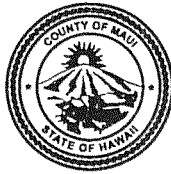


ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



RECEIVED

2017 JUN -7 AM 7: 58

COUNTY OF MAUI

OFFICE OF THE MAYOR

DEPARTMENT OF PLANNING

June 7, 2017

OFFICE OF THE
COUNTY CLERK

2017 JUN -8 PM 2: 31

RECEIVED

Honorable Alan M. Arakawa
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Mike White, Chair
and Members of the Maui County Council
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

A handwritten signature in black ink, appearing to be "Alan M. Arakawa", is written over the "APPROVED FOR TRANSMITTAL" stamp.

6/8/17

Mayor

Date

Dear Chair White and Members:

SUBJECT: TO OBTAIN A CONDITIONAL PERMIT (CP) IN ORDER TO CONDUCT CLASSES IN HAWAIIAN CULTURAL AND MEDICINAL PRACTICES AND OPERATE THE HO'OMANA SPA AND BATHHOUSE IN THE COUNTY AGRICULTURAL DISTRICT, LOCATED ON APPROXIMATELY 2.01 ACRES OF LAND AT 1550 PIIHOLO ROAD, MAKAWAO, ISLAND OF MAUI, HAWAII; TMK NO. (2) 2-4-013: 142 (CP 2015/0002)

The Department of Planning (Department) is transmitting for your review and action the CP application filed by Jeana Iwalani Naluai.

APPLICATION SUMMARY	
Application	The CP will permit classes in Hawaiian cultural and medicinal practices and the Ho'omana Spa and Bathhouse
Applicant	Jeana Iwalani Naluai
Owner	Jeana Iwalani Naluai
Tax Map Key	(2) 2-4-013:142
Address	1550 Piihola Road, Olinda, Island of Maui, Hawaii
Area	Approximately 2.01 acres of land
Land Use Designations	State Agricultural District Haiku-Paia Community Plan: Agriculture Title 19, Zoning: Agriculture Other: NOT located within the Special Management Area (SMA)

COUNTY COMMUNICATION NO. 17-240

ONE MAIN

CURRENT DIVISION

Honorable Alan M. Arakawa, Mayor
For Transmittal to:
Honorable Mike White, Chair
June 7, 2017
Page 2

Brief Description	The Applicant is requesting a CP in order to conduct special events, including retreats, corporate events, weddings and receptions on the property, as well as transient vacation rentals of less than 180 days in ten (10) bedrooms in the main dwelling and the one (1) bedroom accessory dwelling.
Public Hearing	Held by the Maui Planning Commission (Commission) on March 28, 2017.
Testimony	At the meeting, there were four (4) testifiers in support of the project.
Recommendation	The Commission unanimously voted to recommend approval of the CP subject to a total of eight (8) conditions as recommended by the Department.

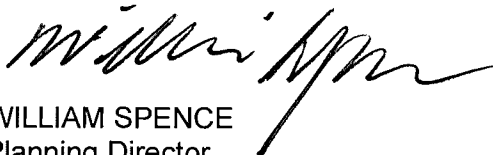
As Council approval is required for the CP, the Department respectfully transmits the subject application to the Council for consideration. Accordingly, attached for your review are the following documents:

1. Proposed bill entitled, "A BILL FOR AN ORDINANCE GRANTING JEANA IVALANI NALUAI A CONDITIONAL PERMIT TO CONDUCT CLASSES IN HAWAIIAN CULTURAL AND MEDICINAL PRACTICES, AND OPERATE THE HO'OMANU SPA AND BATHHOUSE FOR PROPERTY IDENTIFIED AS A PORTION OF TAX MAP KEY NUMBER (2) 2-4-013:142, MAKAWAO, MAUI, HAWAII";
2. Letter from William Spence, Planning Director, to Mrs. Jeana Iwalani Naluai, dated April 21, 2017, with the Commission's recommendation for Council approval of the CP with eight (8) conditions and Commission's approval of the State Land Use Commission SUP Amendment with eleven (11) conditions;
3. Department's Recommendation to the Commission, dated March 28, 2017;
4. Department's Report and Agency Comments to the Commission, dated March 28, 2017;
5. (16) Letters of Support received after the Staff Report was distributed;
6. Adopted Minutes of the March 28, 2017 Commission meeting; and
7. A copy of the PowerPoint presentation given by Mrs. Naluai at the Commission meeting.

Honorable Alan M. Arakawa, Mayor
For Transmittal to:
Honorable Mike White, Chair
June 7, 2017
Page 3

Thank you for your attention to this matter. Should you have any questions, please feel free to transmit them to the Department of Planning via transmittal through the Office of the Mayor.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Spence', written over the printed name.

WILLIAM SPENCE
Planning Director

Attachments

xc: Clayton I. Yoshida, Planning Program Administrator (PDF)
Gina M. Flammer, Staff Planner (PDF)
Maui Planning Commission Members (PDF)

WRS:GMF:rma

Project File
General File

K:\WP_DOCS\PLANNING\CP\2015\0002_HawaiianSpaMaui\StaffReportToApproval\Council_transmittal.doc

ORDINANCE NO. _____

BILL NO. _____(2017)

A BILL FOR AN ORDINANCE GRANTING JEANA I WALANI NALUAI, A
CONDITIONAL PERMIT TO CONDUCT CLASSES IN HAWAIIAN CULTURAL
AND MEDICINAL PRACTICES, AND OPERATE THE HO'OMANA SPA AND
BATHHOUSE, FOR PROPERTY IDENTIFIED AS TMK (2) 2-4-013:142,
MAKAWAO, MAUI, HAWAII

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Pursuant to Chapter 19.40, Maui County Code, and subject to the conditions imposed in Section 2 of this ordinance, a Conditional Permit is hereby granted to Jeana Iwalani Naluai, to conduct classes in Hawaiian cultural and medicinal practices, and operate the Ho'omana Spa and Bathhouse. The site is identified for real property tax purposes as tax map key number (2) 2-4-013:142, comprising of 2.01 acres of land situated at Makawao, Maui, Hawaii.

SECTION 2. The granting of this Conditional Permit is subject to the following conditions:

1. That the Conditional Permit shall be valid for a period of five (5) years from the effective date of this ordinance, provided that an extension of this permit beyond this five (5) year period may be granted pursuant to Section 19.40.090, Maui County Code (MCC).
2. That the subject Conditional Permit shall not be transferred without the prior written approval of the Commission. However in the event that a contested case hearing preceded issuance of said Conditional Permit, a public hearing shall be held upon due published notice, including actual written notice to the last know addresses of parties to said contested case and their counsel.
3. That the Applicant and its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject Conditional Permit and shall procure at his/her/their own cost and expense, and shall maintain during the

entire period of this Conditional Permit, a policy or policies of comprehensive liability insurance in the minimum amount of ONE MILLION AND NO/100 DOLLARS (\$1,000,000) naming the County of Maui as an additional insured, insuring and defending the Applicant and the County of Maui against any and all claims or demands for property damage, personal injury and/or death arising out of the Conditional Permit, including, but not limited to : (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use in the exercise by the Applicant of said rights; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this Conditional Permit. A copy of the certificate of insurance naming County of Maui as an additional insured shall be submitted to the Department within ninety (90) calendar days from the date of approval of this Conditional Permit, or prior to starting operations, whichever is first. The proof of insurance and all subsequent certifications of insurance coverage shall be submitted directly by the insurance carrier to the Department and shall include the applicable TMK and permit numbers.

4. That the Applicant shall develop the property in substantial compliance with the representations made to the Council in obtaining the Conditional Permit. Failure to so use the property as represented may result in the revocation of the Conditional Permit pursuant to Section 19.40.080, MCC.
5. That full compliance with all applicable governmental requirements shall be rendered.
6. That the building permits required for bath house shall be completed prior to starting operations. Evidence of completion shall be submitted to the Department within thirty (30) days of the Applicant receiving the completed building permits.
7. That a State DOH approved wastewater disposal system shall be installed prior to starting operations. Evidence of completion shall be submitted to the Department within thirty (30) days of the Applicant receiving the DOH final approval.
8. That as recommended by the Department of Water Supply a backflow preventer shall be installed. Evidence of installation shall be provided to the Department within thirty (30) days after the installation.

SECTION 3. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM
AND LEGALITY:

JAMES A. GIROUX
Deputy Corporation Counsel
County of Maui
2017-3092

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

April 21, 2017

Mrs. Jeana Iwalani Naluai
1550 Piipholo Road
Makawao, Hawaii 96768

Dear Mrs. Naluai:

SUBJECT: STATE LAND USE COMMISSION SPECIAL PERMIT (SUP) AMENDMENT APPROVAL BY THE MAUI PLANNING COMMISSION AND RECOMMENDATION OF APPROVAL TO MAUI COUNTY COUNCIL BY MAUI PLANNING COMMISSION FOR A CONDITIONAL PERMIT (CP) TO CONDUCT CLASSES IN HAWAIIAN CULTURAL AND MEDICINAL PRACTICES, AND OPERATE THE HO'OMANA SPA AND BATHHOUSE, LOCATED ON APPROXIMATELY 2.01 ACRES OF LAND AT 1550 PIIHOLO ROAD, MAKAWAO, MAUI, HAWAII; TMK (2) 2-4-013: 142 (SUP2 2015/0003) (CP 2015/0002)

At its regular meeting on March 28, 2017, the Maui Planning Commission (Commission) took public testimony and reviewed the above requests and, after due deliberation, the Commission voted to approve the State Land Use Commission SUP Amendment and to recommend approval of the CP to the Maui County Council (Council) subject to the conditions listed below. The Council has the final review and approval authority for the CP.

STATE LAND USE COMMISSION SPECIAL PERMIT AMENDMENT

1. That the State Land Use Commission SUP shall be valid for a period of five (5) years from the effective date of the CP ordinance, subject to extension by the County of Maui Planning Director (Director) upon a timely request for extension filed at least ninety (90) days prior to its expiration. The Director may forward the time extension request to the Commission for review and approval and may require a public hearing on the time extension by the Commission.
2. That the subject State Land Use Commission SUP shall not be transferred without the prior written approval of the Director. However, in the event that a contested case hearing preceded issuance of said State Land Use Commission SUP, a public hearing shall be held by the appropriate Commission upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.

3. That the subject State Land Use Commission SUP shall not be transferred without the prior written approval of the Director. However, in the event that a contested case hearing preceded issuance of said State Land Use Commission SUP, a public hearing shall be held by the appropriate Planning Commission upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.
4. That the Applicant, its successors, and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject State Land Use Commission SUP and shall procure at its own cost and expense, and shall maintain during the entire period of this State Land Use Commission SUP, a policy or policies of comprehensive liability insurance in the minimum amount of ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00) naming the County of Maui and State of Hawaii as additional insureds, insuring and defending the Applicant, County of Maui, and State of Hawaii against any and all claims or demands for property damage, personal injury and/or death arising out of this permit, including but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use in the exercise by the Applicant of said rights; and (2) all actions, suits, damages, and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this permit. Proof of a policy naming the County of Maui as an additional insured shall be submitted to the Department within ninety (90) calendar days from the date of transmittal of the decision and order. The proof of insurance and all subsequent certifications of insurance coverage shall include the applicable Tax Map Key (TMK).
5. That full compliance with all applicable governmental requirements shall be rendered.
6. That the Applicant shall submit to the Department two (2) copies of a detailed report addressing its compliance with these conditions. The Compliance Report shall be submitted to the Department with the request for time extension.
7. That the Applicant shall develop the property in substantial compliance with the representations made to the Commission in obtaining the SUP. Failure to so develop the property may result in the revocation of the permit.
8. That the Farm Plan shall remain implemented throughout the duration of the SUP. Evidence of implementation shall be submitted as part of any request for a time extension.
9. That the building permits required for the proposed uses in the main structure and bath house shall be completed prior to starting operations.

Evidence of completion shall be submitted to the Department within thirty (30) days of the Applicant receiving the completed building permits.

10. That a State Department of Health (DOH) approved wastewater disposal system shall be installed prior to starting operations. Evidence of completion shall be submitted to the Department within thirty (30) days of the Applicant receiving the DOH final approval.
11. That as recommended by the Department of Water Supply, a backflow preventer shall be installed. Evidence of installation shall be provided to the Department within thirty (30) days after the installation.

CONDITIONAL PERMIT

1. That the CP shall be valid for a period of five (5) years from the effective date of this ordinance, provided that an extension of this permit beyond this five (5) year period may be granted pursuant to Section 19.40.090, Maui County Code (MCC).
2. That the subject CP shall not be transferred without the prior written approval of the Commission. However, in the event that a contested case hearing preceded issuance of said CP, a public hearing shall be held upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.
3. That the Applicant and its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject CP and shall procure at his/her/their own cost and expense, and shall maintain during the entire period of this CP, a policy or policies of comprehensive liability insurance in the minimum amount of ONE MILLION AND NO/100 DOLLARS (\$1,000,000) naming the County of Maui as an additional insured, insuring and defending the Applicant and the County of Maui against any and all claims or demands for property damage, personal injury and/or death arising out of this CP, including, but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use in the exercise by the Applicant of said rights; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this CP. A copy of the certificate of insurance naming County of Maui as an additional insured shall be submitted to the Department within ninety (90) calendar days from the date of approval of this CP, or prior to starting operations, whichever is first. The proof of insurance and all subsequent certifications of insurance coverage shall be submitted directly by the insurance carrier to the Department and shall include the applicable TMK and permit numbers.

4. That the Applicant shall develop the property in substantial compliance with the representations made to the Council in obtaining the CP. Failure to so use the property as represented may result in the revocation of the CP pursuant to Section 19.40.080, MCC.
5. That full compliance with all applicable governmental requirements shall be rendered.
6. That the building permits required for bath house shall be completed prior to starting operations. Evidence of completion shall be submitted to the Department within thirty (30) days of the Applicant receiving the completed building permits.
7. That a State DOH approved wastewater disposal system shall be installed prior to starting operations. Evidence of completion shall be submitted to the Department within thirty (30) days of the Applicant receiving the DOH final approval.
8. That as recommended by the Department of Water Supply a backflow preventer shall be installed. Evidence of installation shall be provided to the Department within thirty (30) days after the installation.

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Gina Flammer by email at gina.flammer@mauicounty.gov or by telephone at (808) 270-5780.

Sincerely,



WILLIAM SPENCE
Planning Director

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Gina M. Flammer, Staff Planner (PDF)
Department of Finance, Real Property Tax Assessment Division
State Office of Planning
State Land Use Commission
Project File
General File

WRS:GMF:lk

K:\WP_DOCS\PLANNING\CP\2015\0002_HawaiianSpaMau\StaffReportToApproval\MPC Rec CP Approval & SUP2 Amendment Approval.doc

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter of The Applications of

JEANA I WALANI NALUAI

To Obtain an Conditional Permit and a State Land Use Commission Special Permit Amendment in order to conduct classes in Hawaiian cultural and medicinal practices and operate the Ho'omana Spa and Bathhouse in the County and State Agricultural Districts, located on approximately 2.01 Acres of land at 1550 Piihola Road, Makawao, Island of Maui, Hawaii; at TMK No. (2) 2-4-013: 142

DOCKET NOS. SUP2 2015/0003
CP 2015/0002

Jeana Iwalani Naluai
Educational Center for the Perpetuation
of Hawaiian Healing Arts and Native
Medicinal Plant Conservation and
Ho'omana Spa and Bathhouse
(G. Flammer)

MAUI PLANNING DEPARTMENT'S **RECOMMENDATION**
TO THE MAUI PLANNING COMMISSION
MARCH 28, 2017 MEETING

DEPARTMENT OF PLANNING
COUNTY OF MAUI
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HI. 96793

**Land Use Commission Special Use Permit
Conditional Permit**

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BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter of The Applications of

JEANA I WALANI NALUAI

To Obtain an Conditional Permit and a State Land Use Commission Special Permit Amendment in order to conduct classes in Hawaiian cultural and medicinal practices and operate the Ho'omana Spa and Bathhouse in the County and State Agricultural Districts, located on approximately 2.01 Acres of land at 1550 Piihola Road, Makawao, Island of Maui, Hawaii; at TMK No. (2) 2-4-013: 142

DOCKET NOS. SUP2 2015/0003
CP 2015/0002

Jeana Iwalani Naluai
Educational Center for the Perpetuation
of Hawaiian Healing Arts and Native
Medicinal Plant Conservation and
Ho'omana Spa and Bathhouse
(G. Flammer)

CONCLUSIONS OF LAW

The application complies with the applicable standards for a State Land Use Commission Special Permit Amendment and a County Conditional Permit as established in the Planning Department's Report to the Maui Planning Commission, March 28, 2017, Docket Nos. SUP2 2015/0003 and CP 2015/0002. Based on the analysis provided in the Department's Report, the applications comply with the applicable standards as follows:

STATE LAND USE COMMISSION SPECIAL PERMIT

- (1) The use is not contrary to the objectives sought to be accomplished by chapters 205 and 205A, HRS, and the rules of the Land Use Commission.
- (2) The desired use will not adversely affect surrounding property;
- (3) The use will not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection;
- (4) Unusual conditions and needs have arisen since the district boundaries and rules were established;
- (5) The land upon which the proposed uses are planned contains low soil ratings and is not suited for agriculture.

CONDITIONAL PERMIT

A Conditional Permit is reviewed pursuant to Title 19, Zoning, Chapter 19.40 Conditional Permits; Maui County Code, 1980, as amended. The intent of the Conditional Permit is to provide the opportunity to consider establishing uses not specifically permitted within a given use zone where the proposed use is similar, related or compatible to those permitted uses and

which has some special impact or uniqueness such that its effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location.

Upon finding that reasons justifying granting of a Conditional Permit exist, and that the proposed use would not be significantly detrimental to the public interest, convenience and welfare, and will be in harmony with the area in which it is to be located; issuance of a Conditional Permit may be recommended, subject to such terms and conditions and for such period of time as the facts may warrant.

Should the Commission determine that the permit requested is for a use which is substantially different from those uses permitted in the use zone, the Commission shall recommend denial of the request and may instruct the Applicant to seek a change in zoning should the facts warrant such an application.

Every Conditional Permit shall be conditioned upon the proposed development fully complying with all requirements of Title 19 and other applicable governmental requirements.

The Planning Department finds that the proposed use meets the criteria for the issuance of a Conditional Permit based upon the analysis provided in the Department's Staff Report dated June 14, 2016.

RECOMMENDATION

State Land Use Commission Special Permit

The existing SUP2 has the following conditions:

1. That the Land Use Commission Special Use Permit shall be valid until **September 30, 2018**, subject to extension by the Maui Planning Director upon a timely request for extension filed at least ninety (90) days prior to its expiration. The Planning Director may forward the time-extension request to the Planning Commission for review and approval and may require a public hearing on the time extension by the Planning Commission.
2. That the subject Land Use Commission Special Use Permit shall not be transferred without the prior written approval of the Maui Planning Director. However, in the event that a contested case hearing preceded issuance of said Land Use Commission Special Use Permit, a public hearing shall be held by the appropriate Planning Commission upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.
3. That the applicant, its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject Land Use Commission Special Use Permit and shall procure at its own cost and expense, and shall maintain during the entire period of this Land Use Commission Special Use Permit, a policy or policies of comprehensive liability insurance in the minimum amount of ONE MILLION AND NO/100 DOLLARS (1,000,000.00) naming the County of Maui and State of Hawaii as an additional insured, insuring and defending the applicant, County of Maui and State of Hawaii against any and all claims or demands for property damage, personal injury and/or death arising out of this permit, including but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the

permitted use in the exercise by the applicant of said rights; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this permit. Proof of a policy naming County of Maui as an additional insured shall be submitted to the Department within ninety (90) calendar days from the date of transmittal of the decision and order. The proof of insurance and all subsequent certifications of insurance coverage shall include the applicable TMK and permit numbers.

4. That full compliance with all applicable governmental requirements shall be rendered.
5. That the Applicant shall submit to the Department two (2) copies of a detailed report addressing its compliance with these conditions. The Compliance Report shall be submitted to the Department with the request for time extension.
6. That the applicant shall develop the property in substantial compliance with the representations made to the Maui Planning Commission in obtaining the Special Use Permit. Failure to so develop the property may result in the revocation of the permit.
7. That the farm plan shall remain implemented throughout the duration of the Special Use Permit. Evidence of implementation shall be submitted as part of any request for a time extension.

The Maui County Planning Department recommends that the Maui County Planning Commission approve of the State Land Use Commission Special Permit **Amendment**, subject to adding the following conditions to the existing permit SUP2 2015/0003:

8. That the building permits required for the proposed uses in the main structure and bath house shall be completed prior to starting operations. Evidence of completion shall be submitted to the Planning Department within 30 days of the Applicant receiving the completed building permits.
9. That a State Department of Health approved wastewater disposal system shall be installed prior to starting operations. Evidence of completion shall be submitted to the Planning Department within 30 days of the Applicant receiving the DOH final approval.
10. That as recommended by the Department of Water Supply a backflow preventer shall be installed. Evidence of installation shall be provided to the Department within 30 days after the installation.

In consideration of the forgoing, the Maui County Planning Department recommends that the Maui Planning Commission adopt the Planning Department's Report and Recommendations prepared for the March 28, 2017 meeting as its Findings of Fact, Conclusions of Law, and Recommendation and to authorize the Director of Planning to transmit said written Decision and Order on behalf of the Maui Planning Commission.

Conditional Permit

The Maui County Planning Department recommends that the Maui County Planning Commission recommend approval of the Conditional Permit to the Maui County Council, subject to the following conditions:

1. That the conditional permit shall be valid for a period of five (5) years from the effective date of this ordinance; provided, that an extension of this permit beyond this five (5) year period may be granted pursuant to Section 19.40.090, Maui County Code.
2. That the subject conditional permit shall not be transferred without the prior written approval of the Maui Planning Commission. However, in the event that a contested case hearing preceded issuance of said conditional permit, a public hearing shall be held upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.
3. That the Applicant and its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject conditional permit and shall procure at his/her/their own cost and expense, and shall maintain during the entire period of this Conditional Permit, a policy or policies of comprehensive liability insurance in the minimum amount of ONE MILLION AND NO/100 DOLLARS (\$1,000,000) naming the County of Maui as an additional insured, insuring and defending the Applicant and County of Maui against any and all claims or demands for property damage, personal injury and/or death arising out of this Conditional Permit, including, but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use in the exercise by the Applicant of said rights; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this Conditional Permit. A copy of the certificate of insurance naming County of Maui as an additional insured shall be submitted to the Department of Planning within ninety (90) calendar days from the date of approval of this Conditional Permit, or prior to starting operations, whichever is first. The proof of insurance and all subsequent certifications of insurance coverage shall be submitted directly by the insurance carrier to the Department and shall include the applicable TMK and permit numbers.
4. That the Applicant shall develop the property in substantial compliance with the representations made to the Maui Planning Commission in obtaining the conditional permit. Failure to so use the property as represented may result in the revocation of the Conditional Permit pursuant to Section 19.40.080, Maui County Code.
5. That full compliance with all applicable governmental requirements shall be rendered.
6. That the building permits required for the proposed uses in the main structure and bath house shall be completed prior to starting operations. Evidence of completion shall be submitted to the Planning Department within 30 days of the Applicant receiving the completed building permits.
7. That a State Department of Health approved wastewater disposal system shall be installed prior to starting operations. Evidence of completion shall be submitted to the Planning Department within 30 days of the Applicant receiving the DOH final approval.
8. That as recommended by the Department of Water Supply a backflow preventer shall be installed. Evidence of installation shall be provided to the Department within 30 days after the installation.

That Conditional Permit conditions will be enforced pursuant to the provisions of Chapter 19.530, §19.530.030 of the Maui County Code, as amended, 1980; and the *Rules for*

Administrative Procedures and Civil Fines for Violations of Titles 12, 14, 16, 19, and 20 of the Maui County Code.

In consideration of the forgoing, the Maui County Planning Department recommends that the Maui Planning Commission adopt the Planning Department's Report and Recommendations prepared for the March 28, 2017 meeting as its Findings of Fact, Conclusions of Law, and Recommendation and to authorize the Director of Planning to transmit said Recommendation to the Maui County Council on behalf of the Maui Planning Commission.

APPROVED: .



WILLIAM SPENCE
Planning Director
County of Maui

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

April 21, 2017

Mrs. Jeana Iwalani Naluai
1550 Piiholo Road
Makawao, Hawaii 96768

Dear Mrs. Naluai:

SUBJECT: STATE LAND USE COMMISSION SPECIAL PERMIT (SUP) AMENDMENT APPROVAL BY THE MAUI PLANNING COMMISSION AND RECOMMENDATION OF APPROVAL TO MAUI COUNTY COUNCIL BY MAUI PLANNING COMMISSION FOR A CONDITIONAL PERMIT (CP) TO CONDUCT CLASSES IN HAWAIIAN CULTURAL AND MEDICINAL PRACTICES, AND OPERATE THE HO'OMANA SPA AND BATHHOUSE, LOCATED ON APPROXIMATELY 2.01 ACRES OF LAND AT 1550 PIIHOLO ROAD, MAKAWAO, MAUI, HAWAII; TMK (2) 2-4-013: 142 (SUP2 2015/0003) (CP 2015/0002)

At its regular meeting on March 28, 2017, the Maui Planning Commission (Commission) took public testimony and reviewed the above requests and, after due deliberation, the Commission voted to approve the State Land Use Commission SUP Amendment and to recommend approval of the CP to the Maui County Council (Council) subject to the conditions listed below. The Council has the final review and approval authority for the CP.

STATE LAND USE COMMISSION SPECIAL PERMIT AMENDMENT

1. That the State Land Use Commission SUP shall be valid for a period of five (5) years from the effective date of the CP ordinance, subject to extension by the County of Maui Planning Director (Director) upon a timely request for extension filed at least ninety (90) days prior to its expiration. The Director may forward the time extension request to the Commission for review and approval and may require a public hearing on the time extension by the Commission.
2. That the subject State Land Use Commission SUP shall not be transferred without the prior written approval of the Director. However, in the event that a contested case hearing preceded issuance of said State Land Use Commission SUP, a public hearing shall be held by the appropriate Commission upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.

