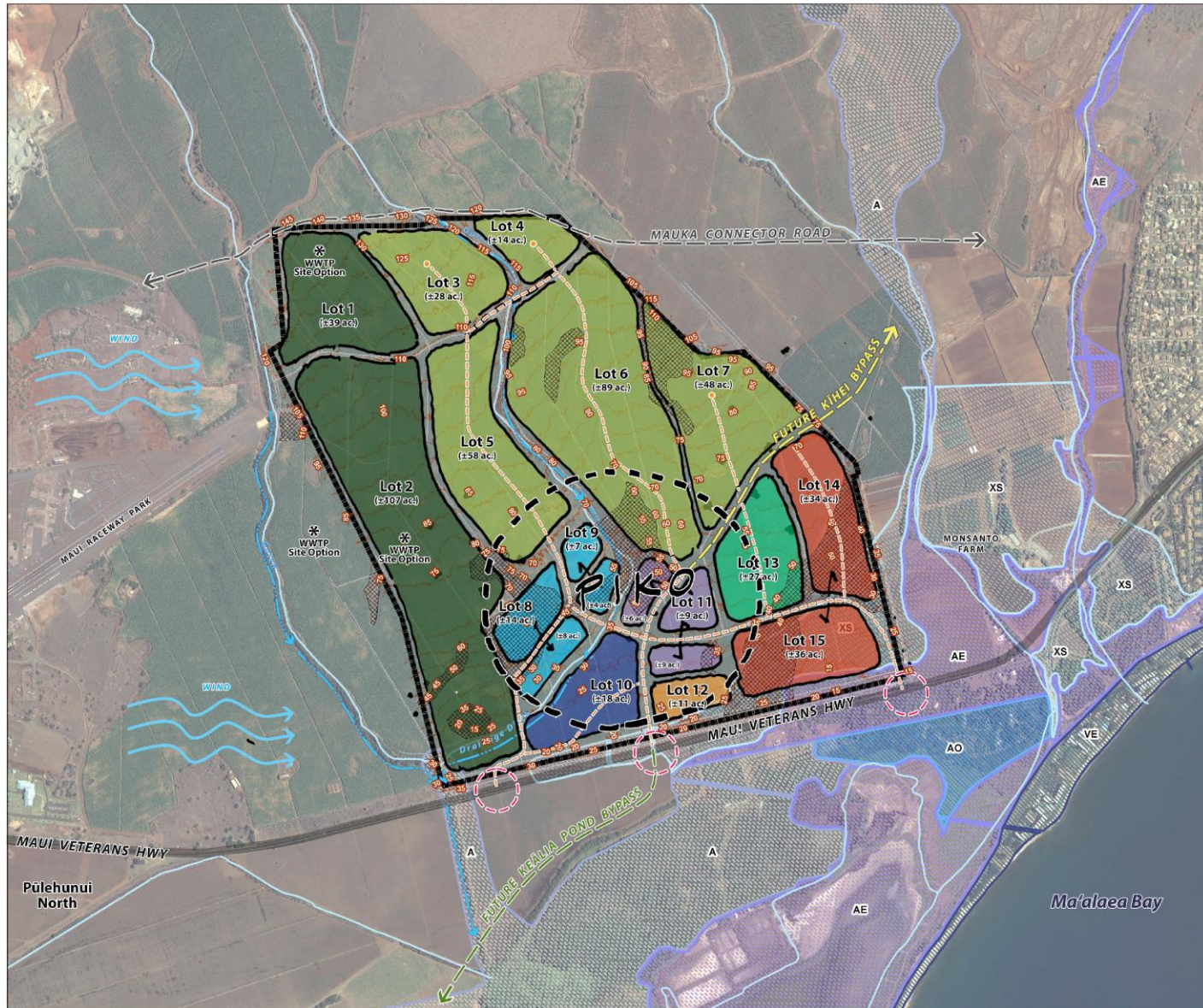
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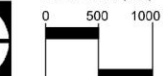
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00104HL, Pulehuna M/P Dev/PS/MIP Proposed Amendment 2018-07-03 Maui Island Plan - Proposed Amendment and
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|---|-----|------|



MAUI ISLAND PLAN PROPOSED AMENDMENT

Tier 1

General Plan

Statewide; 20 year timeframe

Tier 2

Island Plans

Island specific; 8 year timeframe

Program Plans

Specific functional areas; 8 year timeframe

Tier 3

Development Plans

Project specific; 4 year timeframe

Regional Plans

Specific community(ies); 4 year timeframe

Special Area Plans

Designated special district; 4 year timeframe

Implementation Tools

Funding

CIP, Operating Budget

Legislation

Administrative Rules

Land Use

Designations, Amendments

Evaluation

MAUI ISLAND PLAN PROPOSED AMENDMENT

§10-4-54 Adoption and amendment procedures.

(c) Interim amendments. Between comprehensive updates, tier 1 and tier 2 plans may be amended upon beneficiary consultation appropriate to the plan as set forth in section 10-4-60, and a majority vote by the commission. Initiation of the amendment shall be as follows:

- (1) The chairman may propose, in writing, interim amendments to any of the plans by first notifying the commission and then initiating beneficiary consultation appropriate to the plan as set forth in section 10-4-60; or

§10-4-60 Beneficiary consultation. (a)

Meaningful and timely consultation with beneficiaries promotes trust, partnership, and civic engagement. The type of consultation shall be appropriate to the potential impact of the decision or action.

(b) Types of consultation. The type of consultation is determined by the type of plan or implementing action:

- (2) Place-based. Place-based consultation is geographically specific. Notice shall be provided to existing homesteaders, waiting lists applicants, and other native Hawaiians who have registered with the department and who are associated with a geographic area impacted by the proposed action. The chairman shall determine the appropriate scope of the notice. The notice shall describe the proposed action and the date, time, and place of a public meeting to be held within the geographic area. Place-based consultation shall apply to the preparation and amendment of island plans, preparation and amendment of tier 3 plans, and proposed projects that require an environmental assessment or environmental impact statement.

EIS PROCESS

Schedule Milestones

Pūlehunui Regional Infrastructure Master Plan (EIS)

**July-Nov
2017**

Project Start
State Agency Coordination
Background Research
Site Analysis

**Dec-Jan
2018**

Publish EISPN
Public EIS Scoping Meeting
30-day comment period

**Aug-Sept
2018**

Finalize Technical Studies
Finalize Conceptual Plan
MOU agencies review Draft EIS
Respond to comments

**Oct-Dec
2018**

Publish Draft EIS
45-day comment period

**Jan-May
2019**

Respond to comments
Complete Final EIS

**June-July
2019**

Submit FEIS for OEQC review
OEQC recommends FEIS
acceptance

**Aug-Sept
2019**

Governor accepts Final EIS
Publish Final EIS

NEXT STEPS

- Informational Briefing on Draft EIS to Hawaiian Homes Commission:
October 15-16, 2018 - Paukūkalo, Maui
- Publication of Draft EIS:
November 2018

CONTACTS

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Planning Consultant

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spang@pbrhawaii.com