



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

**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

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## 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.

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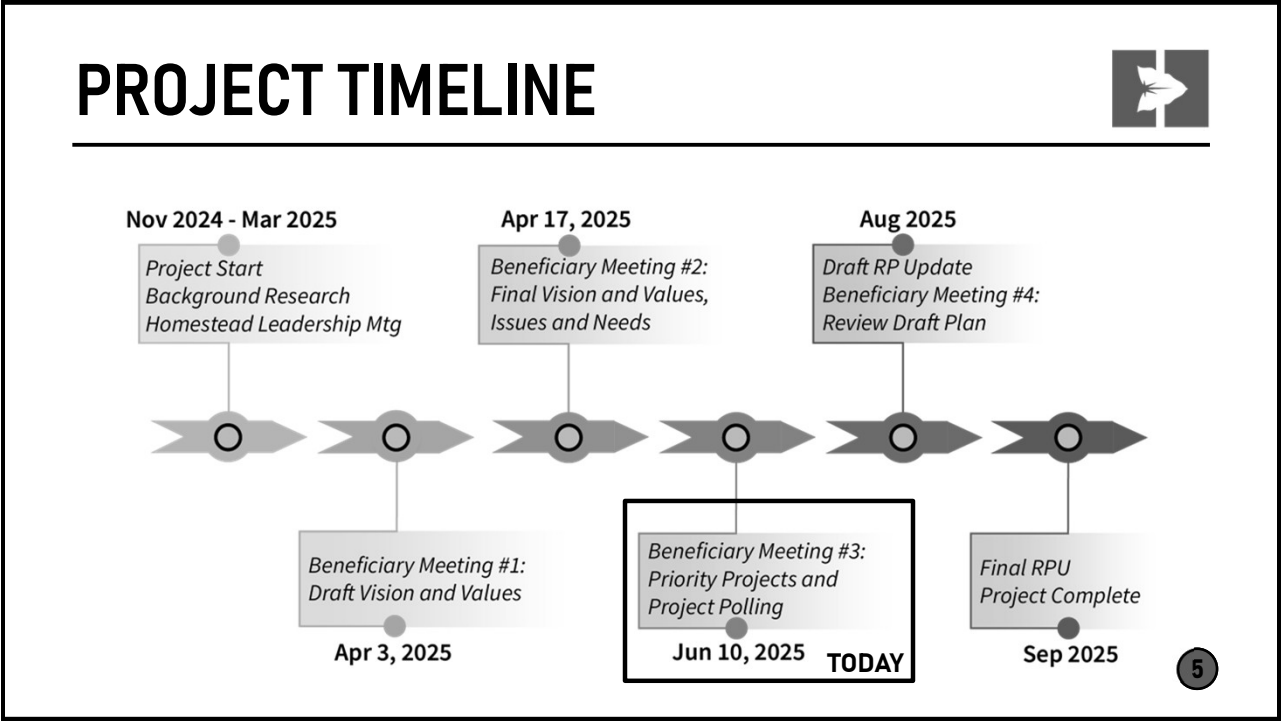
## MEETING OBJECTIVES

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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.

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# WAIMEA NUI REGION



Three black and white photographs of natural elements: a close-up of a fern frond, a close-up of a flower, and a close-up of a fern frond.

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

JANUARY 2012



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**UPDATE ALSO INCLUDES:**

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

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# DEVELOP & REFINE PROJECT IDEAS LIST

Group Discussion

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## 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



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

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