3. That the subject State Land Use Commission SUP shall not be transferred without the prior written approval of the Director. However, in the event that a contested case hearing preceded issuance of said State Land Use Commission SUP, a public hearing shall be held by the appropriate Planning Commission upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.
4. That the Applicant, its successors, and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject State Land Use Commission SUP and shall procure at its own cost and expense, and shall maintain during the entire period of this State Land Use Commission SUP, a policy or policies of comprehensive liability insurance in the minimum amount of ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00) naming the County of Maui and State of Hawaii as additional insureds, insuring and defending the Applicant, County of Maui, and State of Hawaii against any and all claims or demands for property damage, personal injury and/or death arising out of this permit, including but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use in the exercise by the Applicant of said rights; and (2) all actions, suits, damages, and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this permit. Proof of a policy naming the County of Maui as an additional insured shall be submitted to the Department within ninety (90) calendar days from the date of transmittal of the decision and order. The proof of insurance and all subsequent certifications of insurance coverage shall include the applicable Tax Map Key (TMK).
5. That full compliance with all applicable governmental requirements shall be rendered.
6. That the Applicant shall submit to the Department two (2) copies of a detailed report addressing its compliance with these conditions. The Compliance Report shall be submitted to the Department with the request for time extension.
7. That the Applicant shall develop the property in substantial compliance with the representations made to the Commission in obtaining the SUP. Failure to so develop the property may result in the revocation of the permit.
8. That the Farm Plan shall remain implemented throughout the duration of the SUP. Evidence of implementation shall be submitted as part of any request for a time extension.
9. That the building permits required for the proposed uses in the main structure and bath house shall be completed prior to starting operations.

Evidence of completion shall be submitted to the Department within thirty (30) days of the Applicant receiving the completed building permits.

10. That a State Department of Health (DOH) approved wastewater disposal system shall be installed prior to starting operations. Evidence of completion shall be submitted to the Department within thirty (30) days of the Applicant receiving the DOH final approval.
11. That as recommended by the Department of Water Supply, a backflow preventer shall be installed. Evidence of installation shall be provided to the Department within thirty (30) days after the installation.

CONDITIONAL PERMIT

1. That the CP shall be valid for a period of five (5) years from the effective date of this ordinance, provided that an extension of this permit beyond this five (5) year period may be granted pursuant to Section 19.40.090, Maui County Code (MCC).
2. That the subject CP shall not be transferred without the prior written approval of the Commission. However, in the event that a contested case hearing preceded issuance of said CP, a public hearing shall be held upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.
3. That the Applicant and its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject CP and shall procure at his/her/their own cost and expense, and shall maintain during the entire period of this CP, a policy or policies of comprehensive liability insurance in the minimum amount of ONE MILLION AND NO/100 DOLLARS (\$1,000,000) naming the County of Maui as an additional insured, insuring and defending the Applicant and the County of Maui against any and all claims or demands for property damage, personal injury and/or death arising out of this CP, including, but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use in the exercise by the Applicant of said rights; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this CP. A copy of the certificate of insurance naming County of Maui as an additional insured shall be submitted to the Department within ninety (90) calendar days from the date of approval of this CP, or prior to starting operations, whichever is first. The proof of insurance and all subsequent certifications of insurance coverage shall be submitted directly by the insurance carrier to the Department and shall include the applicable TMK and permit numbers.

4. That the Applicant shall develop the property in substantial compliance with the representations made to the Council in obtaining the CP. Failure to so use the property as represented may result in the revocation of the CP pursuant to Section 19.40.080, MCC.
5. That full compliance with all applicable governmental requirements shall be rendered.
6. That the building permits required for bath house shall be completed prior to starting operations. Evidence of completion shall be submitted to the Department within thirty (30) days of the Applicant receiving the completed building permits.
7. That a State DOH approved wastewater disposal system shall be installed prior to starting operations. Evidence of completion shall be submitted to the Department within thirty (30) days of the Applicant receiving the DOH final approval.
8. That as recommended by the Department of Water Supply a backflow preventer shall be installed. Evidence of installation shall be provided to the Department within thirty (30) days after the installation.

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Gina Flammer by email at gina.flammer@mauicounty.gov or by telephone at (808) 270-5780.

Sincerely,



WILLIAM SPENCE
Planning Director

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Gina M. Flammer, Staff Planner (PDF)
Department of Finance, Real Property Tax Assessment Division
State Office of Planning
State Land Use Commission
Project File
General File

WRS:GMF:lk

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BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter of The Applications of

JEANA IWALANI NALUAI

To Obtain an Conditional Permit and a State Land Use Commission Special Permit Amendment in order to conduct classes in Hawaiian cultural and medicinal practices and operate the Ho'omana Spa and Bathhouse in the County and State Agricultural Districts, located on approximately 2.01 Acres of land at 1550 Piihola Road, Makawao, Island of Maui, Hawaii; at TMK No. (2) 2-4-013: 142

DOCKET NOS. SUP2 2015/0003
CP 2015/0002

Jeana Iwalani Naluai
Educational Center for the Perpetuation of
Hawaiian Healing Arts and Native
Medicinal Plant Conservation and
Ho'omana Spa and Bathhouse
(G. Flammer)

MAUI PLANNING DEPARTMENT'S REPORT
TO THE MAUI PLANNING COMMISSION
MARCH 28, 2017 MEETING

DEPARTMENT OF PLANNING
COUNTY OF MAUI
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HI. 96793

Land Use Commission Special Use Permit Amendment
Conditional Permit

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Educational Center for the Perpetuation of
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Medicinal Plant Conservation and
Ho'omana Spa and Bathhouse
(G. Flammer)

DESCRIPTION OF THE PROJECT

This matter arises from an application for a State Land Use Commission Special Use Permit Amendment (SUP2) and a Conditional Permit filed on April 16, 2015 by Jeana Iwalani Naluai ("Applicant"). The Applicant is requesting a State Land Use Commission Special Use Permit (SUP2) Amendment to allow four rooms and a main room in the main farm dwelling to be used for Hawaiian cultural classes and spa treatment rooms. There are existing B&B and SUP2 Permits for five (5) bedrooms located in the main house. Three of the B&B rooms are proposed for use as the Spa treatment rooms, thus reducing the B&B use of the property from five bedrooms to two bedrooms. The Applicant and her family live in the ohana unit on the property. Maps are included as **Exhibits 1-2**. Satellite overview pictures are included as **Exhibits 3-4**. Refer to **Exhibits 5-8** for a site plan and existing and proposed floor plans. **Exhibit 9** is a history of the property and photos of the property are included as **Exhibit 10**.

The Applicant has lived on the property for 10 years and cultivates over 30 species of medicinal and traditional plants. She uses the plants for traditional Hawaiian cultural and healing practices and produces Hawaiian medicinal products from the agriculture on the property. The Applicant also uses the plants on the property for herbal organic body care products.

The Applicant operates the Educational Center for the Perpetuation of Hawaiian Healing Arts and Native Medicinal Plant Conservation. The Applicant provides education in traditional Hawaiian healing practices, such as la'au lapa'au, lomi lomi massage, and Hawaiian spiritual and cultural teachings. Classes are held four times a year with approximately 8-12 students for each session. The Applicant is requesting permits to hold the classes in the main area in the house.

The Applicant's cultural training program offers over 300 hours of instruction in Hawaiian lineage teachings. Practitioners learn about malama 'aina, plant medicinals, plant identification, appropriate

use, application, assessment, and various ways of administering healing plants grown on the property. In addition they learn lomi lomi, Hawaiian values, chants and prayers, Hawaiian meditation techniques, and a lifestyle of service to others.

Three (3) of the four (4) spa treatment rooms are currently permitted as bed and breakfast bedrooms with the fourth treatment room being in a space previously unutilized by the Bed and Breakfast. The Bed and Breakfast would be reduced from five bedrooms to two bedrooms. The spa services would be rooted in Hawaiian bodywork tradition and use the products cultivated on the property. Services would include: lomi lomi massage, Ho'oponopono (energetic alignment), and la'au lapa'au (plant medicine). The bath house is a 198 square foot structure with two tubs that are used for spa soaking and for the preparation of the herbal remedies. Pictures of the bath house are include as **Exhibit 11**.

The property has an implemented farm plan showing that 70% of the land is used for agriculture. The plan consists of native Hawaiian plants, various fruit and other trees, vegetables such as tomatoes and onion, and chickens used for insect control and composting areas. Native and medicinal plants grown on the property include: 'ohia lehua, ki, ahinahina, aloe, ko, uala, kupukupu, hapu'u, akia, a'ali'i, koki'o ulaula, koki'o keokeo, koa l'a, hinahina, olena, kalo, pea, mikana, mamaki, ipu, kuawa, wauke, liliko'i, mai'a, poha, wapine, ha'oui, laukahi, popolo, moa, hala pepe, palapalai, amile lau li'i li'i, and Hawaiian chili peppers. Other trees and plants on the property include cassava, jackfruit, loquat, bale, lemons, oranges, mandarins, agapanthus, gardenia, peaches, orchids, lavender, ginger, guava, coconut, avocado, and banana trees. The Department of Planning's (Department) farm plan approval letter is included as **Exhibit 12**. The approved farm plan is included as Exhibit 12. A background description of the Applicant's training is included as **Exhibit 13**. And a detailed outline of the spa concept with various workshops offered, massage services, rituals, educational services and community outreach is included as **Exhibit 14**.

BRIEF HISTORY OF THE APPLICATION

During 2013 and 2014 the Applicant met several times with the Department to discuss the permitting requirements for establishing a Hawaiian healing arts and native medicinal plant educational teaching program and the practice of authentic Hawaiian spa therapies, education in traditional healing practices of la'au and Lapa'au, Hawaiian lomi lomi massage, and the creation of Hawaiian medicinal and body products made from the botanicals grown on the property. While many of the activities proposed by the Applicant are allowed under state law governing properties located in the State Agricultural District (HRS 205), some require a State Land Use Commission Special Use Permit. Also, Maui County Code Title 19 19.30A Agricultural District requires permits for some of the activities. Further complicating the requirement determination, in 2013 and 2014 the County home-based business bill was making its way through the legislative process. On December 8, 2014, A Bill for an Ordinance Amending Title 19, Maui County Code, relating to Home Businesses became effective. At this time the Applicant met again with the Department to determine eligibility under this new law. On April 8, 2015 the Applicant submitted a State Land Use Commission Special Use Application for the operation of a bed and breakfast, as well as for the Educational Center for the Perpetuation of Hawaiian Healing Arts and Native Medicinal Plant Conservation and the Ho'omana Spa. At that time, the Department recommending proceeding with the B&B application while determining the proper permit for the subject activities. At the hearing the SUP2 for the B&B, the Department informed the Commission that the Applicant intends to submit an amended SUP2 application and, if applicable a Maui County conditional permit application request to allow three of the rooms in the main house for the use of Educational Center and Spa related treatment rooms.

The use of the main dwelling for the proposed uses also requires a new individual wastewater system and a building permit for the bath house. The Applicant has been proceeding with these expensive improvements.

DESCRIPTION OF THE PROPERTY

1. The "Property" is approximately 2.01 acres in size and is located at 1550 Piihola Road on Maui Tax Map Key No. (2) 2-7-022: 032, situated in Makawao in the area generally known as Olinda, Island and County of Maui, Hawaii.
2. Land Use Designations:

State Land Use District -- Maui Island Plan -- Makawao-Pukalani-Kula Community Plan -- County Zoning -- Other --	Agriculture Not with-in any urban, small town or rural growth boundary Agriculture Agriculture None
---	--
3. Surrounding Uses:

East -- South -- West -- North --	Agricultural and residential lots Agricultural and residential lots Agricultural and residential lots Agricultural and residential lots
--	--
4. The subject parcel is a relatively flat lot. The Flood Hazard Zone is X, an area of minimal flood risk. The parcel has an implemented Maui County approved farm plan.

APPLICABLE REGULATIONS

Pursuant to Section 205-6 Special permit, Hawaii Revised Statutes, the county planning commission may permit certain unusual and reasonable uses within agricultural and rural districts other than those for which the district is classified. Special permits for land the area of which is greater than fifteen acres shall be subject to approval by the land use commission.

Standards for reviewing a Land Use Commission Special Use Permit are found under Title 15 Department of Business, Economic Development, and Tourism; Subtitle 3 State Land Use Commission, Chapter 15 Land Use Commission Rules, Subchapter 12 Special Permits, § 15-15-95 of the Hawaii Administrative Rules.

Certain "unusual and reasonable" uses within agricultural and rural districts other than those for which the district is classified may be permitted. The following guidelines are established in determining an "unusual and reasonable use":

- (1) The use shall not be contrary to the objectives sought to be accomplished by chapters 205

and 205A, HRS, and the rules of the Land Use Commission.

- (2) The desired use would not adversely affect surrounding property;
- (3) The use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection;
- (4) Unusual conditions, trends and needs have arisen since the district boundaries and rules were established;
- (5) The land upon which the proposed use is sought is unsuited for the uses permitted within the district.

The county planning commission may impose such protective conditions as it deems necessary in the issuance of a special use permit. The county planning commission shall establish, among other conditions, a reasonable time limit suited to establishing the particular use, and if appropriate, a time limit for the duration of the particular use, which shall be a condition of the special permit. If the permitted use is not substantially established to the satisfaction of the county planning commission within the specified time, it may revoke the permit. The county planning commission, with the concurrence of the commission, may extend the time limit if it deems that circumstances warrant the granting of the extension.

Pursuant to HRS Section 205-6 (C), the Commission must also find that the use would promote the objectives and effectiveness of Chapter 205 HRS.

Conditional Permit

Conditional permits are reviewed pursuant to Title 19, Zoning, Chapter 19.40 Conditional Permits; Maui County Code, 1980, as amended. Below are listed relevant sections of the code.

Maui County Code Chapter 19.40 - CONDITIONAL PERMITS

19.40.010 - Intent. The intent of the conditional permit is to provide the opportunity to consider establishing uses not specifically permitted within a given use zone where the proposed use is similar, related or compatible to those permitted uses and which has some special impact or uniqueness such that its effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location.

19.40.020 - General. The commission shall hear and review an application for a conditional permit and provide a recommendation to the council.

19.40.070 - Establishment.

- A. Upon finding by the appropriate planning commission that reasons justifying granting of a conditional permit exist, and that the proposed use would not be significantly detrimental to the public interest, convenience and welfare, and will be in harmony with the area in which it is to be located; issuance of a conditional permit may be recommended, subject to such terms and conditions and for such period of time as the facts may warrant.

- B. Should the commission determine that the permit requested is for a use which is substantially different from those uses permitted in the use zone, the commission shall recommend denial of the request and may instruct the applicant to seek a change of zoning should the facts warrant such an application.
- C. Every conditional permit shall be conditioned upon the proposed development fully complying with all requirements of this title and other applicable governmental requirements.
- D. Approval of a conditional permit application shall be through enactment of an ordinance by the council, in accordance with the provisions of the charter.

19.40.080 - Conditions, amendments, modifications.

- A. Conditional permits may be issued subject to such terms and conditions deemed reasonable and necessary to fulfill the intent and purposes of this title. All changes in the use or appearance of land or buildings allowed by the permit shall be in accordance with the specified conditions and the proposal as approved. Such permit shall be issued subject to compliance with and/or fulfillment of such terms and conditions and shall so state.
- B. Any person who has been issued a conditional permit may request the commission to review a request to amend or delete any terms and conditions imposed upon such permit.
- C. The commission on request or on its own initiative may recommend action to revoke any conditional permit or amend or delete any terms, conditions, and time stipulations of such conditional permit if such action is deemed necessary to effectuate the purpose and intent of this chapter. The commission shall provide due notice in writing to the applicant/permittee and an opportunity for a hearing.
- D. The planning director may approve amendments to the conditional permit if the amendments are not substantive and do not result in significant impacts above what would result from the approved conditional permit. Before approving any such amendments, the planning director shall notify the respective planning commission of the proposed non-substantive amendments. The commission may review the proposed non-substantive amendments and take action or waive review.

19.40.090 – Extensions.

- A. Conditional permits shall not be extended unless the terms of the initial issuance explicitly provide for same. In any case, extensions must be applied for no later than ninety days prior to expiration; however, the director may waive this requirement if the director finds that unusual circumstances prevented an applicant from filing a timely extension request.
- B. An applicant for a time extension shall provide by certified mail a notice of application for time extension to the owners and lessees of record located within five-hundred feet of the parcel on which the conditional permit use is located. The notice of application for time extension shall:
 - 1. Describe the uses permitted by the conditional permit and include a map showing the subject parcel and all other lots within a five-hundred foot distance; and

2. State that owners and lessees of record may file a written protest against the proposed extension with the planning director within forty-five days of the mailing of the notice of application for time extension.
- C. The planning director may approve the application for time extension provided the following criteria are met:
1. The permit holder is in compliance with the conditions of approval;
 2. The permitted use has not been substantially changed and new uses have not been added that may result in significant impacts above what would result from the approved conditional permit;
 3. Agencies have not identified new matters of concern that require mitigation; and
 4. No protests have been received from the owners and lessees of record located within five hundred feet of the parcel on which the conditional permit use is located after the notice requirements of subsection B have been met.
- D. If the application for time extension does not qualify for review and approval by the planning director, the application for time extension shall be processed in the same manner as the original application.

PROCEDURAL MATTERS

1. On January 30, 2017, 57 days prior to the hearing, the Maui Planning Department notified the Applicant and appropriate state and county agencies of the scheduled public hearing.
2. On February 17, 2017, the applicant mailed a letter of notification and location map to all owners and recorded lessees adjacent to the subject property describing the application and notifying them of the scheduled hearing date, time and place by either certified or registered mail receipt. Copies of the letter, location map, list of owners and recorded lessees, certified and registered mail receipts are on file in the Planning Department.
3. On February 24, 2017 a notice of hearing on the application was published in the Maui News by the Maui Planning Department.
4. The subject application does not involve an action that triggers compliance to Chapter 343, Hawaii Revised Statutes, relating to Environmental Impact Statements.

REVIEWING AGENCIES

County Agencies:	Comment	Exhibit No.
Department of Environmental Management	No	Exhibit 16
Department of Finance Real Property Tax	Yes	Exhibit 17
Department of Public Works	Yes	Exhibit 18
Department of Water Supply	Yes	Exhibit 19

State Agencies:		
Department of Health, Maui District Office	Yes	Exhibit 20
Department of Health, Honolulu Office	Yes	Exhibit 21
Office of Planning	Yes	Exhibit 22
State Land Use Commission	No	N/A

ANALYSIS

LAND USE

1. The proposed project is in conformance with the goals, objectives and policies of the Hawaii State Plan. It will provide opportunities for preservation and enhancement of the Hawaiian culture, preservation of agricultural lands, and create employment and economic growth.
2. The subject property is in the State Agricultural District. The proposed uses are consistent with the Agricultural designation of the property with the approval of a SUP. The implemented farm plan demonstrates that more than half of the property is currently being used for agricultural production. The Applicant uses the agriculture on the property for cultural, medicinal and body products. The State Office of Planning commented that the agricultural related commercial operations are allowed as a permitted use as HRS 205-2(d)(15) allows retail activities for sale of agricultural products grown in Hawaii and value added products grown in Hawaii. They also stated that they support Native Hawaiian cultural practices; however they have concerns about the amount of spa customers which could affect surrounding agricultural uses. (**Exhibit 22**)
- 3 As stated in the Maui County Charter, as amended in 2002:

"The General Plan shall indicate desired population and physical development patterns for each island and region within the county; shall address the unique problems and needs of each island and region; shall explain the opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns, and characteristics of future developments. The general plan shall identify objectives to be achieved, and priorities, policies, and implementing actions to be pursued with respect to population density, land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development."

The County of Maui 2030 General Plan Countywide Policy Plan, adopted by the Maui County Council on March 19, 2010, is the first component of the decennial General Plan update. The Countywide Policy Plan replaces the General Plan as adopted in 1990 and amended in 2002. The Countywide Policy Plan acts as an over-arching values statement and umbrella policy document for the Maui Island Plan and the nine Community Plans that provides broad goals, objectives, policies, and implementing actions that portray the desired

direction of the County's future. The plan includes:

1. A vision statement and core values for the County to the year 2030
2. An explanation of the plan-making process
3. A description and background information regarding Maui County today
4. Identification of guiding principles
5. A list of countywide goals, objectives, policies, and implementing actions related to the following core themes:
 - A. Protect the Natural Environment
 - B. Preserve Local Cultures and Traditions
 - C. Improve Education
 - D. Strengthen Social and Healthcare Services
 - E. Expand Housing Opportunities for Residents
 - F. Strengthen the Local Economy
 - G. Improve Parks and Public Facilities
 - H. Diversify Transportation Options
 - I. Improve Physical Infrastructure
 - J. Promote Sustainable Land Use and Growth Management
 - K. Strive for Good Governance

The proposed project is in keeping with the following Countywide Policy Plan goals, objectives and policies:

Population, Land Use, the Environment and Cultural Resources

Economic Activity

General

Objective

1. To provide an economic climate which will encourage controlled expansion and diversification of the County's economic base.

Policy

- a. Maintain a diversified economic environment compatible with acceptable and consistent employment.

Objective

3. To provide a balance between visitor industry employment and non-visitor industry employment for a broader range of employment choices for the County's residents.

Policy

- a. Encourage industries that will utilize the human resources available from within Maui

County rather than having to import workers.

Visitor Industry

Objectives

1. To encourage exceptional and continuing quality in the development of visitor industry facilities.
2. To control the development of visitor facilities so that it does not infringe upon the traditional social, economic, and environmental values of the community.

Policy

- a. Limit visitor industry development to those areas identified in the appropriate community plans, and to the development of projects within those areas which are in conformance with the goals and objectives of those plans.

Objective

4. To ensure that visitor industry facilities shall not disrupt agricultural and social pursuits and will not be allowed to negatively impact the County's natural and cultural pursuits.

Agriculture

Objective

1. To foster growth and diversification of agricultural and aquaculture throughout Maui County.

Policy

- b. Support and promote programs to maintain the viability of diversified agricultural, specialty crops, forestry and aquaculture.

4. The Maui Island Plan (MIP) was adopted by the County Council on December 28, 2012. The plan provides direction for future growth, the economy, and social and environmental decisions through the year 2030. The plan looks comprehensively at many factors that influence the physical, social and economic development of the island. In addition to establishing a directed growth strategy to identify areas appropriate for future urbanization and revitalization, the plan also identifies and addresses key environmental, housing, and economic development issues relevant to Maui's current and future generations. The plan is intended by the County Council, Planning Department, and Maui Planning Commission as a policy foundation for day to day decisions and is specifically intended to be used to assist in reviewing discretionary permits.

According to the Directed Growth Plan (DGP) in the MIP, the subject property is not located in any growth boundaries. The MIP states that, *"the DGP is the backbone of the MIP and taking into account population projections, it prescribes and outlines how Maui will grow over the next two decades. It includes the location and general character of new development. It also accommodates growth in a manner that provides for economic development, yet protects environmental, agricultural, scenic and cultural resources; economizes on infrastructure and public services; meets the needs of residents; and protects community character."* (MIP Chapter 7, Page 11)

The permit request is also in conformance with the following plan goals, objectives, and policies:

Economic Development

Goal

- 4.2. A healthy visitor industry that provides economic well being with stable and diverse employment opportunities.

Objective

- 4.2.1 Increase the economic contribution of the visitor industry to the island's environmental well-being for the island's residents' quality of life.

Policies

- 4.2.1a Engage the visitor industry in the growth of emerging sectors where practicable.
4.2.1.d Provide a rich visitor experience, while protecting the island's natural beauty, culture, lifestyles, and aloha spirit.
4.2.1.e Diversify the tourism industry by supporting appropriate niche activities such as ecotourism, cultural tourism, voluntourism, ag-tourism, health and wellness tourism, educational tourism, medical tourism, and other viable tourism related businesses in appropriate locations.
4.2.1.f Recognize the important economic contributions that the visitor industry makes and support a healthy and vibrant visitor industry.

Objective

- 4.2.3 Maximize residents' benefits from the visitor industry.

Land Use

Goal

- 7.3 Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.

Objective

- 7.3.4 Strengthen planning and management of the visitor industry to protect resident quality of life and enhance the visitor experience.

Policies

- 7.3.4.c Manage short-term rentals and bed and breakfast homes through a permitting and regulatory process in accordance with adopted ordinances and community plan policies.

5. According to the **Makawao-Pukalani-Kula Community Plan**, the property is identified for Agriculture and is consistent with the land use map of the Community Plan. The proposed action is in keeping with the following Community Plan recommendations:

Land Use

Goal: The maintenance and enhancement of Upcountry's unique and diverse rural land use character with sensitivity to existing land use patterns, natural resource values,

and economic and social needs of the region's residents.

Objectives and Policies

1. Recognize the value of open space, including agricultural lands and view planes to preserve the region's rural character.
4. Encourage land use patterns which will: - Support the long-term viability of agriculture, - Discourage large scale hotels.
8. Preserve and enhance the "country" atmosphere in all communities by maintaining the small-scale, unique and independent character of each of the three sub-regions

Economic Activity

Goal: A stable and diverse economic environment which supports a level of community prosperity in order to provide social services and environmental amenities and which respects the region's rural and agricultural lifestyle, open space, and natural resources.

Objectives and Policies

2. Provide for the preservation and enhancement of agricultural lands and operations, emphasizing the importance of promoting diversified agriculture to the region's economic base and lifestyle.
5. Recognize the rural, open space character of the Upcountry region as an economic asset of the island.
7. Discourage large scale visitor industry facilities which result in high concentrations of visitors in the Makawao-Pukalani-Kula region.
11. Develop a stable and balanced employment base which will provide opportunities for increasing the standard of living for all of the region's residents.

Planning Standards

1. Land Use

Uses in the Makawao-Pukalani-Kula area should primarily be established to support agricultural activities, as well as other uses which would diversity the region's economic base. These uses should not compromise the region's rural and agricultural integrity but instead be supportive and preserve the traditional scale and style of businesses in the Upcountry area.

6. **Maui County Zoning.** The project area is located in the County Agricultural District. The proposed actions would be allowed with the issuance of a conditional permit. The intent of a conditional permit is to provide the opportunity to consider establishing uses not specifically permitted within a given use zone where the proposed use is similar, related or compatible to those permitted uses and which has some special impact or uniqueness such that its effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. The requirements for a conditional permit are as follows: reasons justifying granting of a Conditional Permit must exist; the proposed use can not be significantly detrimental

to the public interest, convenience and welfare; and the proposed use must be in harmony with the area in which it is to be located.

The issuance of a Conditional Permit is subject to such terms and conditions and for such period of time as the facts may warrant. The terms and conditions of the permit are designed to mitigate any potential impacts so that the proposed use is in harmony with the local neighborhood and is not detrimental to the public interest, convenience and welfare.

According to the Applicant: *"Piipholo Road has become an activity destination for many visitors seeking an alternative to traditional crowded tourist hubs. Piipholo Ranch, Piipholo Stables, and Makawao Forrest Reserve offer an array of activities. Once an agricultural community, Piipholo has become an area sought after for peaceful, quiet, spacious parcels. The services and activities offered at Ho'omana lend to keeping the serenity of the surrounding area as well as offering visitors the quietude necessary for restoring balance, relaxation, and peace of mind. For students, it provides a space to retreat and an ideal learning environment"* (Exhibit 15)

As of March 15, there have been no protests submitted to the Department. The proposed use is unlikely to be significantly detrimental to the public interest, convenience and welfare. Pursuant to 19.40.090 all owners and lessees of properties located within 500 feet are notified when a renewal request is made and if one protest is received within 45 days of that notification, then the permit renewal is reviewed by the Maui Planning Commission and County Council who must reaffirm that the use has not become detrimental to the public interest, convenience and welfare

STATE LAND USE COMMISSION SPECIAL USE PERMIT

Chapter 205-6, HRS allows for the establishment of "unusual and reasonable" uses in the State Agricultural District through the approval of an SUP2. The following guidelines are established in determining an "unusual and reasonable use" and the response to these guidelines is indicated as such:

- A. The use shall not be contrary to the objectives sought to be accomplished by Chapter 205, HRS, and the rules of the Land Use Commission.

Response: According to the Applicant, *"Hoomana Spa Maui is a business owned by a native Hawaiian family and operated on a 2 acre parcel that will not only benefit local residents but also improve visitor enjoyment, education, and cultural involvement. This use will allow a physical platform for sharing Hawaiian Cultural Values of ho'okipa, 'ohana, malama 'aina, and aloha. The health and wellbeing of visitors and local community are supported by Hoomana's sharing through the practice and education of La'au Lapa'au as a base of spa services and teachings, the sharing of cultural practices of Ho'oponopono, and the perpetuation of traditional Hawaiian lomi lomi bodywork."*

Maui County Tourism Authority's plan defines Sustainable Tourism as *"It benefits residents. Travel businesses do their best to employ and train local people, buy local supplies, and use local services. It conserves resources. Environmentally aware travelers favor businesses that minimize pollution, waste, energy consumption, water usage, landscaping chemicals, and unnecessary nighttime lighting. It respects local culture and tradition. Foreign visitors learn about and observe local etiquette, including using at least a few courtesy words in the local*

language.” Refer to **Exhibit 15**.

- B. The desired use will not adversely affect surrounding property;

Response: According to the Applicant: *“The use of this property as a cultural and agricultural destination will have no effect on traffic, noise level or parking for the surrounding community. The atmosphere on the property is quiet, serene, and respectful of the neighbors.”* (**Exhibit 15**) As of March 15, there have been no letters of protest.

- C. The use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection;

Response: There is no indication that the proposed use would place a demand on public agencies to provide excessive additional services.

- D. Unusual conditions, trends and needs have arisen since the district boundaries and rules were established;

Response: The land-use district boundaries and rules were established in the early 1960s. In terms of agriculture, the district boundaries were established during a time when pineapple and sugar cane plantations dominated the agriculture industry. More recently, with the decline of these industries, diversified agriculture has become more common.

- E. The land upon which the proposed use is sought is unsuited for the uses permitted within the district.

Response: The property has an implemented farm plan consisting of vegetable fields and various fruit trees. It is not expected that the proposed spa use will negatively affect the agriculture on the property.

According to the Applicant, *“the 2 acre parcel cannot sustain themselves financially on the sale of the properties agricultural yield alone. They are seeking the opportunity to offer a learning environment for guests and students on the land whereby guests can experience traditional and medicinal uses of existing flora that will further enhance their native plant conservation efforts. The applicant intends to meet the desire of visitors to connect to culture through education of the guests about native plants, and Hawaiian culture while they enjoy peaceful and quiet upcountry amenities.”* **Exhibit 15**.

AGRICULTURE

The Property, according to best available records, is classified as “B” by the Detailed Land Classification – Island of Maui, Land Study Bureau, University of Hawaii, Hawaii, May 1967. The classification indicates productivity ratings of land with “A” representing the highest rating and “E” the lowest rating. The “Major Existing Uses” for this land classification at the time of the survey was “Pineapple, Forest”. Productivity Ratings are as follows for “B” land:

- Machine tillability: Moderately-suited

- Stoniness: Nonstony
- Depth (inches): Deep, over 30
- Slope (percent): 11 to 20
- Texture: Medium
- Drainage: Well-drained
- Mean Annual Rainfall (inches): 50 to 80
- Elevation (feet): 2500 to 5000
- Color: Dark reddish brown
- Soil Series: Olinda
- Major Existing Uses: Grazing, Forest
- District: Makawao

There is an implemented farm plan consisting of native plants, and fruit trees and flowers. The Farm Plan was approved as FRMP 2012/0107. The farm plan has been implemented and field verified and a copy is included as **Exhibit 12**.

INFRASTRUCTURE AND PUBLIC FACILITIES AND SERVICES

1. **Water** -- The subject property is currently serviced by the County of Maui Department of Water Supply. The project area is served by the Lower Kula system. The property has a one (1)-inch meter. There is a six (6) inch waterline that runs along Piipolo Road and a fire hydrant is adjacent to the property. The Department of Water Supply commented that water use could potentially increase by allowing agricultural tourism on an existing farm. They are recommending that a backflow preventer be installed upon approval of the project.

No impacts to the County water system are anticipated as a result of this project.

2. **Sewers** -- The dwelling is connected to a legal cesspool. The Applicant will be required to install an individual wastewater system compliant with the Department of Health requirements.

No impacts to the County sewer system are anticipated as a result of this project.

3. **Flood** -- The subject property is located in Zone X as indicated by the Flood Insurance Rate Map, which defines areas of the 100-year flood with base flood elevations and flood hazard factors.

No impacts are anticipated as a result of this project.

4. **Roadways, Curbs, Gutters and Sidewalks** -- Access to the project site is from Piipolo Road, a two-lane rural roadway with no curbs or sidewalks.

No impacts to the roadways are anticipated as a result of this project.

5. **Electrical and Telephone** -- Electrical and telephone service is provided and available to the site. Services are currently provided and available to the project site.

No impacts to electrical or telephone service are anticipated as a result of this project.

7. **Public Services** -- Fire protection is from the Makawao Fire Station. Police protection is provided by the Maui Police Department. Maui Memorial Medical Center located in Wailuku provides acute, general, and emergency care services from its 231 bed facility.

No adverse impacts on police and fire protection services or medical services are anticipated.

SOCIO-ECONOMIC IMPACTS

The proposed project will contribute to the visitor industry and ancillary job associated with this industry.

ENVIRONMENTAL IMPACTS

No environmental impacts are anticipated as this application concerns the proposed use in existing dwellings.

OTHER GOVERNMENTAL APPROVALS

There are no other government approvals.

TESTIMONY

As of March 15, 2017 the Department has received one letter of support regarding the project. **Exhibit 23.**

STATE LAND USE SPECIAL USE PERMIT ALTERNATIVES

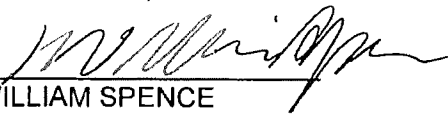
1. Deferral. The Commission may defer action to another meeting date in order to obtain additional information that will assist in their deliberation on the request.
2. Approve With No Conditions. The Commission may take action to approve the permit request without imposing any conditions.
3. Approve With Conditions. The Commission may take action to approve the permit request with conditions.
4. Denial. The Commission may take action to deny the permit requests

CONDITIONAL PERMIT ALTERNATIVES

1. Deferral. The Commission may defer action to another meeting date in order to obtain additional information that will assist in their deliberations on the request.

2. Recommend Approval with no Conditions. The Commission may take action to recommend to the Maui County Council approval of the Conditional Permit without imposing any conditions.
3. Recommend Approval with Conditions. The Commission may take action to recommend to the Maui County Council approval of the Conditional Permit with conditions.
4. Denial. The Commission may take action to recommend to the Maui County Council denial of the Conditional Permit.

APPROVED:


WILLIAM SPENCE
Planning Director

Regional Map

1550 Piiholo Road, Olinda



EXHIBIT I

Local Map Olinda Area

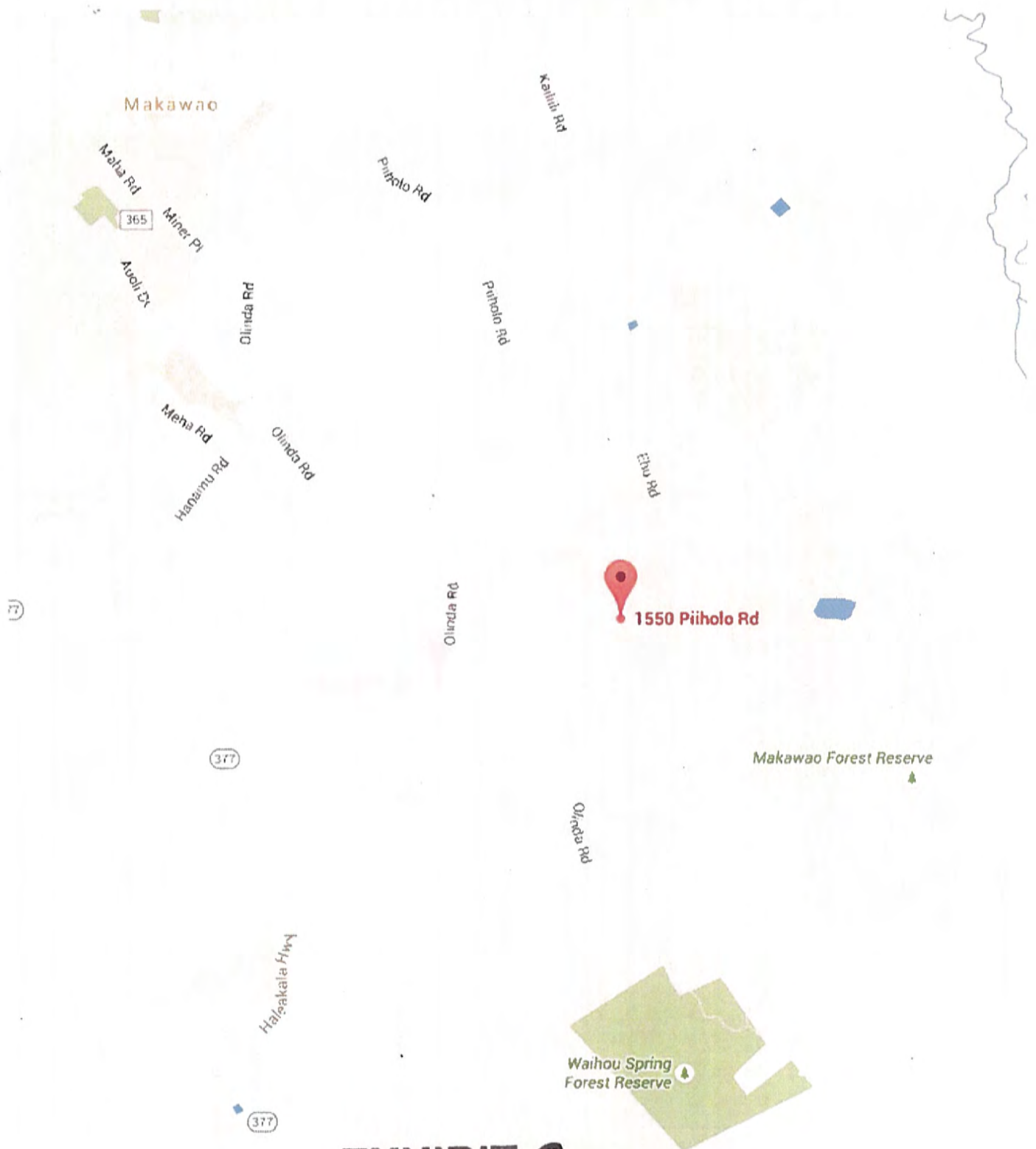


EXHIBIT 2

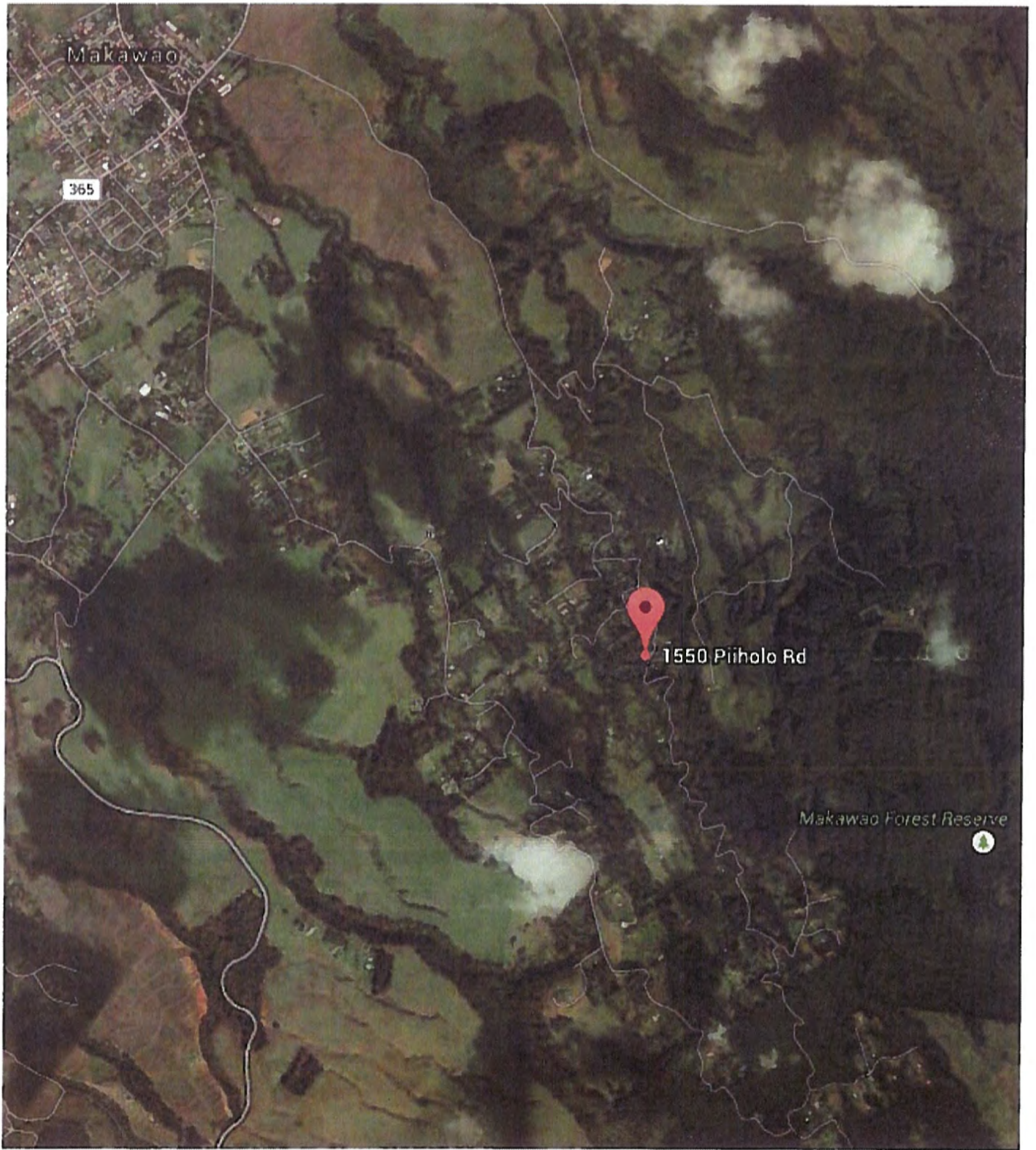


EXHIBIT 3

Property Overview

1550 Piiholo Road

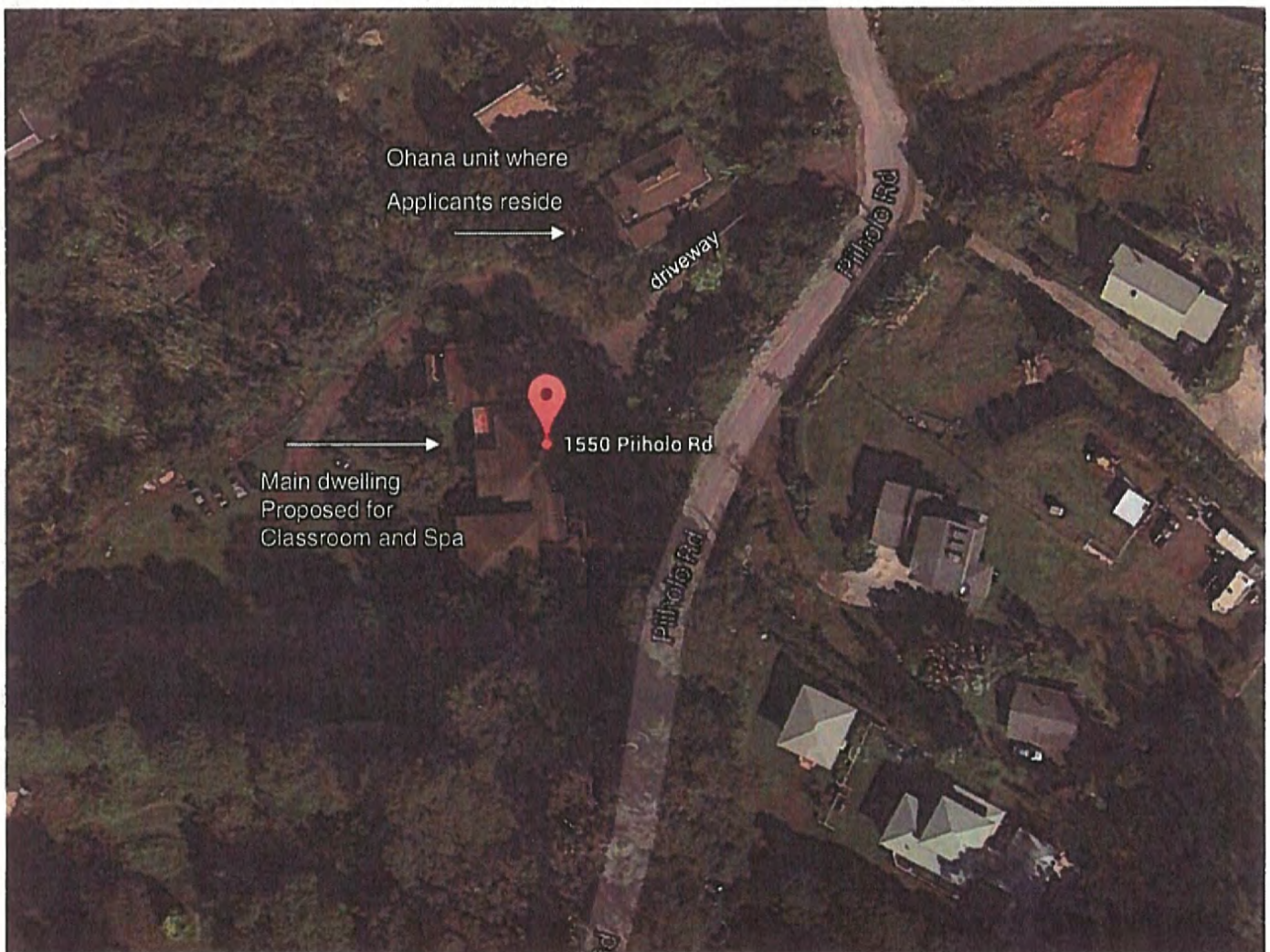


EXHIBIT 4

● Native Conservation
Seed Stock
Plant Beds, Specimen
Educational Botanical Garden

▨ Future
Native Plant Conservation
Expansion

● Farm Support
Chicken Coop
Composting Piles
Nursery
Farm Equipment



● Fruit Trees
Orchards
Seed stock

● Mixed Use
Seed stock
Botanicals
Flowers
Herbs

Property
Site Plan

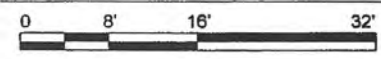


EXHIBIT 6

1 FLOOR PLAN: B & B
SCALE: 1/16" = 1'-0"

GUEST USE AREAS DESIGNATED W/ BOLD BLACK OUTLINE & SHADED

SEE SHT T-1.1 FOR RESIDENT OWNER DWELLING VIEW



JEANA INALANI NALUA RESIDENCE
1550 PIHOLO RD., MAKAWAO, HI. 96768
TMK: (2) 2-4-013:142
FLOOR PLAN: B & B - EXISTING

Dean Johnston Designs
185 HANANA PL. HAKU, HI. 96708
OFFICE: (808) 575-2456 MOBILE: (808) 264-2273
dean@deanjohnstondesigns.com

Date: 3/1/2017
Scale: AS SHOWN
Drawn by: DJ

A-1

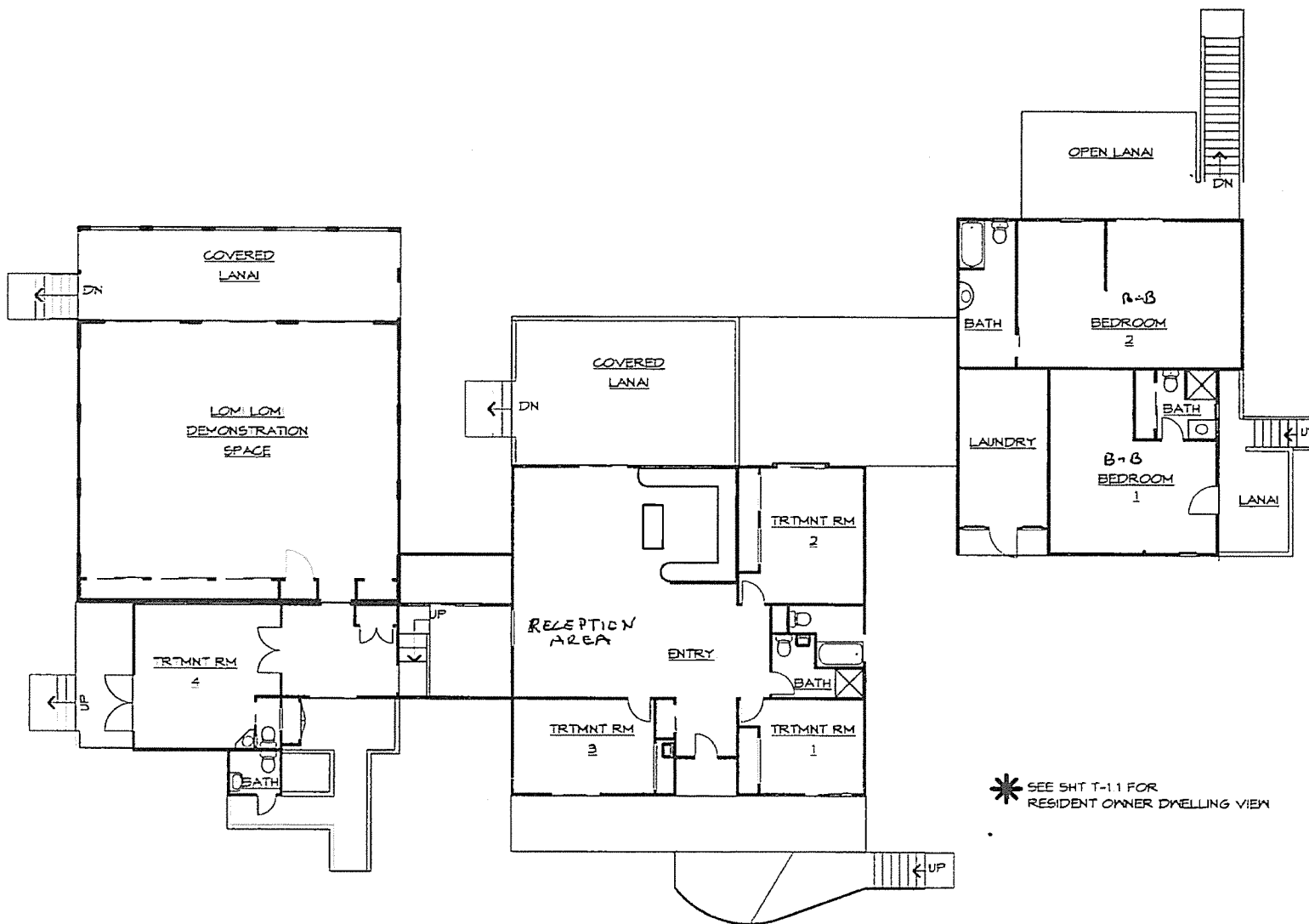
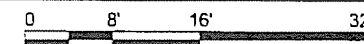


EXHIBIT 7

1 FLOOR PLAN: PROPOSED
SCALE: 1/16" = 1'-0"



Dean Johnston Designs
185 HAWAIIAN PL. HAWAII, HI. 96708
OFFICE: (808) 515-2456 MOBILE: (808) 264-2273
dean@deanjohnstondesigns.com

JEANA IVALANI NALUAI RESIDENCE
1550 PIHOLO RD., MAKAWAO, HI. 96768
TMK: (2) 2-4-019:142
FLOOR PLAN: PROPOSED

Date: 3/8/2017
Scale: AS SHOWN
Drawn by: DJ

A-4

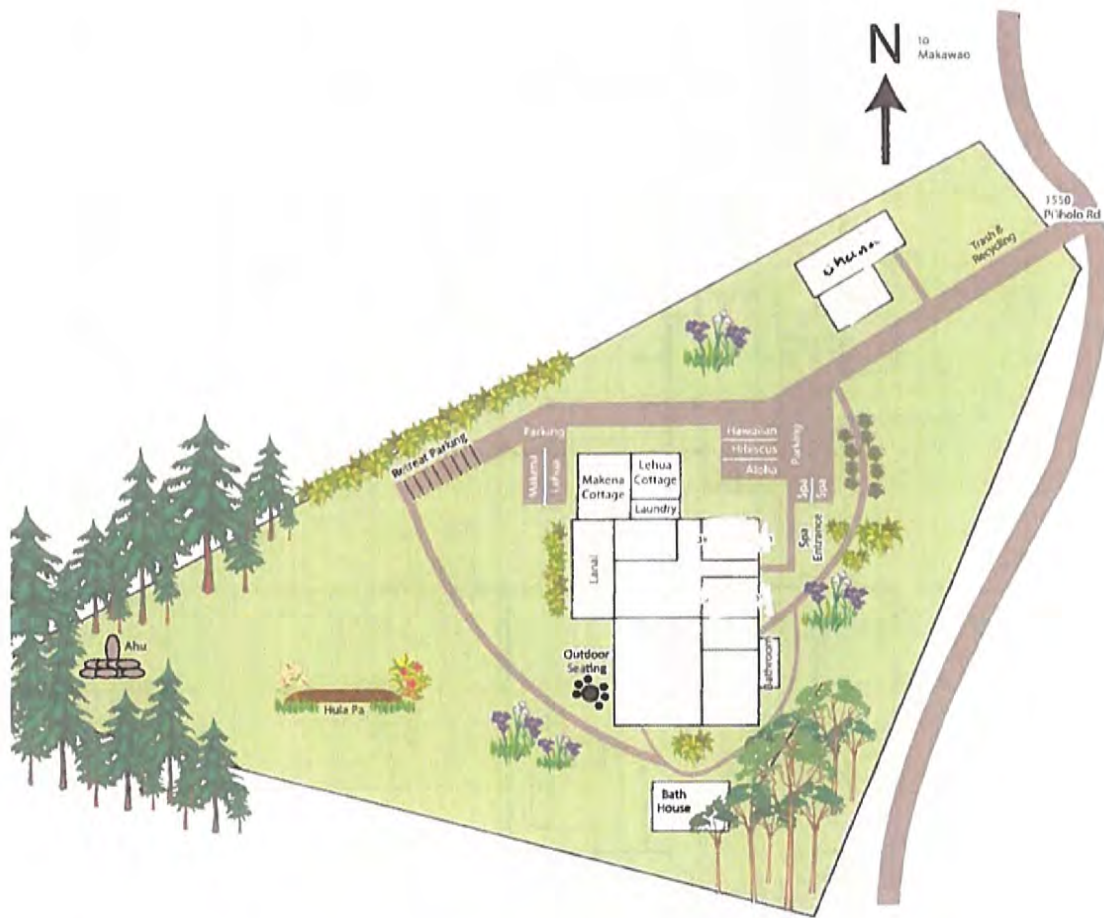


Figure 3: Property Map

PROPERTY BACKGROUND, DESCRIPTION AND LAYOUT

The property encompasses a total of 2.01 acres of private land. The owners have resided on the property over a period of approximately 10 years. The property was previously a single-family residence with an ohana. The current owners have evolved this property in an innovative way to include the cultivation of more than 30 native and botanical plant species with medicinal and traditional uses. They have created meandering walkways and spaces inviting visitors and students to explore the grounds reading the posted signs to learn about La'au Lapa'au- traditional Hawaiian medicine or be guided by a knowledgeable practitioner.

History and Intent of the Property
as written by Jeana Naluai

The Naluai family purchased the property at 1550 Piihola Rd. in September of 2005. The intention of the property was to have a homestead for the Naluai family with a footprint once again in Hawaii. Mike Naluai, my father was born and raised in Oahu, but after being drafted to Vietnam in the 60's, when he returned to Hawaii, there were very few jobs available and cost of living being very high. My mother raised in Hilo. She was at University of California Los Angeles studying Social Work at the time, and my father left the islands to find work and to build a life as many Hawaiians today are forced to do. My sister and I were born on the mainland, coming to live with our Grandmother and Grandfather in Kaneohe, Oahu every summer, as it was important to my father that we know our culture. He always had a wish to return and interviewed in the islands many times over the years, but most of the positions he applied for in his field were a fraction of his income on the mainland and housing costs were continuously rising.

After the passing of my Grandfather, it became very apparent to our family that were our 91 year old Grandmother to pass there would no longer be a home to return to in the islands for our family. So, in 2005 our dream came true and we found an incredible property in an area of Makawao that was once in the family of my Great Grandmother Rachel Cummings. I came in as a 50% partner to caretake the property, my sister and her husband with 25%, and my parents with 25%. After our original down payment, we were able to maintain the mortgage between the partners for the first 2 years.

In 2007 our intention was to place the property in a family trust for the land, but we could not ever transfer the land from my name to a family trust because the mortgage company wanted a percentage of the mortgage to quick deed the property and we never had the \$11,000 to make this happen. In this same year, my sister's husband, my brother-in-law, was diagnosed with brain cancer. His medical bills were astronomical and they could no longer maintain with supporting their share. At this time, my husband Justin and I were living in the main dwelling, growing our family. His two sisters had moved in with us and were helping us to make the mortgage payments. By 2010, after two recessions in 2008 and 2010, my retired parents were at the point of declaring bankruptcy. To make ends meet, our family moved into the existing Ohana unit, my mother in-law secured a position at Makawao Elementary, and moved on property to help support our family. She no longer lives in the main house, however.

In 2012, it became apparent that in order to remain on our land and raise our family in Hawaii, the land had to produce enough income to sustain itself. In 2015 we obtained a permit to operate a B&B, however continued working with the Planning Department to figure out how to best permit my growing Hawaiian medicinal healing and body product business and Hawaiian plant and healing arts teachings. Several new bills had passed allowing additional uses on ag land and the Planning Department was figuring out how to properly permit my educational center and spa. We are now applying for this Special Use Permit as a means of keeping our family property, to raise our children in the islands, and to finally bring my retired parents keiki o ka 'aina back to Hawaii when they are ready.

EXHIBIT

9

Property Entrance



Piiholo Road



Proposed Spa and Classroom

Applicants' house

Property Entrance

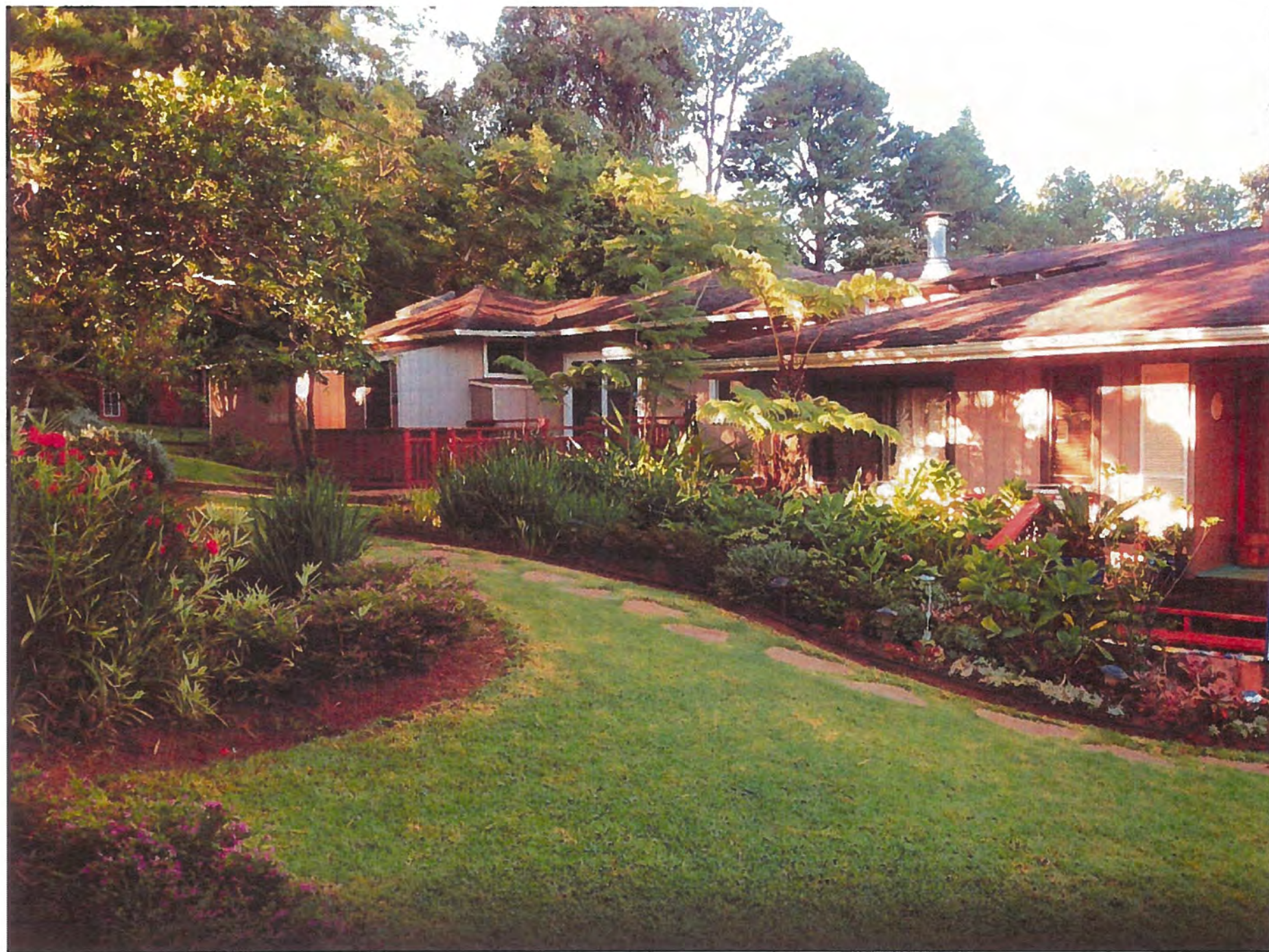


Main house

parking

parking







Additional parking



Main Guest Area - to be converted to
Reception Area





Proposed treatment Room



Guest Room 1

Proposed treatment Room

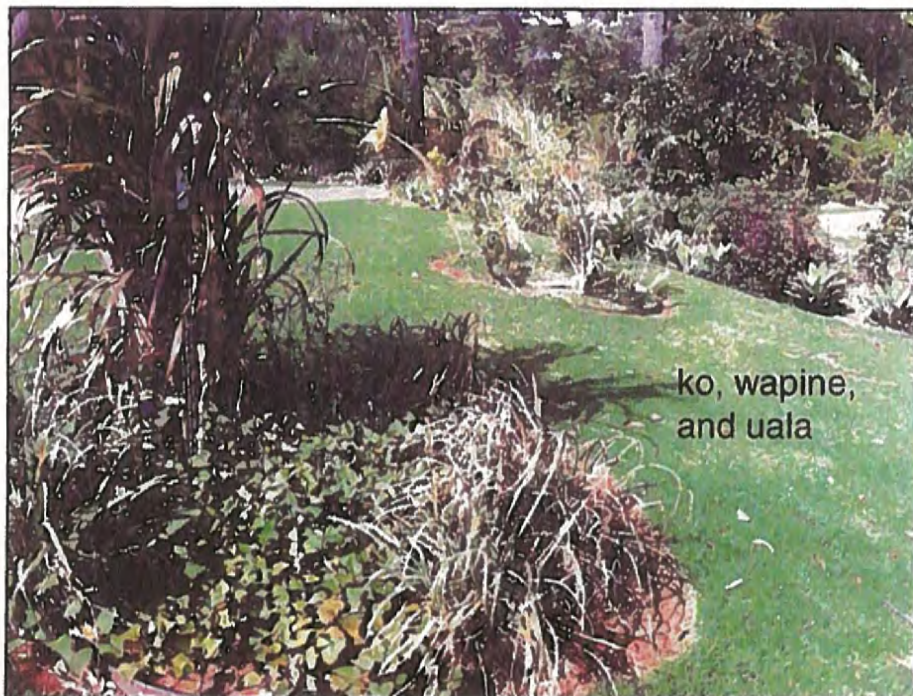


Guest Room 2

Proposed treatment Room



Guest room 3





Ilima



Kalo, Ko,
Uala



Chiramoya





Ahinahina





Body care products
made by
Jeana Nalvai
from agriculture
on the property

Filter by:
Body Butter
Body Lotion
Body Oil
Body Cream
Body Scrub

 Passiflora Body Butter \$24 Our Passiflora Body Butter is infused with a blend of Citrus, Passionfruit & Vanilla to soothe & hydrate the skin.	 Lemon grass Body Butter \$24 Our Lemon grass Body Butter is a blend of warm Lemon grass & Cooling Eucalyptus which invigorates & refreshes the skin.	 Lavender Body Butter \$24 Our Lavender Body Butter is infused with a blend of soothing Lavender & a touch of Sweet Almond Oil which soothes & refreshes the skin.	 Kokoi Body Butter \$24 The luxurious Kokoi Body Butter is infused with natural oils, essential oils & natural ingredients.
 Passiflora Body Lotion \$18 Light this Body Lotion infused with Citrus, Passionfruit & Vanilla to soothe & hydrate the skin.	 Lemon grass Body Lotion \$18 Our Lemon grass Body Lotion is infused with Lemon grass & Eucalyptus which invigorates the skin.	 Lavender Body Lotion \$18 This Body Lotion infused with Lavender & Sweet Almond Oil which soothes & refreshes the skin.	 Kokoi Body Lotion \$18 Indulge your skin with the luxurious Kokoi Body Lotion infused with natural oils, essential oils & natural ingredients.



Passiflora Herb
\$15

Enjoy this tropical herb which brings plant based goodness to your plate. Passion fruit & kiwi fruit are common uses. Add some more & make your own natural medicine with this relaxing herb.

1500g weight 3



Lemongrass Herb
\$15

Enjoy this tropical herb which brings plant based goodness to your plate. Lemongrass & lemongrass are common uses. Add some more & make your own natural medicine with this relaxing herb.

1500g weight 3



Nani Lavender Herb
\$15

Enjoy this tropical herb which brings plant based goodness to your plate. Lavender & a splash of morning tea are common uses. Add some more & make your own natural medicine with this relaxing herb.

1500g weight 3



Pineapple Herb
\$15

Enjoy this tropical herb which brings plant based goodness to your plate. Pineapple & a splash of morning tea are common uses. Add some more & make your own natural medicine with this relaxing herb.

1500g weight 3



Santalum Herb
\$15

Enjoy this tropical herb which brings plant based goodness to your plate. Santalum & a splash of morning tea are common uses. Add some more & make your own natural medicine with this relaxing herb.

1500g weight 3





















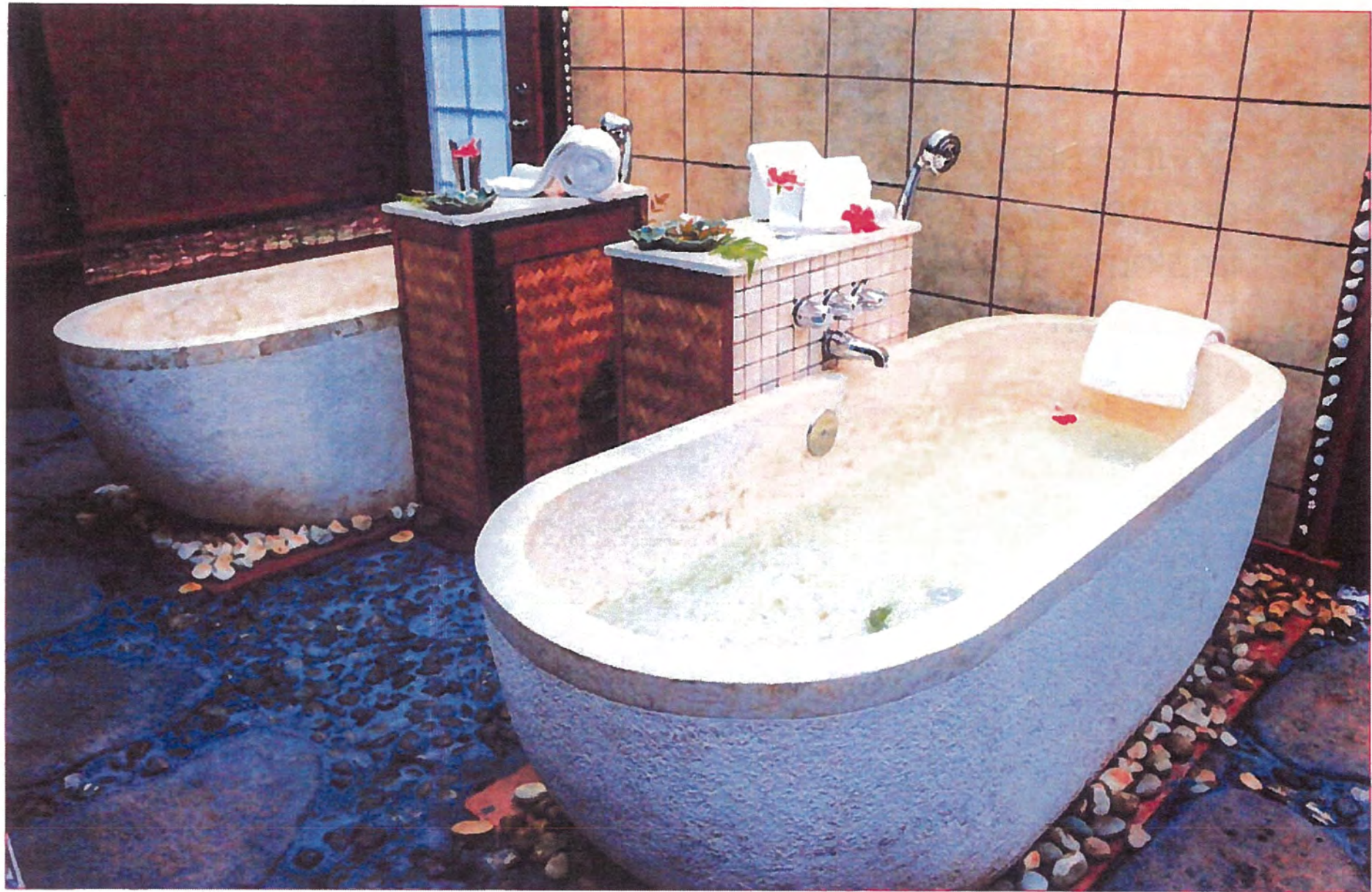


Bath House



EXHIBIT

11



ALAN M. ARAKAWA
Mayor
WILLIAM R. SPENCE
Director
MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

June 17, 2015

County approved
and verified
implemented
farm plan

Ms. Jeana Naluai
1550 Piihola Road
Makawao, Hawaii 96768

Dear Ms. Naluai:

**SUBJECT: FARM PLAN 2012/0107, FOR THE PROPERTY LOCATED AT
1550 PIIHOLO ROAD, MAKAWAO, HAWAII;
TMK: (2)2-4-013:142**

We have received a copy of your recorded Unilateral Agreement and Declaration for Construction of a Farm Dwelling. We have also verified that your Farm Plan has been implemented.

If you have any questions regarding this letter, please call Ms. Rulan Waikiki, Land Use and Building Plans Examiner, via email at Rulan.Waikiki@mauicounty.gov or by calling 270-7507.

Sincerely,


JOHN S. RAPACZ
Planning Program Administrator

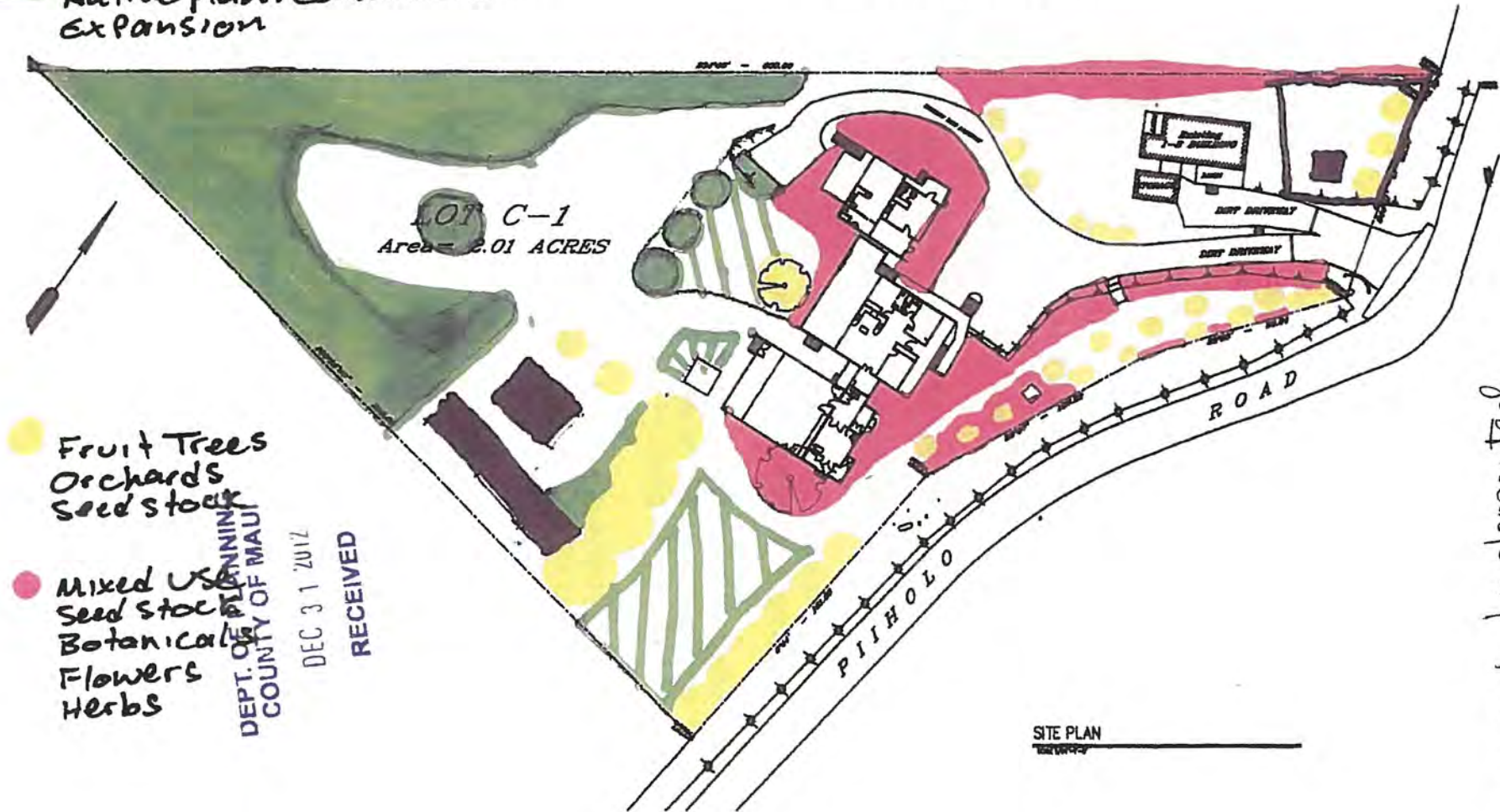
xc: Gina Flammer, Current Planning Division
FRMP 2012/0107 (KIVA Related Documents & Project File)
15/General File
JSR:RW
K:\WP_DOCS\PLANNING\Farmplans\2012\0107_Nalua\STR Approval.doc

EXHIBIT 12

NATIVE Conservation
 Seed Stock
 Plant Beds, Specimen
 Educational Botanical Garden

Future
 Native Plant Conservation
 Expansion

Farm Support
 Chicken Coop
 Composting Piles
 Nursery
 Farm Equipment



Approved Implemented
 Farm Plan 12/31/12

Jeana Iwalani Naluai, MPT, LMT: Background

Jeana Iwalani Naluai, MPT, LMT, is a Native Hawaiian cultural practitioner committed to perpetuating her culture through the healing arts. She has been practicing bodywork for nearly 20 years and has been an instructor in Hawaiian Lomi Lomi massage and spiritual teachings since 2005. Jeana is a Licensed Massage Therapist and Physical Therapist in the state of Hawaii and has owned a private cultural healing practice for 10 years.

Cultural Practitioner: Jeana has studied Hawaiian healing and cultural education on a broad spectrum for well over a decade with various Hawaiian Kahuna Masters within her own family and beyond.

- Beginning and Advanced Lomi training with Aunty Maragaret Machado
- Lomi Ha-Hawaiian Breathwork and La'au Lapa'au with Papa Sylvester Kepelino
- Hapai Lomi Lomi with Aunty Mary Fragas and Haunani Hopkins of Hawaiian Lomi Lomi Association.
- La'au Lapa'au and Hawaiian Calendar with Kahu Lyons Naone
- All Levels of Mana Lomi Training with Hawaiian Healing Institute, Ho'oponopono, Hawaiian fast and cleansing program, and Ho'onohoiwi (bone setting) with Dr. Maka'ala Yates
- Ha'ala Loa Hawaiian Spiritual Teachings with Aunty Leiohu Ryder
- Kua Lua-Hawaiian Back Walking, La'au Lapa'au, Spiritual Blessings and Clearing, Intuitive training, with Aunty Mahilani Poe Poe
- La'au Lapa'au O Ke Kai – Oceanic Medicinal Plants with Kahuna O Maka/ Papa Kilo Hoku, Mike Kumukauoha Lee
- Hula Dancer for 10 years with Kumu Donna Lawson and Aunty Gordean Bailey of Kula Maui
- Oli (chanting) with Kumu Kaponu'ai Molitau
- Lauhala weaver with Na Wahine A Ka'uhi A Kama and Pohaku Kahoohanohano
- Native Practitioner with Na Wahine A Kauhi a Kama involved in annual Ho'okuikahi Event at Pu'ukohola, Big Island
- Hawaiian Musician for over 30 years singer, ukulele and nose flute player
- Committed Steward and Protector of Maui's native planting practices in lo'i kalo(Taro patches) at Wailua Nui and restoration of limu (native seaweed) at Waiehu, Heiau restoration Kupuhua Heiau, Honolulu.
- Member of Parents Association for Kula Kaiaupuni o Paia supporting 'Olelo Hawaii (Speaking of Native Hawaiian Language)
- Member of Hawaiian Lomi Lomi Association x 12 years

Instructor: Jeana is an instructor of Hawaiian Lomi Lomi Massage and Hawaiian Spiritual Teachings.

- Nationally certified as an approved provider of continued education in Hawaiian massage by the NCBTMB
- Certified by Hawaii State Department of Education as a native educator
- Principal Instructor for Ho'omana Spa Maui Continued Education Program since 2005 and Hoomana Lomi Lomi Apprenticeship Program since 2010.
- Instructor of Hawaiian Lomi Lomi at Maui School of Therapeutic Massage, Maui Academy of Healing Arts, and Spa Luna Maui.
- Yoga Instructor 2004
- Instructor of Pilates for Physical Therapists 2001

Speaker:

- Cultural Presenter and Sacred Sites Tour Leader for The Peaceful Woman Maui Passages 2008-2010
- Presenter on Kua Lua- Hawaiian Back Walking at 'Aha Wahine Gathering Oahu, Aug 2012.
- BOLD- Birth on Labor Day Theatre Production with an all Hawaiian Cast educating Maui Community on birthing options on Maui
- Host for Kupuna Speaks Series with Uncle Charley Maxwell, Auntie Pua Mahoe, Uncle Ed Lindsey, Kahu David Kapaku, Auntie Leiohu Ryder at Hale Hoomana Spa Retreat 2008-2009

Entrepreneur:

- Owner of Ho'omana Restorative Therapies private Massage and Physical Therapy Practice
- Developer of Ho'omana Organics, a Hawaiian body care line
- Principal Therapists and Instructor for Ho'omana Apprenticeship Program
- Founder of Lomi Ho'omana Hawaiian Educational Institute for sharing nationally certified continued education

Therapist:

- Physical Therapist with a Bachelors Degree in Natural Science and a Masters Degree in Physical Therapy from Loma Linda University 1992 -1998
- Licensed Massage Therapist Hawaii State since 2003
- Hawaiian Lomi Lomi Specialist (See Cultural Practitioner) from 2000-2014
- 2002-2014 Various healing therapies including reflexology, sports massage, lymphatic and visceral massage, cranio-sacral therapy, Functional Orthopedics, Maori Polynesian Healing.
- Haumana of Auntie Mahilani Poe Poe's Community Clinic in Hawaiian Homes at Waiehu, Maui 2002-2004

Ho'omana Spa Concept

Article 12 Section 7 of the Hawaii State Constitution states that the state shall protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes.

Subsistence has to do with the very existence and source of our well-being as Hawaiians. The practice of living and sharing of Hawaiian healing art forms is not simply a profession that sustains our family financially, it is a cultural and spiritual calling. Ours is a living culture and our cultural practices must be preserved for now and future generations. There have been generations of suppression of our cultural traditions preventing the sharing of our healing practices. Ho'omana is the platform for open sharing our living culture.

Currently there is no distinction for what we are doing as it is written in the various chapters by the Maui County Land Use commission. The truth, is that all land of the Hawaiian islands was used for subsistence. The very definition of the word 'aina being –the land that feeds. As a native Hawaiian, I am simply doing what we have always done in these islands.

I, Jeana Iwalani Naluai see the spa as an extension of my cultural practice. It is the physical embodiment of all that I have been taught by the 6 lineages of kupuna in my family and outside of my family whose teachings I was blessed to have been given the kuleana of sharing.

In ancient times, if an individual were experiencing an imbalance in mind, body or spirit, they would go to the “home” of the village practitioner. They would receive healing chants and prayers or counseling through ho'oponopono. If the illness remained, they would be given herbs allowing the spirit of the plant to provide healing and finally, they would receive lomi lomi bodywork. The practitioner would also be looking to future generations as a source of keeping the practice alive. It was customary to take apprentices to be trained in the healing systems. Ho'omana is the modern setting for perpetuating these ancient ways by offering an experiential training platform for lomi lomi practitioners, by practicing native medicinal plant education and conservation and by providing the local, Hawaiian, and visiting community an opportunity to experience Hawaiian culture through the healing arts.

The languaging that we use today for inviting guests to an agricultural property in Hawaii is agricultural/sustainable tourism. In Upcountry Maui County on “agricultural properties” we currently have businesses like Ali'i Kula Lavender Farm, Surfing Goat Dairy, Ocean Vodka, O'o farms practicing agricultural tours in the more traditional sense. Then there is Piihole Zipline, Haleakala Zipline offering eco-adventure on Agricultural land.

The inspiration for Ho'omana came from one of my mentors Aunty Angeline Locey who has a property on Hawaiian Home Lands in Anahola, Kauai. She is a kupuna who has practiced

her tradition in the same way for more than 30 years by opening her spa “Mu’olaulani”. Her son and granddaughter are now running her beautiful establishment as I hope my sons and daughter choose to do here at Ho’omana one day.

Ho’omana offers sustainability both agriculturally and culturally as a destination for local, Hawaiian and tourist community. In the 10 years that we have owned property at 1550 Pihiolo Road, we have cultivated more than 30 species of plants both medicinal and traditional. Our intention is that every guest is able both to experience and learn about Hawaiian culture and agriculture. Guests are invited to walk the grounds learning from our knowledgeable practitioners. We incorporate native herbs into every session here at Ho’omana. Native and botanical plants are gathered, steam distilled and then blended into herbal healing mists (wāpina, liliko’i, ki, lavender, hibiscus, mamake etc.). In our body treatments we incorporate home grown papaya for use as an enzymatic dermafoliant, aloe and lavender for after-sun replenishing formula, Ko- sugar for its glycolic and humectant effects on the skin. These are just a few of the offerings from our agricultural medicine basket.

Our cultural training program offers more than 300 hours of instruction in Hawaiian lineage teachings. All practitioners learn about malama ‘āina, plant medicinals, plant identification, appropriate use, application, assessment, and various ways of administering healing plants grown right here on property. In addition, they learn lomi lomi, Hawaiian values, chants and prayers, Hawaiian meditation techniques, and a lifestyle of service to others. The cultural tourism that is afforded by people interested in learning our traditions is growing as well as established by looking at the model of Huna International and the Hawaiian Lomi Lomi Association who bring a following of thousands of tourists to Maui seeking our spiritual teachings.

Service to our local community is a big part of who we are as student and licensed practitioners living aloha. Our therapists practice the values of malama ‘āina, laulima, and aloha ke kahi i ke kahi in our local community. Ho’omana ‘ōhana has been caretaking local taro patches in Wailua nui for more than 10 years. We gather stones for use in our hot stone sessions from this peaceful village and serve by getting grounded in the lo’i. More recently we have also taken on supporting a second lo’i kalo in upper Waiehu.

We also care take a sacred Hawaiian temple in Honolua Valley traditionally used as a gathering and birthing place. Ho’omana therapists regularly offer free outreaches in support of local community members and groups such as women helping women, Habitat for Humanity, local hula halau and canoe clubs, Hawaiian homes Paukukalo and Waiehu, Hana community, and recently an annual outreach to the island of Molokai at Keawanui fishpond.

We are open to working with the county to create a distinction for perpetuating these practices legally on our agricultural property. Our intention is not only to sustain but to be allowed to thrive well into future generations with these teachings. Both the property and business are

owned and operated by Jeana Iwalani Naluai and her Husband Justin Tafuri.

Closing the door on the possibility of what we are offering our community would be devastating not only to our small family business, but would affect a whole community of, staff, students, and therapists, but would leave a whole community without a place to experience authentic culture and a tourist industry without access to the rich teachings and Hawaiian experience that is necessary for preservation of our living culture.

Jeana Iwalani Naluai



Convergence

Ho'omana Spa business model is that of an ahupua'a where Hawaiian Cultural Practitioners share their gifts, Hawaiians, Locals, and Tourists experience true Hawaiian Healing, and the Hawaiian Culture is perpetuated through an additional focus on Sustainable Tourism.

Ho'omana Spa is a convergence of the Hawaiian Cultural Practitioner, Spa, and Sustainable Tourism.

Hawaiian Cultural Practitioner

According to Maui County Tourism's Strategic Plan, a Hawaiian Cultural Practitioner: is "A person who demonstrates rich and deep knowledge of the culture and history of Hawai'i by bringing it to life through the continuation of traditional practices, storytelling, blessings, song, chant, and dance. Hawaiian teachings include conflict resolution, spirituality, sacred wisdom, and living in balance with the earth – a philosophy and a lifelong commitment to the land and the people of Hawai'i."

Ho'omana Spa's owner is a Native Hawaiian Healing Practitioner who has studied under various esteemed Kapuna. She has also trained and supervises the Spa's Staff and Therapists. She lives by Hawaiian values and philosophy and creates the Spa's culture by her example. All Ho'omana Spa services are packaged into a Hawaiian Experience with traditional practices, storytelling, Sacred Wisdom, blessings, song, prayer, and chant.

Spa – As a Platform for Perpetuating Hawaiian Healing Practices

The International Spa Association (ISPA) defines a spa as a place devoted to overall well-being through a variety of professional services that encourage the renewal of mind, body and spirit. Spas are devoted to enhancing a person's health and well-being via spa treatments, including massage, facials, and body treatments.

There are two major Spa Types – Day Spas and Resort Spas. On Maui, the main difference between Day & Resort Spas is whether the spa is in a major big-name resort hotel, or whether it is independent. Typically, Hotel Spas tend to be more luxurious, offer more choices of services, and are more expensive. On the other hand, if you go to an Independent Maui Spa, you may find just massages, a Jacuzzi, and simpler facials.

Ho'omana Spa is an Independent Day Spa. It offers similar services found in Day and Resort Spas although the services offered have been infused with Hawaiian Healing Techniques and packaged with other Hawaiian Healing Practices. Ho'omana Spa is upscale in its décor, comfort, and Aloha and its services are moderately priced and on par with the quality of service that would be found at a Resort Spa.

CHAPTER 1

Perpetuating Ancient Hawaiian Culture Through Lomi Lomi Massage

Fueling Our Work: A Brief Overview of Lomi Lomi Massage

In ancient times, if one was seeking Hawaiian healing in the village, they would look to the village practitioner. They would load up their loved ones a go for a visit to Auntie's house where they would be welcomed as family. She would offer healing prayers and chant, dispense herbal plant medicines from the 'aina, "talk story" – sharing her wisdom, perform ho'oponopono, as well as lomi lomi massage bringing body, mind and spirit back to balance. If our ancestors were alive today and practicing their healing lineage, their "store front" would be a serene space for healing known today as a Spa. Ho'omana Spa Maui is the modern day setting for perpetuating our ancient ways. Our local and visiting guests come to Ho'omana Spa to experience a Hawaiian Lineage, Learn about Hawaiian Culture, and Become a part of our Hawaiian Community.

What is Lomi Lomi?

The ability to communicate down to and with the bones, Hawaiians believe that the bones carry the genetic content of who we are at the soul level. The key to this work is your touch-what are you feeling through your hands and what message are you conveying. Lomi Lomi is a gentle but firm approach reflective of the strong female teachers whose instruction influenced this style of Lomi as we know it today. Be an ambassador of Aloha and pour out love showing that we are one (Lokahi). We are all connected.

Lomi Lomi was the act of lovingly massaging salt to the body of the deceased by close family members. The intention was to purify the journey into the next place as well as to tenderize the flesh through massage so it would easily release from the bones and the bones could be preserved. Lomi today is still the same. We see ourselves as 'ohana lovingly massaging clients as though they are our sister, father, grandmother etc. We assist them in moving forward to the next place on their healing journey.~Aunty Mahilani Poe Poe

Ho'omana Lineage:

Aunty Margaret Machado
Aunty Mahilani Poe Poe
Maka'ala Yates - Apprentice of Aunty Margaret
Rebecca Slavin – Influenced by Papa Abraham Kawai
Papa Sylsvester Kepelino - Papa "K"
Aunty Mary Fragas – Hapai Lomi Lomi

Our Mission and Value System

Ho'omana Spa: a unique Hawaiian Cultural Experience

If our Hawaiian Ancestors were alive today and practicing their healing lineage, their “store front” would be a Spa. Community members would come to receive healing chants and prayers, lomi lomi, herbal & plant medicines, talk story, sharing Hawaiian wisdom and values, ho’o’ponopono, bringing mind, body, and spirit back into balance. The practitioner would be doing all the things practiced in ancient times in this new modern-day context.

Ho’omana Spa is this modern-day setting for our practicing our ancient healing ways. Hawaiians, Locals, and Tourists do not come to Ho’omana Spa to receive the same thing they can get at any other spa. They come to Ho’omana Spa to become part of a Hawaiian Lineage – Culture – Community. They have an authentic Hawaiian Cultural Experience that truly renews their body, mind, and spirit.

When we pick up old practices, we activate all the ancestors in us who are familiar with the process, and all the knowledge in our body wakes up. At Ho’omana Spa, we are not from the school that knowledge ends with death. We know that knowledge is transmigrational, it goes through our physical awareness and systems, so when we practice healing from antiquity, the ancestors are invited to commune with us, and when we deliver ancient healing techniques to our clients, all of these energies come in and aloha lives

Specific “Ancient Ways” that Ho’omana Spa brings forward include:

1. Healing modalities steeped in Lineage Practices and formulations including various lomi lomi techniques including Hawaiian Backwalking exclusively offered at Ho’omana Spa.
2. Ancient Spiritual Teachings from Hawaiian Cultural Practitioners including Ho’oponopono
3. The opportunity to gather native herbs specifically for their treatment grown on a retreat property away from the typical tourist traffic areas
4. Experiencing the sounds through native chants, prayers and ambiance of Hawaiian music playing throughout the facility
5. The opportunity to enroll in the support of native artisans perpetuating traditional crafts that represent a piece of ancient Hawaii to take home.
6. La’au lapa’au (Hawaiian Herbal Medicine) in the form of modern spa therapies including body treatments, teas, elixirs, and products used in every session
7. Creating a spirit of ‘ohana that invites clients to be a part of a community embodying Hawaiian Hospitality and Aloha

Ho’omana Spa: an Ahupua’a

Provides a place for Hawaiian Cultural Practitioners to share their gifts, Hawaiians, Locals, and Tourists to experience true Hawaiian Healing, and to perpetuated the Hawaiian Culture an additional focus on Sustainable Tourism.

Vision: To bring Ancient Hawaiian Wisdom and Healing to our Modern Culture.

Mission Statement: To perpetuate Ancient Hawaiian Culture empowering self-transformation through the healing arts.

Ho'omana Value System

The following values create successful community interaction and uphold a model of wellness and celebration of life held by the ancients and practiced amongst our team and visitors

- Aloha Spirit- Compassionate staff, courteous, helpful, knowledgeable and articulate.
- Ho'okipa- Welcoming environment, anticipates guest's needs and serves accordingly, guards guest privacy and modesty, attentive to preserving serene spa environment at all times.
- Ho'omana – Personal excellent in all thoughts, action and interactions
- Lineage - Operating with the realization that what we do today has an effect on 7 generations backwards and forwards
- Pono - Spiritual alignment, balance and harmony
- 'Aina – Honoring the familial connection we have to the land, being servants and caretakers (malama) of the land and allowing the plants of the land and the spirit of the land to support us in doing our healing work.
- Ahupua'a – Hawaiian Model of sustainable community whose practices are applied to our business operational style.

Ho'omana Unique Business Model

1. Experience Hawaiian Healing
2. Create an environment full of Aloha, nurturing, and connection removed from everyday interactions
3. Provide authentic professional Hawaiian Treatments infused with traditional La'au Lapa'au
4. Assist people in bringing Pono- balance to their busy lives
5. Learn Hawaiian Healing
6. Inspire wellness, reflection, and spiritual awakening through nature, bodywork, and lineage teachings, herbal healing
7. Educate through experiential learning and “talk story” steeped in Hawaiian culture

CHAPTER 2

Lomi Lomi Retreats: Teaching Hawaiian Healing as Cultural Preservation

Lomi Lomi Retreats at a Glance

Ho'omana Lomi Lomi Massage Training Program offers a professional Apprenticeship and Nationally Certified Continued Education integrating Hawaiian healing bodywork and cultural education. The program allows students to focus and perpetuate the sacred healing art form known as Lomi Lomi from a foundation steeped in lineage teachings of ancestral wisdom.

Our program is a continuance of the values of Aloha Spirit, Ohana, Kokua, Malama and Pono; which are deeply imbedded in the Hawaiian model of wellness. Following lineage teachings, our lomi apprenticeship & spa internship is inspiring and practical. This journey fosters powerful personal growth experiences and allows one to acquire an incredible set of skills that may be cultivated into meaningful career path as a health care professional.



Our instructors' knowledge is passed down through a long lineage of master practitioner's. The various lomi courses provide a learning environment with extensive and effective lomi techniques, Hawaiian philosophy of Ho'oponopono, meditation and chant. Ho'omana is

dedicated to the development of each student's mind, body and spirit while ensuring a supportive and quality learning experience that inspires transformation. Practitioners are encouraged to embody the Hawaiian way of learning in this experiential program:

Nana- Look with both eyes and the 3rd eye before you touch

Ho'olohe- Listen with both ears, empower a deeper listening

Pa'a Ka Waha- be still the mouth and quiet the mind

Ninau - mimic the kumu

Hana Ka Lima- Use your hands to feel and do your healing work

Hawaiian Lomi Fundamental Week-Long Training Includes Hot stone therapy (60 hours)

In this course the practitioner will learn a full body Lomi Lomi massage technique that addresses muscle imbalances, limited range of motion and musculoskeletal dysfunction that is both specific and therapeutic in it's application. This course is the foundational work upon which all other Lomi classes being taught at Ho'omana will build. This approach follows in the lineage of Big Island Style Lomi intended to instill a level of skill necessary for proper assessment, palpation, and treatment of injury. Lomi Fundamentals is a multi-dimensional form of structural lomi incorporating concepts of Hawaiian spirituality, meditation techniques, and indigenous values addressing the whole person.

Students will learn to use hot stones to relax muscles tissues, increase circulation and release tension in the body. These heated tools act as an extension of the therapist's hands to administer traditional lomi lomi techniques learned in Hawaiian Lomi Lomi Fundamental Training.



Advanced Hawaiian Lomi Lomi Week-Long Training (60 hours)

Advanced Lomi Focusing on Core Musculature and Skeletal Alignment - Once the muscles have been warmed and relaxed in Lomi Fundamentals, advanced techniques are administered focusing on the releasing of joints at the level of the tendinous and ligamentous attachments. This approach allows the practitioner to address acute injury without exacerbating painful symptoms. Proper movement and function of the body is dependent upon the stability created by the axial skeleton and the muscles that support these structures including the pelvis, lumbar, thoracic and cervical spine. Learn how to release and restore alignment to these commonly symptomatic areas using subtle lomi lomi procedures. From a Hawaiian Perspective, our backbone is a symbol of an ancestral connection and the stability offered as a result of ancestral support. The intention behind the work is that by bringing the physical body into alignment, there is a space held for the spiritual, emotional, and mental bodies to also realign.

Advanced Lomi Focusing on Attachments and Extremities - The circulation of nutrients from the blood, elimination of waste products in lymphatics and communication of the central to peripheral nervous system is dependent upon open pathways in these body systems. Once core musculature has been flushed and the drains of circulation opened, the extremities are free to flush toxins as well. Emphasis is placed on following the symptom to it's source ultimately assisting in increasing flexibility and using subtle positioning to bring the body back into optimal functional alignment all the way to the tips of the fingers and toes.



Hawaiian Medicinal Therapies (16 Hours) Master a unique system of spa treatments from a Hawaiian healing perspective based on traditional La'au Lapa'au formulations. Learn to administer dry table scrubs, wraps, facials and many more luxurious spa treatments. Learn the

ancient way of gathering plants for healing through deep listening, communication with the spirit of the plant, and spiritual prayers used to empower their healing capability.

Hawaiian Back Walking - Kua Lua (24 Hours) Traditional style of back walking and footwork. Learn to feel with your feet in the way you feel with your hands. This is an excellent form of massage for more dense clients who need additional depth in their treatment.



Kua Lua Hawaiian Back Walking

Hapai / Noho Lomi Lomi - Pregnancy Massage and Seated Techniques (24 Hours) Learn to work with specific populations including prenatal, postnatal and pregnancy massage techniques in a side lying position. Learn to administer lomi techniques learned in core classes in the seated position.

4 Hand Lomi Lomi (24 Hours) This special technique that is a more recent healing expression of lomi lomi. This unique experience involves two massage therapists simultaneously using traditional flowing lomi strokes, facilitating a sense of complete surrender within.

Ho'opa'a (32 Hours) The word "Ho'opa'a" means to bring it all together. During this transformational course the practitioner will address the deepest layer of healing where the ancestral DNA, energetic programming on a cellular level, and divine realms of spiritual transformation unfold. Explore the "Ha" breathwork, multi-dimensional journeying, and tools for profound clearing for both therapist and client. Learn a lifestyle practice for embodying Hawaiian spiritual healing heightening your receptivity to divine transmissions to assist

yourself and your clients in shifting their energetic framework backward and forward.

Cultural Education and Professional Development



Awa Ceremony

CHAPTER 3

Bringing Ancient Hawaiian Healing to a Modern Spa Experience

Connecting to the Land: Transformational Spa Rituals

'Aina Spa Ritual

Concept: Invite guest to commune with the land. Sharing about Malama 'aina- caring for the land through gathering ritual followed by healing modalities that ground through intimate interaction with Maui earth and heated stones.



3.0 Hour Service Includes:

- 30 minute walk around Ho'omana property sharing Malama 'Aina Concepts, the story of Haloa, and about how herbs were gathered in ancient times
 - Client gathers 5 herbs giving one as an offering at the ahu
- 20 min Herbal Tea Bath using herbs gathered by guest (in medium sized Tea Bag add 2 Tbs Sea Salt to gathered herbs)

- Healing Chant or Prayer
- 50 minute Awa Alae Body Masque
- 80 minute Lomi 'ili Hot Stone Massage (Lavender Body Butter)

Guest Education:

Chant/Prayer-
OLI HO'OMANA

Kuo, kuo, kuo e ke Akua!
E mana iho mai ka ua 'o Pi'iholo
Ka ua noho i ke kuahiwi, ka ua! Ka ua 'Ulalena
Uluwehiwehi i ka uka 'iu'iu 'o Hamakuapoko
Ho'olohe mai ka leo 'olu'olu, ka leo ho'omana 'o ke kamahiwa
E ho'olu'olu mai i ko 'oukou mau na'au, me ke aloha pumehana
Ha'awi mai ia'u i ke ola.
Ha...

Akua I call you!
Bring down the powerful rain of Pi'iholo
The rain that sits in the uplands, the rain! The rain 'Ulalena
Lush, majestic inlands of Hamakuapoko
Listen to the pleasant voice, empower the voice of the precious child
Comfort your heart, with warm aloha
Give me life!
Breath of life...

*Ua Mau ke ea o ka 'aina ika pono –the very life, breath and spirit of the land endures
in right relationship with the people and all living things.- Queen Keoupulani*

Hawaiians revered the land and all living things as part of a familial connection.

Story of Haloa- Familial Connection

Wakea (sky father) and Ho'ohokukalani his daughter with Papa (earth mother) came together and had a child. The child was still born and they returned the child to the earth. From the earth sprang up the first Taro (Kalo) Plant named Haloa (the eternal breath of life). They again came together and bore a child who thrived. They named him Haloa Naka (The one who quivers). As long as this child cared for his elder brother the taro plant, the land and the plants would always care for him. Our word for family or 'ohana comes from the taro. The oha or the keiki that come off the mother corm multiply to feed generations.

La'au Lapa'au- Hawaiian Medicinal Practices

As client gathers herbs, explain how La'au lapa'au was harvested in ancient times.

The practitioner would meditate on which plants from the mountain to the sea, wanted to be used for medicine. He would then honor the plant and the gods/goddesses of the area or of healing and empower the medicine. The plant that spoke to him would be chosen for medicine. Typically in odd numbers so that one was always given as an offering and the rest used for medicine.

Stones are gathered in ceremony and seen as having great mana " life force" to transmit and transmute energies.

Aloha Spa Ritual

Concept: Bringing the feeling of Aloha spirit and hospitality to the guest. Surrounding client with a lei of rich floral accents to awaken all of their senses and offering a warm welcome to their island experience welcoming the Hawaiian concept of Lokahi or Unity.

2.5 Hour Service Includes:

- Hibiscus Lilikoi Tea
- 20 min Herbal Tea Bath (Lavender Tea Bath - 2 Tbs plus gathered Ginger and Lavender Flowers in silk bag)
- 40 minute Sugar Body Polish (Passionfruit Body Polish)
- 60 minute Hawaiian Lomi Lomi Massage (Passionfruit Body Butter)
- 30 minute Tropical Mini Facial (Cleanse, Facial Massage, Masque, Moisturize)

Guest Education:

Chant/Prayer:

Ka Lei Aloha I Na Kupuna

Ka Lei aloha I na kupuna	In circle of love are the Ancestors
Noho au I ka Manawa	I am (I dwell in the moment)
A me na Manawa iki ko'u pono	and the moments are pono
Mahalo nui no pomaika'i nei au	I am so grateful for all the blessings that surround me
Ka lei aloha I na Kupuna	In the circle of love are the Ancestors (and it is understood
(repeat 2x hold last note of 2nd time)	that I am of this love)
He inoa no, na Kupuna	In honor of na Kupuna, this chant is named
Aloha, aloha pono	Love, Harmonious Love
(quietly)	

Definition of Aloha- A greeting or farewell of love and affection, peace, compassion, and mercy.

Ancient- Kahiko:

Alo- Recognizing in ourselves and each other the essence of our connection to spirit

Ha- Merging the divine breath the breath of life and human experience

Modern: Love, Malama- care, Hospitality, Welcoming one as 'ohana making them feel at home and special.

The treatment is intended to be a flower Lei: surrounding the guest with the feeling of connection. The giving of a lei symbolizes completion of the circle of family includes those that came before us and those that will come after.

Pono Ritual Procedure

Concept: *Invites guest to return to balance and surrender of mind, body, and spirit.*

2.5 Hour Service Includes:

- Lavender Mamaki Tea (add loose tea to hot water in French press)
- 30 minute Ho'oponopono Session
 - Take guest to Altar/Ahu (weather permitting) and share about Bowl of light
 - Explain ho'oponopono meditation
 - Encourage taking out one stone and replacing with positive manifestation
- 80 minute Ultimate 4 hand Lomi Lomi (Lavender Body Butter)
- 20 minute Kukui Coconut Body Wrap
- Rosemary Scalp Treatment

Guest Education: Find a comfortable and quiet space to share. Suggestion: Take guest out to the ahu or if weather does not permit, find private space in room. This can even happen as a meditation on the table.

Chant: E Aloha (Divine Love)

E aloha Kakou	We are loving
Ho'omau Kakou	We persevere
Malama Kakou	We are caring
Ikaika kakou	We are strong
Makaukau kakou	We are prepared
'Eleu kakou	We are energetic
Hau'oli kakou	We are happy
E pono kakou	We are rightly aligned

Ho'oponopono:

To make things right, return to harmony, return to balance.

Share the story of the bowl of light-

Each child is born with a bowl of perfect light. If he tends his light, it will grow in

strength. He will swim with the shark, fly with the birds, know and understand all things under the sun. If he becomes envious or jealous, he drops a stone into his bowl of light and some of the light goes out. The light and the stone cannot hold the same space. If he continues on this path he will become like a stone. The stone cannot move and the stone does not grow. If at any time he tires of being a stone, all he needs to do is turn the bowl upside down, the stones will fall away and the light will shine once more.

The process happens within each individual. As we walk through life having our different experiences and welcome the experiences with gratitude for the gifts and growth they bring, we tend our spiritual essence (bowl of light).

If we allow these experiences to drain us of our mana or our life force, the experience becomes the lens we use to interpret the world around us and our interaction with it. Our judgement is influenced, our reaction is influenced.

If we view our world with the eyes of our true spirit and nature, we see the wonder in all things, in all situations, and in all people. We can shine our light and be a beacon of light to shine the way on our own path and also inspire light on the path of others.

Casting stones out of your bowl is like cleaning your house. Once you make room in your house, you can invite the guests in and set the stage as exactly as you wish. Manifest your dreams.

Encourage the guest to take out a stone and bring in something positive to replace it.

Pa'a Kai Ritual Procedure

Concept: Purification similar to a traditional clearing ceremony with Ti leaf and salt.

Transformational cleansing on all levels: energetically using Ti leaf and prayers, physically- internally with lemongrass and externally with salt scrub and salt bath.

2.5 Hour Service Includes:

- Lemongrass Tea (add 2 blades gathered lemongrass tea to hot water in French press)
- 20 min Detox Sea Clay Bath (in silk bag pour 2 Tbs Sea Salt, 1 Tbs Detox Sea Clay formula)
- Offer Healing Chant or Prayer – Makahikina E
- 10 minute Lau Mili Ti Leaf clearing ceremony
 - Hold all leaves at their base in one hand.
 - With client covered, begin rhythmic tapotement and glide using ti leaf bundle.
 - 5 minutes covering entire surface area supine and prone avoiding except face and chest
- 40 minute Salt Scrub (Lemongrass Salt Scrub)
- 80 minute Hawaiian Lomi Lomi Massage (Lavender Body Butter)

Guest Education: Purification

Chant:

Ma Ka Hikina E – Eternal Swirling (master cleanser)

*Ho'o puka e ka la, ma ka hikina e – Open the pathway to the light
Me Kahua kai, hele no tumu tahi – Set the foundation, move the sea
Ha'a mai na'i, I wa me hi'i Aka- Summon Source to travel the spine
Ma ta Po la kai, ka ulu wehiwehi – Sacred Po directs the way in glory
Ne'e mai na'i, I wa ma ku'u alo- Move the divine force, open 3rd eye
Ho'i noho e te tapu me na Ali'i e – Come sacred guidance
E ola makou, A mau loa la'i – "We are" life, eternal universal clarity
Ea, la...ea, la...ea – Air, light... E lei ie, ie...-Ever expand rooted vine*

Ti Leaf:

Ti leaf has crystalline properties and has been used for energetic cleansing and clearing in Hawaiian culture much like sage(Native American), rosemary and lavender (European), and palo santo (South American) are used by other cultures.

Pa'a Kai:

Salt is used for purification. Hawaiians practice a ritual called hui wai. Spiritual cleansing by submersing oneself in the ocean. Salt has been used to purify after one passes as well. The original word lomi lomi comes from the act of lovingly massaging the body of a loved one who had passed to purify their journey into the next place. We practice this same ritual still today through lomi lomi shared with loving intention and connection. When using salt, the intention is to purify, detoxify, and draw away impurities on all levels.

Water:

Fresh water, life giving water was the definition of abundance to an ancient community. It symbolized life, health, and sustainability for future generations and was seen as a great gift. Ceremonies with water, Ti leaf and prayers (Pi Kai) were held to bless ones journey and to clear away anything in the way so a person could receive clear messages and guidance from the kupuna.

CHAPTER 4

Supporting Our Maui Community

Record of Community Outreach Events

Ho'omana therapists regularly offer free outreaches in support of local community members and groups such as:

- Women Helping Women
- Habitat for Humanity
- Local Hula Halau and Canoe Clubs
- Hawaiian Homes Paukukalo and Waiehu
- Hana Community
- Molokai Community at Keawanui fishpond
- Hawaii State Teachers' Association
- Department of Forestry Fieldworkers
- Maui Forest Bird Recovery Project
- Ali'i Kula Lavender Farm – Ali'i Cheng Scholarship Fundraiser
- Maui Voyaging Society – Hui O Wa'a Kaulua
- Ho'omau Fundraiser for Hawaiian Immersion Schools
- Bailey House – Maui Historical Society Fundraiser
- Kula Elementary Teachers



“Sharing Lomi Aloha”: A Testimonial from The Molokai Dispatch

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Source: <http://themolokaidispatch.com/sharing-lomi-aloha/>

Sharing Lomi Aloha



The Molokai residents who visited the shaded grounds by Keawanui Fishpond last weekend likely left more relaxed than they arrived. That's because 15 licensed lomi lomi massage therapists and apprentices performed more than 125 hours of Hawaiian massage treatments free of charge to about 100 community members Friday and Saturday.

Under the breezy shade of blooming tress and the soothing sound of buzzing bees, dozens of Molokai community members were treated to 50-minute treatments. The healing massage therapy was made possible by Ho`omana Spa Maui, which facilitated the visit of the therapists.

"We're all here to aloha everyone and part of the lomi lifestyle is about giving back," said Jeana Iwalani Naluai, spa

owner and international instructor of lomi lomi massage. "It's not just a technique this is a way of life, and it's always been ohana work."

Lomi lomi is an ancient Hawaiian healing art that has been practiced for hundreds of years by practitioners and kupuna, Naluai said. Therapists assist clients in body alignment with rhythmic movements using their forearms, palms, fingers, elbows, knees, feet and sometime sticks and stones.

The massage therapists begin a lomi lomi session by placing their hands gently on the body and remaining still for a few moments and then massaging in long, flowing, dance-like strokes. Additionally, spiritual chants, prayers and guided meditation may be incorporated.

Over the last few months, therapists were able to fundraise for this community outreach event by running a lomi-thon on Maui. Local businesses and community members on Maui donated roughly \$1200 to bring therapists to Molokai to offer lomi lomi therapy, Naluai said. The mission is to "share aloha with our Hawaiian community and our Molokai brothers and sisters," she added.

Community outreach is a huge aspect of Ho`omana Spa and each therapist must complete 38 hours of volunteer service a year and organize one outreach event.



Two years ago Justin Kekiwi, a massage therapist student and Molokai native, was awarded the Ho`omana Spa Maui's Native Hawaiian Scholarship to attend their year-long training to obtain his Hawaii massage license. As part of his community service hours, Kekiwi jumped on the opportunity to give back to Molokai and with this service project event.

"Lomi is different. It's Hawaiian and it's deeper than massage. There are many layers of spiritual aspects and it helps a lot of people," Kekiwi said. "Now, we're going to share it around the world and with anyone who wants to receive it."

After noticing a lack of Native Hawaiians in her classes at the spa, Naluai started offering a scholarship program in 2009

specifically for Native Hawaiian students interested in learning and practicing lomi lomi. The scholarship allows 10 students a year with five every session in the fall or spring season. To date, she's had four students enrolled each year.

"They learn how to not only connect with the muscles but with the bones because Hawaiians believe that's where your mana is, that's where your life force is, and that's where your whole soul, lineage and story is held," Naluai said. □ For Kekiwi, the scholarship program has been "life changing" and said he wants to continue healing and spreading the aloha of lomi lomi on all the islands.

This is the first year Ho`omana Spa Maui has conducted community service on another island. Kekiwi said he hopes the Molokai community service project will become an annual event and thanks the community for making it a success. "It was a treat to not only have them here giving back to the community, but to show them the fishpond and sustainable living on Molokai," said local host coordinator Hanohano Naehu. "This is such a treat and a blessing."

Keawanui Fishpond is more than a fishpond, but a sustainable place to practice Hawaiian activities and to embrace the Hawaiian culture, Naehu said. That is why he partnered with Kekiwi to offer the fishpond as the site for the community service project.

“There are some activities that we can do today that link us directly to our ancestors,” Naehu said. “One is lomi lomi. Doing or receiving it is like working the fishpond; I’m receiving what my kupuna received. My body is getting fixed in a Hawaiian way.”



Serving Our Community Through Lomi Lomi Retreats



Malama 'aina caretaking the lo'i kalo of Wailua nui.

Hawaiian Scholarships

Ho'omana is committed to educating practitioners of Hawaiian Ancestry to be supported by their cultural and traditional art forms. Ho'omana has offered scholarships to more than 40 students of Hawaiian Ancestry over the years. Many are able to support themselves and their families through lomi lomi. Others have chosen to simply use the teachings to do ohana work offering healing in their own homes and communities.







Ti leaf lei-making



Spa Product Line: Ho'omana Signature Organic Body Care Products

We intend to begin manufacture of spa products on property eventually with hopes of completing a small industrial kitchen and packing space someday.

Hawaiian Herbal Body Butter: formulated using Native Medicinal Concepts, these herbal blends are created using the highest grade in rich tropical oils of *Virgin Coconut Oil*, *Creamy Cocoa Butter*, and *Kukui Nut* oil blended with Organic Macadamia Nut Beeswax from our local Maui bees to nourish and replenish the deepest layers of the skin.

Each blend is infused with Hawaiian tropical oils to create the following flavors:

Passionfruit Body Butter

Lavender Body Butter

Lemongrass Body Butter

Kukui Body Butter



Figure 34: Ho'omana products at community outreach event in Hana

Organic Body Polish: blended with rich tropical oils, our Body Polish is made from

Hawaiian cane sugar or salt to gently exfoliate, restore moisture and rejuvenate skin.

Blends include:

Passionfruit Body Polish

Lavender Body Polish

Lemongrass Body Polish

Kukui Body Polish

Hawaiian Herbal Healing Mists: produced using signature blends of Organic Essential Oils, wild-crafted hydrosols of pure Native Medicinal Plants, Hawaiian Salt, and distilled Spring Water, these hydrating mists can be used for the face and body and for refreshing linens and living spaces, allowing the spirit of these plants to infuse Aloha into your day. Our Herbal Mists are blended with plant-based hydrosols to lift the spirit and reveal the skin's natural radiance. These aromatherapy scents include:

Passionfruit Herbal Mist

Ti Rose Herbal Mist

Lemongrass Herbal Mist

Sandalwood Herbal Mist

Noni Lavender Mist



Figure 15: Ho'omana Signature Organic Body Care Products

HAWAIIAN EDUCATIONAL CENTER

Ho'omana Lomi Lomi Massage Training Program offers a professional Apprenticeship and Nationally Certified Continued Education integrating Hawaiian healing bodywork and cultural education. Our program allows students to focus and perpetuate the sacred healing art form known as Lomi Lomi from a foundation steeped in lineage teachings of ancestral wisdom.

Our program is a continuance of the values of Aloha Spirit, Ohana, Kokua, Malama and Pono; which are deeply imbedded in the Hawaiian model of wellness. Following lineage teachings, our lomi apprenticeship & spa internship is inspiring and practical. This journey fosters powerful personal growth experiences and allows one to acquire an incredible set of skills that may be cultivated into meaningful career path as a health care professional.



Figure 36: Jeana teaching at Maui Nui Botanical Garden

Our instructors' knowledge is passed down through a long lineage of master practitioner's. The various lomi courses provide a learning environment with extensive and effective lomi techniques, Hawaiian philosophy of Ho'oponopono, meditation and chant. Ho'omana is dedicated to the development of each student's mind, body and spirit while ensuring a supportive and quality learning experience that inspires transformation.

Practitioners are encouraged to embody the Hawaiian way of learning in this experiential program:

Nana- Look with both eyes and the 3rd eye before you touch

Ho'olohe- Listen with both ears, empower a deeper listening

Pa'a Ka Waha- be still the mouth and quiet the mind

Ninau - mimic the kumu

Hana Ka Lima- Use your hands to feel and do your healing work

b. Lomi Lomi Courses

- i. **Hawaiian Lomi Fundamental Week-Long Training Includes Hot stone therapy (60 hours):** In this course the practitioner will learn a full body Lomi Lomi massage technique that addresses muscle imbalances, limited range of motion and musculoskeletal dysfunction that is both specific and therapeutic in it's application. This course is the foundational work upon which all other Lomi classes being taught at Ho'omana will build. This approach follows in the lineage of Big Island Style Lomi intended to instill a level of skill necessary for proper assessment, palpation, and treatment of injury. Lomi Fundamentals is a multi-dimensional form of structural lomi incorporating concepts of Hawaiian spirituality, meditation techniques, and indigenous values addressing the whole person.

Students will learn to use hot stones to relax muscles tissues, increase circulation and release tension in the body. These heated tools

act as an extension of the therapist's hands to administer traditional lomi lomi techniques learned in Hawaiian Lomi Lomi Fundamental Training.

- ii. **Advanced Hawaiian Lomi Lomi:** Advanced Lomi Focusing on Core Musculature and Skeletal Alignment - Once the muscles have been warmed and relaxed in Lomi Fundamentals, advanced techniques are administered focusing on the releasing of joints at the level of the tendonous and ligamentous attachments. This approach allows the practitioner to address acute injury without exacerbating painful symptoms. Proper movement and function of the body is dependent upon the stability created by the axial skeleton and the muscles that support these structures including the pelvis, lumbar, thoracic and cervical spine. Learn how to release and restore alignment to these commonly symptomatic areas using subtle lomi lomi procedures. From a Hawaiian Perspective, our backbone is a symbol of an ancestral connection and the stability offered as a result of ancestral support. The intention behind the work is that by bringing the physical body into alignment, there is a space held for the spiritual, emotional, and mental bodies to also realign.

Advanced Lomi Focusing on Attachments and Extremities - The circulation of nutrients from the blood, elimination of waste products in lymphatics and communication of the central to peripheral nervous system is dependent upon open pathways in these body systems. Once core musculature has been flushed and the drains of circulation opened, the extremities are free to flush toxins as well. Emphasis is placed on following the symptom to it's source ultimately assisting in increasing flexibility and using subtle positioning to bring the body back into optimal functional alignment all the way to the tips of the fingers and toes.

- iii. **Hawaiian Medicinal Therapy:** Master a unique system of spa treatments from a Hawaiian healing perspective based on traditional La'au Lapa'au formulations. Learn to administer dry table scrubs, wraps, facials and many more luxurious spa treatments. Learn the ancient way of gathering plants for healing through deep listening, communication with the spirit of

the plant, and spiritual prayers used to empower their healing capability.

- iv. **Kua Lua Hawaiian Back Walking:** Traditional style of back walking and footwork. Learn to feel with your feet in the way you feel with your hands. This is an excellent form of massage for more dense clients who need additional depth in their treatment.
- v. **Hapai/Noho Lomi Lomi:** Learn to work with specific populations including prenatal, postnatal and pregnancy massage techniques in a side lying position. Learn to administer lomi techniques learned in core classes in the seated position.
- vi. **Four Hand Lomi Lomi:** This special technique that is a more recent healing expression of lomi lomi. This unique experience involves two massage therapists simultaneously using traditional flowing lomi strokes, facilitating a sense of complete surrender within.
- vii. **Ho'opa'a:** The word "Ho'opa'a" means to bring it all together. During this transformational course the practitioner will address the deepest layer of healing where the ancestral DNA, energetic programming on a cellular level, and divine realms of spiritual transformation unfold. Explore the "Ha" breath work, multi-dimensional journeying, and tools for profound clearing for both therapist and client. Learn a lifestyle practice for embodying Hawaiian spiritual healing heightening your receptivity to divine transmissions to assist yourself and your clients in shifting their energetic framework backward and forward.

Applicant's Response to:

RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

A. MAUI COUNTY ZONING

The proposed improvements are situated within the County of Maui's Agricultural District. Pursuant to Maui County Code Chapter 19.30A, the "Agricultural District" is described as follows:

The purpose and intent of Maui County Code Section 19.30A.050 include the promotion of Agricultural development, the preservation and protection of agricultural resources and support of the agricultural character and components of the County's economy and lifestyle.

Furthermore, the intent of the Maui County Code Section 19.30A.050 is to reduce the land use conflicts arising from encroachment of non-agricultural uses into agricultural areas, mitigate rising property values of farm land to make agricultural use more economically feasible, discourage development or subdividing lands for residential uses and to ensure that the rezoning of land from the agricultural district shall be open for the public debate and in the overall public interest.

Ho'omana Spa Maui operates a Hawaiian Spa and Cultural Education Center. Incorporation of gift shop sales not 100% produced on the property, group instruction, and offering of spa services does not comply with the standards established by 19.30A.060, MCC. The unique way in which our **project incorporates native plant conservation and education** from a platform of cultural sharing does create an agricultural distinction for our operation and therefore supports the **County's interest in preservation, protection, as well as components of it's economy and lifestyle**. Since the project encompasses less than 15 acres, the State Land Use Commission Special Use Permit fulfills the requirements of the County Special Use Permit, pursuant to the latter MCC subsection.

EXHIBIT 15

C. GENERAL PLAN OF MAUI COUNTY

The Maui County General Plan 2030 and Countywide Policy Plan was adopted by Ordinance No. 3732 and took effect on March 24, 2010. Participants of the planning process formulated key strategies to assist the residents of Maui County to realize their vision and uphold their core principles.

1) VISION

- a. Maui County will be an innovative model of sustainable island living and a place where every individual can grow to reach his or her potential.
- b. The needs of each individual, the needs of the whole community, and the needs of our natural and cultural assets will be brought into balance to reflect the high value we place on both our natural environment and our people.
- c. The education and health of our people will be fostered to ensure that the residents of these islands can, if they choose, spend their whole lives here – raising children, owning homes, enjoying rewarding jobs, and taking advantage of opportunities to contribute to this community and to be good stewards of our local treasures and resources.
- d. Maui County will be a leader in the creation of responsible, self-sufficient communities and environmentally sound economic development and land stewardship.
- e. That which makes Maui County unique in the world will be preserved, celebrated, and protected for generations to come.

2) CORE PRINCIPLES

To accomplish our vision, the people of our islands must foster and respect the Aloha Spirit. We must consider the future generations of Maui County and be true to these core principles:

- a. Excellence in the stewardship of the natural environment and cultural resources
- b. Compassion for and understanding of others
- c. Respect for diversity
- d. Engagement and empowerment of Maui County residents
- e. Honor for all cultural traditions and histories
- f. Consideration of the contributions of past generations as well as the needs of future generations
- g. Commitment to self-sufficiency
- h. Wisdom and balance in decision making
- i. Thoughtful, island-appropriate innovation
- j. Nurturance of the health and well-being of our families and our communities.

Ho'omana Spa Maui is the embodiment of the beautiful Vision and of the Core Principles set forth by Maui County's General Plan. The innovative way in which traditional healing practices have been evolved into a modern platform for sharing ancient Hawaiian healing in connection with the islands native medicinal plant species has allowed Jeana Iwalani Naluai to build a sustainable business in her community. Her exemplary lifestyle in wellness education, and healing offerings have had a positive effect on her local community, Hawaiian community, and visiting tourist community. Visitors to Ho'omana are empowered to connect with the natural environment in a profound way recognizing this rich host culture and how they can incorporate ancient Hawaiian teachings into their modern every day lives. Visitors are encouraged to learn Hawaiian culture from our knowledgeable practitioners or in one of our Hawaiian healing courses, experience native medicine in our treatments or by walking through our native gardens, or take home a Maui made herbal product steeped in La'au Lapa'au practices.

As a native Hawaiian, whose family was once removed from these islands due to economic challenges, it is her passionate desire to continue to be self-sufficient sustaining and own her 2.01 acre property, raising her 3 children, contributing to her community through business offerings as well as community outreach projects. Jeana Iwalani Naluai has been a leader in stewardship of many of the island's natural and cultural resources. Ho'omana Spa Maui Staff and students comprising the Ho'omana 'Ohana have been caretaking taro patches at Wailua Nui

for 12 years, Kupuhua Heiau in Honolua Valley for 5 years, Halua Pools in Ahihi Kinau Natural Area reserve, and Kukuipuka Heiau in Waihe'e to name a few.

Ho'omana 'Ohana also offer monthly outreaches offering free lomi lomi massage to specialty groups to include but not limited to, Hawaiian homeland residents in Kula, Waiehu and Paukukalo, Women helping women, Habitat for humanity, local Hula halau and Canoe clubs, Hospice Maui, and Molokai community.

Ho'omana Spa Maui is an expanded business model incorporating values of the ahupua'a system into it's management style, marketing strategies, and economic goal setting. The staff members employed at Ho'omana Spa Maui are educated in Hawaiian philosophies of care as well as of living in communion with nature and others creating fulfilling jobs in service to others that boosts local economy. Maui's unique contribution is certainly celebrated moment to moment with Ho'omana spa Maui and if allowed to continue, will be a resource for natural and cultural preservation for many generations to come.

3) STRATEGIES

a.) Protect the Natural Environment

One of Maui County's greatest assets is its natural beauty. From the upland forests to the coral reefs, the islands of Maui County are a portrait of a rare and amazing natural world. Protection of the natural environment—including the ecological systems therein—is of vital importance.

Goal: Maui County's natural environment and distinctive open spaces will be preserved, managed, and cared for in perpetuity.

Objectives

- Improve the opportunity to experience the natural beauty and native biodiversity of the islands for present and future generations.

- Preserve and reestablish indigenous and endemic species' habitats and their connectivity.
- Improve the stewardship of the natural environment.
 - Improve communication, coordination, and collaboration among government agencies, nonprofit organizations, communities, individuals, and land owners that work for the protection of the natural environment.
- Educate residents and visitors about responsible stewardship practices and the interconnectedness of the natural environment and people.

Policies

- Expand education about native flora, fauna, and ecosystems.
- Align priorities to recognize that the health of the natural environment and the health of people are inextricably linked.

Ho'omana Spa Maui has cultivated over 30 species of indigenous and endemic plants over the last 10 years on the subject property. Ho'omana Spa Maui upholds organic planting practices, uses bio-composting methods, and practices of companion planting lends to a yield of nutrient rich and superior species. Plants are identified and plant signs are in place to educate visitors and students in their traditional and medicinal uses. Hawaiian's recognized a familial connection to the spirit of each plant on the land as well as the land itself and how the nurturing of this connection would empower and sustain them as a people into future generation. Stewardship of the land is a value that Ho'omana 'Ohana upholds on our own grounds as well as in the sacred wahi pana of Maui. Education of visitors and students regarding our native medicinal practices allows ancient knowledge systems to not only be perpetuated but to be integrated once again into the modern experience for elevated health and well-being.

b.) Preserve Local Cultures and Traditions

The cultures and traditions of Maui County's people make the lifestyle of the islands unique and special. Preserving cultural resources and perpetuating the Aloha Spirit are important to

maintaining our quality of life and sense of place.

Goal: Maui County will foster a spirit of pono and protect, perpetuate, and reinvigorate its residents' multi-cultural values and traditions to ensure that current and future generations will enjoy the benefits of their rich island heritage.

Objectives

- Perpetuate the Hawaiian culture as a vital force in the lives of residents.
- Emphasize respect for our island lifestyle and our unique local cultures, family, and natural environment.
- Preserve for present and future generations the opportunity to know and experience the arts, culture, and history of Maui County.

Policies

- Promote the use of ahupua`a and moku management practices.
- Promote the use of the Hawaiian language.
- Encourage schools to promote broader incorporation of Hawaiian and other local cultures' history and values lessons into curriculum.
- Ensure the protection of Native Hawaiian rights.
- Acknowledge the Hawaiian culture as the host culture, and foster respect and humility among residents and visitors toward the Hawaiian people and their practices.
- Encourage the perpetuation of each culture's unique cuisine, attire, dance, music and folklore, and other unique island traditions and recreational activities.
- Foster teaching opportunities for cultural practitioners to share their knowledge and skills.
- Support the development of cultural centers.
- Broaden opportunities for public art and the display of local artwork.
- Foster the Aloha Spirit by celebrating the Hawaiian host culture and other Maui

County cultures through support of cultural-education programs, festivals, celebrations, and ceremonies.

- Support the perpetuation of Hawaiian arts and culture.
- Support programs and activities that record the oral and pictorial history of residents.
- Support the development of repositories for culture, history, genealogy, oral history, film, and interactive learning.

Ho'omana Spa Maui has become a sanctuary for sharing our ancient ways celebrating the Spirit of Aloha as a lifestyle and it's influence on the betterment of our island community and global communities. Hawaiian's believe that each vertebra in the spine is one generation of ancestral support that we stand up right upon and are supported by through out each moment of our lives. As a platform for sharing Hawaiian history, art, culture, traditions, medicinal practices, oral traditions, and spiritual teachings, Ho'omana Spa Maui intends to not only inspire those interested in learning more about Hawaiian Culture but to be inspired to look to their genealogical roots and connection for self-discovery and ancestral support. Aloha is not unique to the Hawaiians but is a universal truth that the local community strives to uphold and that visitors cannot help but feel deeply. As a result of sharing from a space of Aloha Spirit, Maui County and the State of Hawaii have the opportunity to create a positive epidemic of change in the world in alignment with the teachings of our forefathers. The services offered in our Hawaiian Spa are infused with traditional chants and prayers, medicinal herbs for healing, and a high level of skilled Hawaiian bodywork practices. Ho'omana Spa Maui regularly invites kupuna talk-story during retreats for oral transmission of our teachings giving guests the rare opportunity to sit at the feet of an elder and to give the wisdom keepers an opportunity to instill knowledge. There have been many times in our history where we were not allowed to share our living culture yet our knowledge has survived and the doors of sharing have been opened. Ho'omana Spa Maui respectfully honors the Hawaiian Culture and the traditions it holds dear.

c.) Improve Education

In creating the County General Plan the participants ranked education as a top priority stating that "Today's world, knowledge and intellectual capital are widely recognized as indicators of

production potential, and therefore, can be tied to quality of life. Obtaining an education also plays a significant role in “enabling individuals to lead lives of dignity and purpose; construct knowledge and put it toward humane ends; and participate as informed citizens in a democratic society.”

Goal: Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.

Objectives

- Encourage the State to attract and retain school administrators and educators of the highest quality.
- Provide nurturing learning environments that build skills for the 21st century.
- Provide all residents with educational opportunities that can help them better understand themselves and their surroundings and allow them to realize their ambitions.

Ho’omana Spa Maui offers a high level of education steeped in ancestral knowledge. Jeana Iwalani has a total of 20 years of expertise in her field, is endorsed by the Department of Education and is a Nationally Certified Instructor in Continued Education for Hawaiian Lomi Lomi Massage. Our Therapists are able to obtain more than 300 hours of training in Hawaiian healing practices. Those who chose to specialize in lomi lomi and go on to obtain their Massage Therapy License in the state of Hawaii can do so through our Lomi Lomi Apprenticeship Training Program. The average wage of therapists just graduating from massage school is \$35-\$95 per hour depending on whether they are working for a company or in private practice. Ho’omana Spa Maui employs a team of 9 therapists who are able to make a living offering lomi lomi massage services. Ho’omana Spa Maui also offers scholarships of up to \$10,000 per year to students of Hawaiian Ancestry and \$2500 to one exemplary individual not of Hawaiian descent who lives a life of service and positive impact in their community. Jeana Iwalani Naluai is of the philosophy that native practitioners should be financially supported by their craft and should ho’ohana- strive for mastery in the work that they do. Ho’omana Educational Programs offer

life-long skills that can be used as a career, to care take family, and to foster transformative and personal growth experiences for well-being.

d.) Strengthen Social and Healthcare Services

Ensuring the health and safety of each resident is one of the most basic obligations of County, State, and Federal government. To achieve this, it is important for the different levels of government to work together to provide a wide variety of social and healthcare services that meet the challenges and needs of each community.

Health has been defined by the World Health Organization as “a state of complete physical, mental and social well-being.” Native Hawaiians took a similar approach to wellness, concluding that only when a person was healthy in all three of these areas, and spiritually, were they “right” or pono.

Goal: Health and social services in Maui County will fully and comprehensively serve all segments of the population.

Objective: In cooperation with the Federal and State governments and nonprofit agencies, broaden access to social and healthcare services and expand options to improve the overall wellness of the people of Maui County.

Ho’omana Spa Maui offers private pay lomi lomi massage, insurance based Hawaiian therapeutic services, and free community clinics. The health and well-being of all individuals is supported by our offerings including that of our staff, students and therapists. By operating with the expanded business model of an ahupua’a, each individual is aware of how their performance effects a whole community and how every thought put into action reflects on the results of each treatment, each interaction exponentially. Our approach to wellness and healthcare is in alignment with the traditional Hawaiian way of looking at a person in their wholeness in mind, body, and spirit, not compartmentalizing each aspect of their being and working for instance, only with the physical body. Ho’omana is committed to serving the needs of the community on a

broad spectrum of wellness practices.

e.) Expand Housing Opportunities for Residents

To achieve balance in the housing market, it is important to work cooperatively with developers to ensure a range of housing options is available for varying income levels and demographic groups. In evaluating Census data for the County from 1990, 2000, and 2005 estimates it has been concluded that the number of Native Hawaiians and other Pacific Islanders in Maui County decreased from 13,730 in 2000 to 12,889 in 2005, suggesting that out-migration of each of the island's native population is occurring.

Goal: Quality, island-appropriate housing will be available to all residents.

Objective: Increase the mix of housing types in towns and neighborhoods to promote sustainable land use planning, expand consumer choice, and protect the County's rural and small-town character.

Ho'omana Spa Maui is owned and operated by a Hawaiian family with ancestral connection to their property at 1550 Piipiholo. The contribution of 3 families initial investment (Jeana , her parents, and her sister) combined is what it took to purchase this 2.01 acre parcel. It was intended to be a family estate to remain in the family for many generations. The innovative operation started by Jeana Iwalani Naluai was initiated to ensure enough abundance of income to sustain her ability to keep the property so that her father, who left the island due to financial struggles, could return and live the rest of his life in Hawaii. The trend is that over 1000 native Hawaiians migrated to different places outside of the Hawaiian Islands between the years 2000 and 2005. It is the wish of the Naluai family to remain in their ancestral lands and to create a sustainable family business here to support the family's ability to be self-sufficient and supported by their cultural arts for many generations. Jeana's three children are already practicing Hawaiian Back Walking and are apprentices in training.

f.) Strengthen the Local Economy

Recognize the important economic contributions that the visitor industry makes to Maui County, and support a healthy and vibrant visitor industry. Maui County's economy has been largely dependent upon the visitor industry, and residents recognize the need to diversify with environmentally and ethically positive businesses that align with local values. This requires an economic environment that supports innovation and nurtures small and locally owned businesses, and a society that rewards industries that honor the County's cultural heritage and natural environment. The County's economic strength may also be enhanced by growing our own food, producing our own goods, and generating our own energy resources.

Maui County is also moving toward diversification within the tourism industry, including the enhancement of niche tourism. Two rapidly expanding areas include ecotourism and wellness tourism.

Ecotourism emphasizes the interpretation of local ecosystems and culture and affords minimal visitation impact; commitment to local conservation issues; and direct benefits to local residents. Wellness tourism is travel for the purpose of enhancing balance and harmony, mentally, emotionally, physically, and spiritually, according to the Hawai'i Wellness Tourism Association. The participants of Focus Maui Nui expressed a desire to retool the County's economy to enable Hawai'i to be more self-reliant. This would mean expanding agriculture, aquaculture, manufacturing, and renewable-energy sectors in the islands. By working toward self-sufficiency, Maui County's economy could diversify dramatically, thereby offering additional opportunities for employment and income.

Goal: Maui County's economy will be diverse, sustainable, and supportive of community values.

Objectives

- Promote an economic climate that will encourage diversification of the County's

economic base and a sustainable rate of economic growth.

- Diversify and expand sustainable forms of agriculture and aquaculture.
- Support a visitor industry that respects the resident culture and the environment.
- Expand economic sectors that increase living-wage job choices and are compatible with community values.
- Expand economic sectors that increase living-wage job choices and are compatible with community values.

Policies

- Support economic decisions that create long-term benefits.
- Promote lifelong education, career development, and technical training for existing and emerging industries.
- Invest in infrastructure, facilities, and programs that foster economic diversification.
- Support and promote locally produced products and locally owned operations and businesses that benefit local communities and meet local demand.
- Support programs that assist industries to retain and attract more local labor and facilitate the creation of jobs that offer a living wage.
- Encourage work environments that are safe, rewarding, and fulfilling to employees.
- Support home-based businesses that are appropriate for and in character with the community.
- Encourage businesses that promote the health and well-being of the residents, produce value-added products, and support community values.
- Foster an understanding of the role of all industries in our economy.
- Support efforts to improve conditions that foster economic vitality in our historic small towns.
- Support and encourage traditional host-culture businesses and indigenous agricultural practices.
- Support programs that position Maui County's agricultural products as premium export products.

- Prioritize the use of agricultural land to feed the local population, and promote the use of agricultural lands for sustainable and diversified agricultural activities.
- Promote traditional Hawaiian practices in visitor-related facilities and activities.
- Encourage and educate the visitor industry to be sensitive to island lifestyles and cultural values.
- Encourage a spirit of welcome for residents at visitor facilities, such as by offering kama`aina incentives and discount programs.
- Support policies, programs, and a tax structure that redirect the benefits of the visitor industry back into the local community.
- Encourage resident ownership of visitor-related businesses and facilities.
- Foster an understanding of local cultures, customs, and etiquette, and emphasize the importance of the Aloha Spirit as a common good for all.
- Support the diversification, development, evolution, and integration of the visitor industry in a way that is compatible with the traditional, social, economic, spiritual, and environmental values of island residents.
- Perpetuate an authentic image of the Hawaiian culture and history and an appropriate recognition of the host culture.
- Support the programs and initiatives outlined in the Maui County Tourism Strategic Plan 2006-2015.
- Support emerging industries, including the following:
 - Health and wellness industry;
 - Arts and culture industry;
 - Education and training industry;
 - Ecotourism industry; and
 - Agritourism industry

Ho'omana Spa Maui has diversified the use of their agricultural property to include but not be limited to traditional agricultural practices alone to sustain the property financially. The innovative way in which native agricultural practices, cultural education, and sustainable tourism have been combined in this business model is in absolute alignment with Maui County's

General Plan to strengthen the local economy.

Jeana Iwalani Naluai holds a license in the state of Hawaii to practice Physical Therapy and Massage Therapy. Her licensed massage establishment has graduated over 20 therapists all of whom have passed their state boards and are currently licensed to practice massage therapy and are contributing members of the Maui work force. Her training programs offered throughout the year bring students from all over the globe who are interested in learning Hawaiian Healing and visitors who are interested in experiencing authentic Hawaiian cultural traditions. Ho'omana Spa Maui employs local community members including 9 therapists, one sales staff and 2 reception staff members to secure flow of operations. Ho'omana Spa Maui partners with over 25 island business to cross refer students and visitors to local businesses boosting the local Upcountry economy of nearby restaurants, eco and adventure activity companies, lodging, agritouristic ventures and retail boutiques. Ho'omana Spa Maui produces Hawaiian herbal products based on traditional La'au Lapa'au and Made on Maui that strengthen economy and promote Maui's host culture and evoke a sense of place for the user to recall their time visiting Maui. Hoomana Spa Maui advertises to local and global markets attracting a broad range of clientele to the Upcountry area.

Ho'omana Spa Maui has diversified operations on this agricultural property inspiring interest for other local community members and students to also enjoy the benefits of growing native plants for personal medicinal use.

The most requested massage treatments for visitors of Maui is lomi lomi massage, hot stones and deep tissue. Although there are corporate spas and day spas speckled about the island, there are no other spas who are offering a Hawaiian approach to wellness quite like Ho'omana Spa Maui is offering services. The guest is able to enjoy the serene, rural environment of Upcountry while partaking in healthful rejuvenation keeping income with local families and away from corporate businesses whose bulk income is taken off island to mainland investors.

D. UPCOUNTRY MAUI COMMUNITY PLAN

Goals, Objectives and Policies

1) ECONOMIC ACTIVITY

Goal: A stable and diverse economic environment which supports a level of community prosperity in order to provide social services and environmental amenities and which respects the region's rural and agricultural lifestyle, open space and natural resources.

Objectives and Policies

- Provide for the preservation and enhancement of agricultural lands and operations, promoting diversified agriculture to the region's economic base and lifestyle.
- Recognize the rural, open space character of the Upcountry region as an economic asset of the island. . For example, the name recognition of Kula agricultural products establishes a basis for developing new local and overseas markets, which can strengthen the agricultural component of the economy.
- Preserve agriculture by actively promoting locally grown agricultural products.
- Discourage large-scale visitor industry facilities, which result in high concentrations of visitors in the Makawao-Pukalani-Kula region (e.g., Maui Tropical Plantation).
- Encourage diversified agriculture and at the same time encourage the pursuit of alternative agricultural industries.
- Develop a stable and balanced employment base, which will provide opportunities for increasing the standard of living for all of the region's residents.

Ho'omana Spa Maui introduces a diversified aspect of agricultural use that is innovative and economically viable. The cultivation of native species for education and cultural practice when applied to agritourism through the sharing of Traditional healing artforms is in alignment with Maui County Community Plan's economic goal of preservation of agricultural practices. Ho'omana Spa's Organic Line of Maui made products infused with traditional Hawaiian

medicinals platform both on site and online for Upcountry Hawaiian products thereby strengthening the local economy.

Our facility has the capacity for a low, reasonable and manageable concentration of visitors. Our Hawaiian Spa has 4 treatment rooms with the ultimate capacity to service 4-6 guests per hour during operating hours from 9am-5pm. During lomi lomi classes offered 4 times per year, we have between 8-12 students on site with ample parking for students and spa guests alike on the premises.

The opportunity for employment of local therapists who are committed to perpetuating the cultural practices taught and employed by Ho'omana Spa would allow a practitioner to earn a wage that provides a stable, high quality standard of living. Ho'omana Spa as a business entity has the potential to employ 1 therapist on shift and 1 therapist all call daily as well as reception support for daily operations. The administrative and support industries that would benefit from a local small business are the same for most businesses which include contracted accounting, bookkeeping, housekeeping, maintenance etc.

Through it's diverse avenue of agritourism, Ho'omana Spa has the ability to support other local companies by referring guests to enjoy other Upcountry activities and amenities. Ho'omana Spa has developed more than 25 island partner cross-referral relationships with local businesses that keeps visitor funds within the Upcountry area.

2) LAND USE

Goal: The maintenance and enhancement of Upcountry's unique and diverse rural land use character with sensitivity to existing land use patterns, natural resource values, and economic and social needs of the region's residents.

Objectives and Policies

- Encourage the development of land use performance and subdivision standards,

which are compatible with the agricultural Upcountry character.

- Ensure and encourage the long-term viability of “Mom and Pop” stores through establishment and availability of appropriate land use designations.

Ho’omana Spa Maui is compatible with the existing Upcountry agricultural character in it’s offerings of local agriculturally based infusion in it’s spa treatments and products. Guests are also encouraged to commune with nature on the lush 2.01-acre property with Native botanical gardens. Guests are able to learn by reading posted plant signs identifying traditional and medicinal uses of botanical and native species. As a Hawaiian owned and operated family business, we find that guests appreciate the welcoming spirit of hospitality and Aloha that is felt by connecting with the owners. The owners live on the property with their 3 young children. The children often tour guests around and encourage them to pick from the abundance of fruit on the property. The family desires to stay on the property long-term with intention of one day passing the legacy and teachings on to their children.

3) ENVIRONMENT

Goal: Protection of Upcountry’s natural resources and environment as a means of preserving and enhancing the region’s unique beauty, serenity, ecology, and productivity, in order that future generations may enjoy and appreciate an environment of equal or higher quality.

Objectives and Policies

- Preserve the existing visual, noise, odor and air quality characteristics found in agricultural/rural neighborhoods of the Makawao-Pukalani-Kula region.
- Preserve the health and welfare of the region’s residents by encouraging a balanced approach in utilizing man-made pesticides, herbicides and fertilizers.
- Encourage and support the use of organic farming as a means of maintaining the integrity of Upcountry’s environment.
- Promote landscaping which utilizes endemic and indigenous plant species.

Ho'omana Spa Maui has planted over 30 species of endemic and indigenous plant species over the last decade. Farming methods include natural fertilizers and biocomposting from chickens raised on property. All agriculture on the property is based on organic practices. Grey water used for agriculture is biodegradable and chemical free due to their commitment to using natural detergents, cleaning products, and body products. The community where the proposed project is located is quiet and serene. The offerings of Hawaiian education and Hawaiian spa services are consistent with quietude and serenity of the region. Guests come to relax and retreat from the regular tourist hubs and to experience the natural beauty of Upcountry that is preserved and celebrated at Ho'omana Spa.

4) CULTURAL RESOURCES

Goal: The identification, preservation and where appropriate, restoration and promotion of cultural resources and practices, which reflect the rich and diverse heritage found in the Upcountry region.

Objectives and Policies

- Recognize the importance of historically and archaeologically sensitive sites, both known and undiscovered, and encourage their preservation and protection.
- Promote community awareness of the Makawao-Pukalani-Kula region's cultural and historic backgrounds through the establishment of museums, cultural centers and educational programs.
- Recognize and respect the Upcountry region's multi-cultural heritage.

Ho'omana Spa Maui is a cultural resource for locals, Hawaiians and visitors and is in alignment with the goals of promoting awareness of cultural heritage. Through Classroom education and sharing the healing arts for spa guests, Ho'omana is able to bridge the ancient Hawaiian teachings and modern learning styles to reach a diverse population honoring all cultures and backgrounds. Our educational center upholds cultural values, creates a platform for other cultural practitioners and elders to share their mana'o, and promotes global awareness

of our ancient knowledge systems.

AGENCY TRANSMITTAL RESPONSE e-FORM
FOR DEPARTMENT OF PLANNING, COUNTY OF MAUI
9/12/2016


AGENCY NAME	Department of Environmental Mgmt.	PHONE	270-8230
PROJECT: APPLICANT: PERMIT NO: TMK: STREET ADDRESS: PROJECT DESCRIPTION: SECURITY CODE:	Ho'omana Spa Maui & Educational Center for the Perpetuation of Hawaiian Healing Arts and Native Plant Medicinal Plant Conservation Jeana Naluai CP 2015/0002 & SUP2 2015/0003 (2) 2-4-013:142 1550 Piihole Road, Makawao, Maui, Hawaii Spa & Hawaiian Educational Center		
<input type="checkbox"/> COMMENTS/RECOMMENDATIONS <input checked="" type="checkbox"/> NO COMMENTS			
WASTEWATER RECLAMATION DIVISION COMMENTS			
<input type="checkbox"/> COMMENTS/RECOMMENDATIONS <input checked="" type="checkbox"/> NO COMMENTS			
SOLID WASTE DIVISION COMMENTS			
Signed:			
Print Name:	Michael M. Miyamoto, Deputy Director		Date 9/12/16

EXHIBIT 16

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELLE CHOITEAU-MILLAN
Deputy Director



COUNTY OF MAUI

DEPARTMENT OF PLANNING

TRANSMITTAL

August 30, 2016

2016 AUG 31 AM 9:29

STATE AGENCIES	
x	Dept of AG, Honolulu
x	Dept of Health, Honolulu
x	Dept of Health, Maui (2)
x	Land Use Commission (Hard Copy)
x	Office of Planning

COUNTY AGENCIES	
x	Dept of Environmental Management (2)
x	Dept of Finance -- Real Property Division
x	Dept Public Works (1 CD, 2 Hard Copies)
x	Dept of Water Supply
x	Fire & Public Safety
x	Police Department

PROJECT:	Ho'omana Spa Maui & Educational Center for the Perpetuation of Hawaiian Healing Arts and Native Plant Medicinal Plant Conservation
APPLICANT:	Jeana Naluai
STREET ADDRESS:	1550 Piiholo Road, Makawao, Maui, Hawaii
PROJECT DESCRIPTION:	Spa & Hawaiian Educational Center
TMK:	(2) 2-4-013:142
PERMIT NO	CP 2015/0002 & SUP2 2015/0003

TRANSMITTED TO YOU ARE THE FOLLOWING:

X Relevant application materials.

The property has an implemented farm plan showing that 70% of the land is used for agriculture. The Applicant produces Hawaiian medicines and spa products from the plants grown on the property and is proposing to use those products for spa and health related treatments. If you have any comments please submit directly to me by October 20, 2016. A comment box is also provided to assist you. If no comment, you may sign the "No Comment" box and fax to (808) 270-5780. Thank you for your time and assistance. If you have any questions please contact me via email at gina.flammer@mauicounty.gov or by phone at (808) 270-5780.

Sincerely,

Gina Flammer
Gina Flammer, Staff Planner

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
Gina M. Flammer, Staff Planner (PDF)

ONE MAIN PLAZA BUILDING / 2200 MAIN STREET, SUITE 315 / WAILUKU, MAUI, HAWAII 96793
MAIN LINE (808) 270-7735 / FACSIMILE (808) 270-7634
CURRENT DIVISION (808) 270-8205 / LONG RANGE DIVISION (808) 270-7214 / ZONING DIVISION (808) 270-7253

EXHIBIT 17

AGENCY NAME		PHONE	
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Agency Transmittal (CP 2015/0002 & SUP2 2015/0003)

August 30, 2016

Page 2

Project File

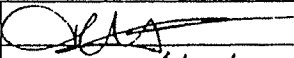
General File

GMF ela

K:\WP_DOCS\PLANNING\CP\2015\0002_HawaiianSpaMaui\Agency Comments\Spa & Education Center Agency

Transmittal doc

NO COMMENT			
Commenting Agency:		Phone:	
Signed:		Dated:	
Print Name:		Title:	

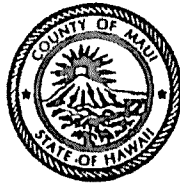
COMMENT/RECOMMENDATION BOX			
<p>If approved - no change in classification as they currently have B+B permit + classed as commercialized residential.</p>			
Commenting Agency:	Finance - Real Property	Phone:	463-3155
Signed:		Dated:	9-14-16
Print Name:	Marcy Martin	Title:	Property Technical Officer

10/7/2016
ALAN M. ARAKAWA
Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

October 4, 2016

GLEN A. UENO, P.E., P.L.S.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

LESLI L. OTANI, P.E., L.S.
Highways Division

RECEIVED

OCT 06 2016

COUNTY OF MAUI
DEPT OF PLANNING

MEMO TO: WILLIAM R. SPENCE, PLANNING DIRECTOR

FROM: DAVID C. GOODE, DIRECTOR OF PUBLIC WORKS 

SUBJECT: **APPLICATIONS FOR STATE LAND USE COMMISSION AND SPECIAL
USE PERMITS FOR HO'OMANA SPA MAUI & EDUCATIONAL
CENTER;
TMK: (2) 2-4-013:142
CP 2015/0002; SUP2 2015/0003**

We reviewed the subject application and have the following comments:

Comments from the Development Services Administration (DSA), Building Inspection Section:

1. Application BT20160277 has been submitted for after-the-fact work. There are no open violations recorded.

Comments from the Development Services Administration (DSA), Plans Review Section:

2. Building permit application T2016/0277 was applied for on February 22, 2016. The scope is to permit after-the-fact additions and alteration to the existing main farm dwelling. The building application is still pending.
3. Additional building permits will be required for changes in building uses along with obtaining certificates of occupancy.

If you have any questions regarding this memorandum, please call Rowena M. Dagdag-Andaya at 270-7845.

DCG:RMDA:da

xc: Highways Division
Engineering Division

S:\DSA\Engr\CZM\Draft Comments\24013142_ho'omana_spa_maui_cp_sup2.doc

EXHIBIT 18

ALAN M. AHAKAWA
Mayor



DAVID TAYLOR, P.E.
Director

PAUL J. MEYER
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauewater.org

October 13, 2016

Ms. Gina Flammer, Staff Planner
Department of Planning
County of Maui
250 South High Street
Wailuku HI 96793

Re: I.D.: CP 2015/0002, SUP2 2015/0003
TMK: (2) 2-4-013:142
Project Name: Ho'omana Spa Maui and Educational Center
LUC Special Use Permit and Conditional Permit Applications

Dear Ms. Flammer:

Thank you for the opportunity to comment on these applications.

Source Availability, System Infrastructure and Consumption

The project area is served by the Lower Kula System. This property has a 1-inch meter. Water use could potentially increase by allowing agricultural tourism on an existing farm.

A 6-inch waterline runs along Piihola Road, east of the lot, and a fire hydrant is adjacent. Granting of the conditional and special use permits should be conditioned upon installation of a backflow preventer, if not already installed on site.

Pollution Prevention

The property overlies the Makawao aquifer. In order to protect groundwater resources, attached are Best Management Practices for Agricultural Businesses. The use of native plants cited in the application is a positive influence on the watershed.

Should you have any questions please contact Audrey Dack at (808) 463-3109 or audrey.dack@mauicounty.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Taylor".

Dave Taylor, P.E.

Director

apd

"By Water All Things Find Life"

EXHIBIT 19

Best Management Practices: Agricultural Businesses

Contamination of ground water can occur when pesticides, herbicides, fertilizer, fungicides and/or other chemicals are spilled. Contamination can also happen when rinse water from containers or equipment cleaning is dumped on the ground or into surface waters such as streams or ponds. Improperly cleaned containers that are stockpiled or buried could also be potential sources of ground water contamination.

- Locate operations as far as possible from groundwater wells and areas that may drain into surface water bodies such as streams or ponds. Areas around public water supply wells should receive special consideration, especially if designated as Wellhead Protection Areas (WPA).
- Know and comply with regulations governing the storage, handling and application, and disposal of hazardous substances. (Hawaii)
- Adopt the "First In – First out" Principle. The "First In – First out" Principle directs you to use your oldest chemicals, first to ensure that they don't expire.
- Keep pesticides locked or inaccessible to the public in an area separate from areas used to store other materials, such as fertilizers, feed, and seed. Segregate and label herbicides, insecticides and fungicides to prevent cross-contamination.
- Write an emergency response plan and familiarize all farm personnel with the plan BEFORE an emergency occurs.
- Store Personal Protective Equipment (PPE) in an area that is easily accessible but NOT in same area that your pesticides are stored.
- Keep a written pesticide inventory and MSDS file for the chemicals used on site of your operations.
- Arrange pesticide containers in storage area so that labels are clearly visible and make sure the labels can be read.
- Place bags of DRY pesticides and other chemicals on raised, plastic pallets to ensure that they do not get wet. Do not store any liquid materials above dry chemicals.
- Use shelving made of plastic or reinforced metal. Keep metal shelving painted or invest in and use stainless steel to avoid corrosion. NEVER use wood shelving! Wood shelving may absorb spilled pesticide and other chemical materials.
- Store potential pollutants in sealed, leak-proof, and labeled containers.
- Drums containing potential pollutants should be stored in a designated, curbed location where they will not be accidentally tipped over/punctured/exposed to weather and/or vandalism.
- Construct floors of seamless metal or concrete.
- Do not transport, handle, store, load, apply or dispose of any hazardous substance in a way that may pollute water supplies or cause damage or injury to land, including human, plants or animals. (Hawaii)
- Isolate all potential contaminants from soil and water.
- Keep drip pans or containers under vehicles and/or equipment that may drip during repairs. Collect oil from drip pans and recycle.
- Do not discharge any waste material onto the ground or into surface water bodies.

- Clean up spills as soon as possible. The sooner you contain, absorb, and dispose of a spill, the less chance there is that it will contaminate our groundwater. Always use the appropriate PPE as indicated on the MSDS and chemical label.
- Always remember the 4 steps to preventing contamination:
 1. CONTROL actively spilling or leaking materials by setting the container upright;
 2. CONTAIN the spilled material using barriers and absorbent material;
 3. COLLECT spilled material, absorbents, and leaking containers and place them in a secure and properly labeled container;
 4. STORE the containers of spilled material until they can be applied as a pesticide or appropriately disposed.
- Clean up small liquid by using an absorbent such as cat litter (montmorillonite). Refer to MSDS for specific instruction.
- Provide emergency hand and eye wash facilities for personnel who might be accidentally exposed to pesticides and other chemicals.
- Report all spills to the Department of Health (DOH), Environmental Health Administration and/or Environmental Protection Agency (EPA) as required by state and federal laws.

DAVID Y. IOE
GOVERNOR OF HAWAII



VIRGINIA PRESSLER, M.D.
DISTRICT HEALTH OFFICER

**STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU HAWAII 96793 3378**

LORRIN W. PANG, M.D., M.P.H.
DISTRICT HEALTH OFFICER

October 3, 2016

Mr. William R. Spence
Director
Department of Planning
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

Attn: Gina Flammer

Dear Mr. Spence:

**Subject: Hoomana Spa Maui & Educational Center for the
Perpetuation of Hawaiian Healing Arts & Native Plant
Medicinal Plant Conservation**

Applicant: Jeana Naluai

Permit No.: CP 2015/0002 & SUP2 2015/0003

TMK: (2) 2-4-013:142

Project Location: 1550 Piiholo Road, Makawao, Maui, Hawaii

Project Description: Spa & Hawaiian Educational Center

Thank you for the opportunity to review this project. We have the following comments to offer:

Please provide us with engineered wastewater flow calculations for this project.
If you have any questions, please call Roland Tejano, Environmental Engineer, at
808 984-8232.

Should you have any questions, please contact me at 808 984-8230 or email me at
patricia.kitkowski@doh.hawaii.gov.

Sincerely

A handwritten signature in black ink, appearing to read "Patti Kitkowski".

Patti Kitkowski
District Environmental Health Program Chief

c EPO

EXHIBIT 20

DAVID Y. IGE
GOVERNOR OF HAWAII



VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801 3378

In reply, please refer to
File #

EPO 16-316

October 4, 2016

Ms. Gina Flammer, Staff Planner
County of Maui
Department of Planning
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793
Email: gina.flammer@mauicounty.gov

Dear Ms. Glammer:

SUBJECT: Hoomana Spa Maui & Educational Center for the Perpetuation of Hawaiian Healing Arts and Native Plant Medicinal Plant Conservation
1550 Piiholo Road, Makawao, Maui
TMK: (2) 2-4-013:142

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your application to our office on September 26, 2016.

In the development and implementation of all projects, EPO strongly recommends regular review of State and Federal environmental health land use guidance. State standard comments and available strategies to support sustainable and healthy design are provided at: <http://health.hawaii.gov/epo/landuse>. Projects are required to adhere to all applicable standard comments. EPO has recently updated the environmental Geographic Information System (GIS) website page. It now compiles various maps and viewers from our environmental health programs. The eGIS website page is continually updated so please visit it regularly at: <http://health.hawaii.gov/epo/egis>. EPO also encourages you to examine and utilize the Hawaii Environmental Health Portal at: <https://eha-cloud.doh.hawaii.gov>. This site provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings.

We suggest you review the requirements of the Clean Water Branch (HAR, Section 11-54-1.1, -3, 4-8) and/or the National Pollutant Discharge Elimination System (NPDES) permit (HAR, Chapter 11-55) at: <http://health.hawaii.gov/cwb>. If you have any questions, please contact the Clean Water Branch, Engineering Section at (808) 586-4309 or cleanwaterbranch@doh.hawaii.gov. If your project involves waters of the U.S., it is highly recommended that you contact the Army Corps of Engineers, Regulatory Branch at: (808) 835-4303.

Please note that all wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems". We reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please review online guidance at: <http://health.hawaii.gov/wastewater> and contact the Planning and Design Section of the Wastewater Branch at (808) 586-4294.

EXHIBIT 21

Ms. Gina Flammer, Staff Planner

Page 2

October 4, 2016

You may also wish to review the draft Office of Environmental Quality Control (OEQC) viewer at: <http://eha-web.doh.hawaii.gov/oeqc-viewer>. This viewer geographically shows where some previous Hawaii Environmental Policy Act (HEPA) (Hawaii Revised Statutes, Chapter 343) documents have been prepared.

In order to better protect public health and the environment, the U.S. Environmental Protection Agency (EPA) has developed a new environmental justice (EJ) mapping and screening tool called EJSCREEN. It is based on nationally consistent data and combines environmental and demographic indicators in maps and reports. EPO encourages you to explore, launch and utilize this powerful tool in planning your project. The EPA EJSCREEN tool is available at: <http://www.epa.gov/ejscreen>.

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design. Thank you for the opportunity to comment.

Mahalo nui loa,



Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office

LM:nn

Attachment 1: Environmental Health Management Web App Snipit of Project Area: <http://health.hawaii.gov/epo/egis>

Attachment 2: Clean Water Branch: Water Quality Standards Map - Maui

Attachment 3: Wastewater Branch: Recycled Water Use Map of Project Area

Attachment 4: OEQC Viewer Map of Project Area

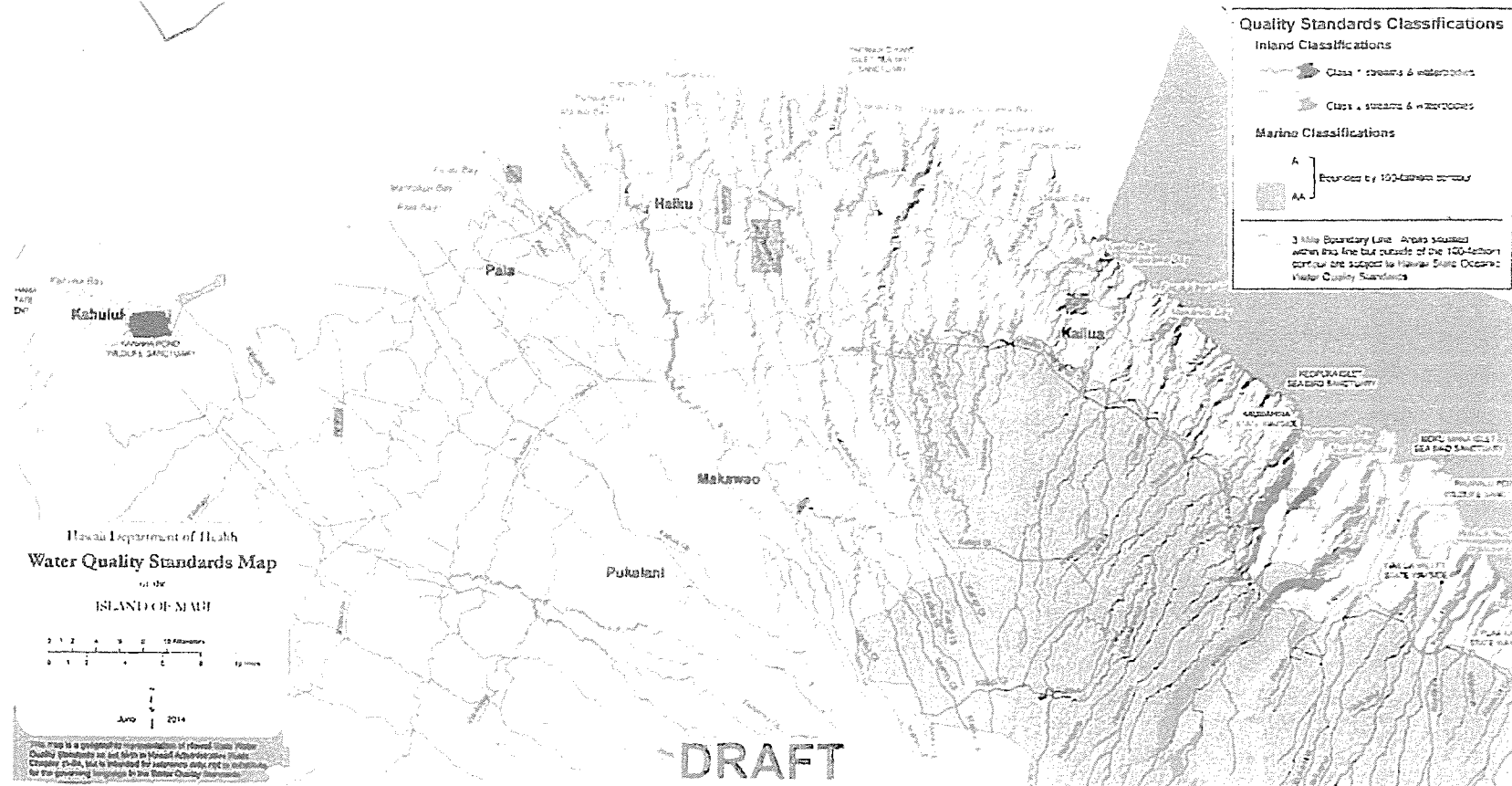
Attachment 5: U.S. EPA EJSCREEN Report for Project Area

c: DOH: DHO Maui, CWB, WWB, DLNR (via email only)

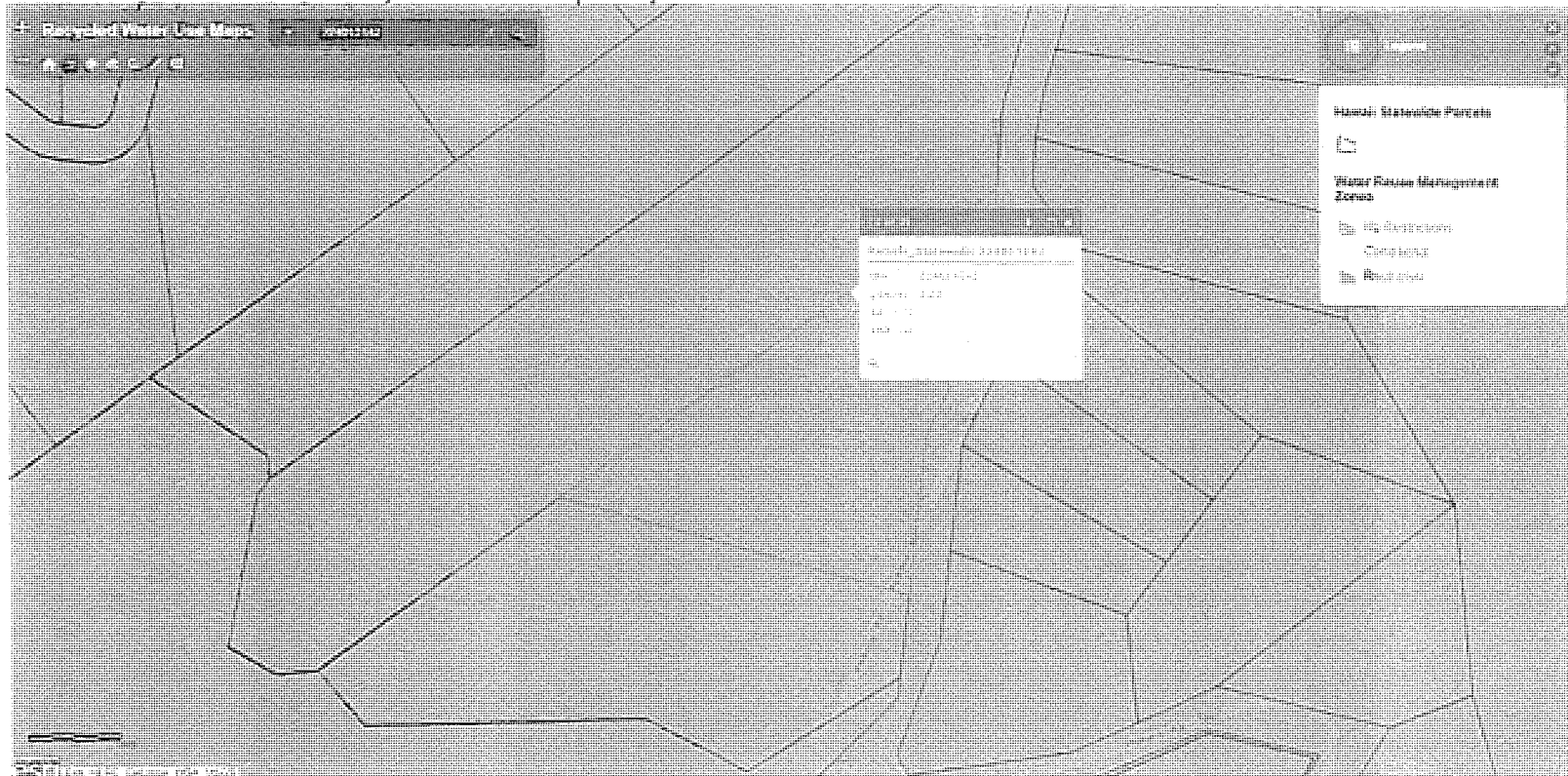
Attachment 1: Environmental Health Management Web App Snipit of Project Area: <http://health.hawaii.gov/eo/eqis>



Attachment 2: Clean Water Branch: Water Quality Standards Map – Maui



Attachment 3: Wastewater Branch: Recycled Water Use Map of Project Area



[illegible]

Attachment 5: U.S. EPA EJSCREEN Report for Project Area



EJSCREEN Report (Version 2016)



1 mile Ring Centered at 20.828757,-156.288810, HAWAII, EPA Region 9

Approximate Population: 1,133

Input Area (sq. miles): 3.14

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	N/A	N/A	N/A
EJ Index for Ozone	N/A	N/A	N/A
EJ Index for NATA* Diesel PM	6	34	58
EJ Index for NATA* Air Toxics Cancer Risk	3	27	49
EJ Index for NATA* Respiratory Hazard Index	3	31	53
EJ Index for Traffic Proximity and Volume	7	33	54
EJ Index for Lead Paint Indicator	2	17	43
EJ Index for Superfund Proximity	35	44	65
EJ Index for RMP Proximity	4	29	51
EJ Index for Hazardous Waste Proximity*	N/A	N/A	N/A
EJ Index for Water Discharger Proximity	5	28	51

EJ Index for the Selected Area Compared to All People's Blockgroups in the State/Region/US



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population lives in a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

October 04, 2016

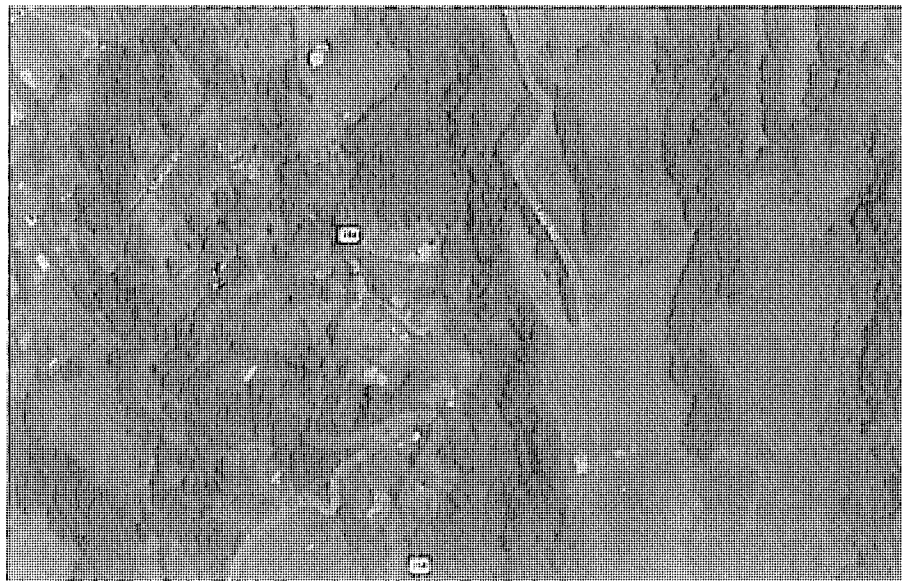
1/3



1 millo Ring Contored at 20.828757,-156.286810, HAWAII, EPA Region 9

Approximate Population: 1,133

Input Area (sq. millos): 3.14

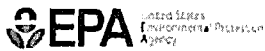


© 2016

† Empire Fare

[illegible]

Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0
National Pollutant Discharge Elimination System (NPDES)	0



EJSCREEN Report (Version 2016)



1 mile Ring Contoured at 20.828757,-156.286810, HAWAII, EPA Region 9

Approximate Population: 1,133

Input Area (sq. miles): 3.14

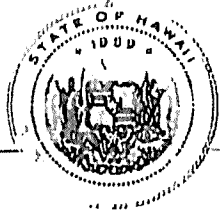
Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$)	N/A	N/A	N/A	9.37	N/A	9.32	N/A
Ozone (ppb)	N/A	N/A	N/A	51	N/A	47.4	N/A
NATA* Diesel PM ($\mu\text{g}/\text{m}^3$)	0.0151	0.149	10	0.978	<50th	0.937	<50th
NATA* Cancer Risk (lifetime risk per million)	26	34	13	43	<50th	40	<50th
NATA* Respiratory Hazard Index	0.55	1	14	2	<50th	1.8	<50th
Traffic Proximity and Volume (daily traffic count/distance to road)	0.98	990	6	1100	3	590	5
Lead Paint Indicator (% Pre-1960 Housing)	0.077	0.16	44	0.24	41	0.3	32
Superfund Proximity (site count/km distance)	0	0.098	29	0.15	13	0.13	16
RMP Proximity (facility count/km distance)	0.054	0.18	19	0.57	7	0.43	10
Hazardous Waste Proximity* (facility count/km distance)	N/A	0.14	N/A	0.14	N/A	0.11	N/A
Water Discharger Proximity (facility count/km distance)	0.053	0.34	14	0.2	14	0.31	10
Demographic Indicators							
Demographic Index	27%	52%	2	47%	21	36%	44
Minority Population	33%	77%	2	58%	23	37%	54
Low Income Population	21%	26%	43	36%	30	35%	31
Linguistically Isolated Population	1%	6%	25	9%	20	5%	46
Population With Less Than High School Education	9%	9%	60	17%	39	14%	45
Population Under 5 years of age	4%	6%	30	7%	30	8%	32
Population over 64 years of age	14%	15%	49	13%	69	14%	60

* The National Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to estimate air toxics emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <http://nata111/www.epa.gov/national-air-toxics-assessment>

* The hazardous waste environmental indicator and the corresponding EJ index will appear as N/A if there are no hazardous waste facilities within 50 miles of a selected location.

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.



**OFFICE OF PLANNING
STATE OF HAWAII**

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address P O Box 2359, Honolulu, Hawaii 96804

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
DIRECTOR
OFFICE OF PLANNING

Telephone (808) 587 2840
Fax (808) 587 2824
Web <http://planning.hawaii.gov/>

Ref. No. P-15328

October 11, 2016

GOVERNOR
DEPT. OF PLANNING

RECEIVED

Mr. William Spence, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Attention: Ms. Gina Flammer

Dear Mr. Spence:

Subject: Hoomana Spa Maui & Educational Center for the
Perpetuation of Hawaiian Healing Arts and Native Plant
Medicinal Plant Conservation

Applicant: Jcana Naluai

Street Address: 1550 Piihola Road, Makawao, Maui, Hawaii

Project Description: Spa & Hawaiian Educational Center

Permit No.: (SUP2 2015/0003) (CP 2015/0002)

Tax Map Key: (2) 2-4-013: 142

Acreage: 2.01 Acres

Location: Makawao, Maui

The Office of Planning (OP) has reviewed the subject application and offers the following comments. The applicant requests a Special Use Permit and a Conditional Permit to allow for the establishment of a Hawaiian Spa with a gift shop. The applicant is a native Hawaiian Cultural Practitioner, and is proposing to obtain a Special Use Permit to allow her to operate a spa and gift shop that will sell products that are not 100% produced from the property, including Hawaiian herbal body care products, T-shirts, hats, etc. The applicant also wishes to offer classes in Hawaiian Lomi massage, Laau Lapaau, and Hawaiian spiritual teachings.

The application indicates that the spa will have four treatment rooms to service 4-6 guests per hour during operating hours from 9 am to 5 pm. Classes will be offered 4 times per year with 8-12 students on site. Parking will be on-site. Items made from plants grown on-site will also be offered in the gift store.

EXHIBIT 22

Mr. William Spence
October 11, 2016
Page 2

The transmittal indicates that the property has an implemented farm plan, and that plants grown on the property will be incorporated into products for sale on the property. We note that § 205-2(d)(15) Hawaii Revised Statutes (HRS) relating to agricultural-based commercial operations allows as a permitted use retail activities for the sale of agricultural products grown in Hawaii and value-added products using agricultural products grown in Hawaii.

The proposal also includes the spa and massage classes conducted four times a year. These activities require a State Special Permit, since this would not be permitted activities in agricultural tourism, as defined by §205-4.5 (13), HRS. Although cited by the applicant in its assessment of "reasonable and unusual use", this provision does not apply, as the agricultural tourism activity does not appear to be accessory and secondary to the principal agricultural use, and the County of Maui has not adopted an agricultural tourism ordinance pursuant to §205-5, HRS.

OP supports Native Hawaiian cultural practices. However, we note that this specific proposal, which includes classes and a spa, which could allow for up to 32 to 48 customers a day traveling to spa treatments, is a commercial, non-agricultural use in the State Agricultural District which may affect surrounding agricultural uses.

If you have any questions, please contact Lorene Maki of our Land Use Division, at (808) 587-2888.

Sincerely,



Leo R. Asuncion
Director

c: Land Use Commission

A Letter from Lei'ohu Ryder



Lei'ohu Ryder is a spiritual leader, visionary, healer, singer/songwriter, and educator on Maui. She is an emissary of aloha and an advocate for the indigenous soul in all people, blind to the labels (race, creed, nationality, ideology, etc.) that can separate us from experiencing the true nature of our selves and others. Auntie Lei's love and knowledge of Na Mea Hawaii, help us connect with our selves, with spirit, and be pono (balanced in right alignment).

Lei'ohu offers her gifts to you in Maui and throughout the world, through blessings, music, public speaking, intensives, counseling, healing work, wedding ceremonies, and funeral services... all with aloha.

Lei'ohu's talents and knowledge are honored and loved in her community and the world. Her work has been recognized by the Office of Hawaiian Affairs, Peace Corps, Sierra Club and the United Nations. Lei'ohu was awarded the Gandhi-King Peace Hero Award in 2002. She has shared her gifts all around the world including Japan, Israel, India, and most of Europe.

Aloha,

Greetings! I am writing this letter in support of Ho'omana Spa Maui Educational Center.

Ho'omana Spa Maui is a center rooted in Hawaiian traditional indigenous cultural healing practices and values. Aloha is its foundation. It offers visitors and islanders a space to refresh, nurture, celebrate, learn and heal.

In collaboration with community, cultural and educational organizations, Hale Ho'omana has been a bridge for traditional indigenous Hawaiian healing practices and cultural practitioners to share, teach, connect and inspire the next generation of leaders attuned to these practices of healing.

Ho 'omana cadre of vollunteers offer free healing clinics to many of our keiki, kūpuna and 'ohana. Especially those with out financial or limited funds, underserved and underrepresented. The communities of Pa 'ukukalo, Makawao, Waiohuli, Wai 'ehu, Wailuku, Lahaina, Hana and Moloka 'i to name a few, have benefited greatly.

As a kūpuna and cultural practitioner, I value what Hale Ho 'omana offers to our community. Please assist us in keeping it as a place we may come to for healing and aloha.

*Mahalo,
Lei'ohu Ryder*

EXHIBIT

23

To Whom It May Concern:

I am writing in support of my neighbors Jeana Naluai and Justin Tafuri. We live across the street from Hoomana. We are in support of the Hoomana. Something that perpetuates Hawaiian culture is something our family feels is a benefit for our island community. Jeana and Justin are conscientious neighbors and are considerate of our community members. Please consider approval of their special use and conditional use application.

Aloha,
Dotty and Karl Higa

To whom it may concern,

Ho'omana is more than a place to visit, because it stays with you. I have been overwhelmed by the beauty and serenity of the property. I've walked through the native botanical gardens, around the hula platform and the ahu. You can feel the immense love in this place.

As for myself, I've been blessed to have spent time at Ho'omana. Now, from more than 3,000 miles away, the aloha spirit infuses my world every day, and I attribute such a gift whole-heartedly to Ho'omana.

It would be a shame to deny visitors the opportunity to experience Maui in the way that Ho'omana offers: through an ancient Hawaiian perspective, from upcountry, through malama 'aina.

Jeana Iwalani Naluai and Justin Tafuri are stewards of the land who care deeply about their impact on the island and around the globe. I fully support Ho'omana.

With sincere regard,
Paige Slaughter
Grand Junction, Colorado

--

Paige

Love & Be Well

PaigeSlaughter.com

Aloha Maui Planning Commissioners,

Ho'omana is a quintessential representation of the Hawaiian culture. Since the sail of the Hōkūle'a, the perpetuation of the Hawaiian culture seems to be coming back from the brink of extinction from oppression and suppression. It is our right, and our duty, to do all that we can to allow and support the practices of these ancient native healing teachings that are so steeped in pure intention of aloha.

I, personally, have found absolute happiness for life and a true calling to be a lomi therapist through my connection with Ho'omana. I can NOT possibly put into words all that Ho'omana means to me, and the community. For myself, it gave me an opportunity to fulfill my path, and I learn more and more about life and how to live in a pono way, everyday. Through Ho'omana, I have worked in the taro patches, I help take care of the Heiau's, I volunteer with M.I.S.C. to clear out invasives that threaten to overtake Maui, and I give back to the land, animals, and the people. THIS is what Ho'omana represents, and countless others have been effected in similar ways. It is a ohana style, but the ripple effect of it's service is felt and spread globally.

It would be a travesty of aloha to not defend, preserve, protect, and support this sacred space to perpetuate Hawaiian traditions, teachings, and native cultural practices.

What is to become of Hawaii if these cultural practices are once again kapu? Are we left with plastic flower leis and coconut bras? I wholeheartedly ask for us to not find out what that world looks like. Please approve this permit, so Ho'omana can spread cultural awareness and native practices and connect the world to Hawaii's aloha.

Most sincerely,
Lauren Tyler

To whom it may concern,

I am writing this letter to give my support for the approval of Hoomana as a Cultural education center and Hawaiian Spa for the preservation of our healing arts. I have been a friend of the family to Jeana Naluai, Justin Tafuri for since they purchased the property 12 years ago. In that time, I have watched the property transform as they have planted many native plants with Aloha studying their traditional and medicinal uses. Jeana and I were haumana of Aunty Mahilani Poepoe who was a Kahuna La'au Lapa'au and Cultural practitioner. We learned many of the plants from her and Jeana is still perpetuating her legacy to this day in her pursuit of sharing this knowledge of the plants and Aloha with everyone who she meets. There are very few places on this island where you can find authentic practices. Many people Kanaka and visitors alike who are wanting to connect to the type of Aloha Spirit and culture that I know is present at Hoomana. I feel that the upcountry community would benefit from having more tourist learning to respect and malama our island supporting local families like this one to continue to prosper and raise their families on the land that they are living on. Lomi Lomi should not be practiced in an industrial center or taught in hotel conference room. This type of business helps us all and the kind of education that they visitors will get about how to caretake our 'aina will benefit many places that we are all trying to protect here on Maui. I encourage you to approve this family for a a special use and conditional us permit for their Piiholo property.

Sincerely,

Chuck Miller
Cultural Practitioner
Hawaiian Homes, Waiehu

Jennifer Noelani Ahia, L.Ac.

1919 Kahekili Hwy • Wailuku, HI 96793
808-269-9995 • jennahia@yahoo.com

Date: March 19, 2017

Dear Planning Commissioners:

I am writing in support of Ho'omana and their educational and cultural programs. I am Kanaka Maoli, raised and educated on the mainland. In my diaspora experience, I longed for a time when I could learn my Hawaiian cultural and spiritual practices. My Kupuna called me home to Hawaii with a series of signs or ho'ailona and I was finally able to move here in 2008 after completing my masters degree in Chinese Medicine. This was not an easy transition. I searched for cultural support and teachings but what I found was the heavy influence of settler colonialism keeping the practices sparse and not as readily available as I would have hoped for. After discovering that I had a familial connection to Jeana and her Kumu, Auntie Mahi PoePoe, I decided to begin studying lomilomi, la'au lapa'au, ho'oponopono, and other traditional practices at Ho'omana Spa. This was a gift beyond measure as it helped me learn the ways of my ancestors as well as contributed to my continued growing into my identity as Kanaka Maoli.

Ho'omana is not just a business. It is an important bridge for both Kanaka Maoli and Malihini to learn and experience first hand the wisdom of the Kupuna of Maui. There are very few places where you can go to learn these things in an authentic and loving way. The fact that this learning center is "on the 'Aina" and not in a business park is fundamental to how the material is taught and understood. The connection to the 'Aina is part of the fundamental concepts of Hawaiian thinking and living. This educational center deserves to be permitted by the county and supported for the important work it does in perpetuating culture. It would be tragic if something or someone were to prevent Ho'omana from continuing its mission.

Mahalo Nui,

Jennifer Noelani Ahia

To whom it may concern,

My name is Justin Kekoa Kekiwi. I was born on Maui and raised on Moloka'i and Maui. My ancestors come from all of these islands of Hawai'i. I am in absolute favor of Ho'omana operating it's LOCAL business to it's full potential. I received the opportunity to apprentice under the mentorship of Jeana Naluai learning the practices and education on cultural principals from Lomilomi, La'au lapau, Ho'oponopono, Ohana, Laulima, and giving back to our community. Spending time with her and receiving this knowledge has been one to the best decisions I have made in my life. I was taught Ho'oponopono which is the fixing of my being and soul. It's the concept of taking all bad things and changing it to good. I learned the importance of Hawaiian Medicine, Aloha 'Aina which is connecting to the land and ocean to promote good health in us and our mother earth. Being with her ohana taught the important roles of a functional family and working together to help one another and to love everything and everyone. Words can't explain how this family has changed my life forever. I think it is very important to let them share this knowledge with others at their upcountry location. The many benefits of bringing in people to visit their family they are never ending. The people who visit this special place will be very blessed because they will have a chance to experience real Aloha and embrace cultural practices. I could go on forever on how great this place is. The bottom line is that they are awesome people doing awesome things and this would be so hewa (wrong) if the county would stop them from bringing this offering to the people.. They are farming many native plants which are used for medicines and food. They donate so much time and services to the local community. Everything they do is of Aloha and righteousness. Please give this family some slack you guys should be giving them an award for who they are and what they have to share. It breaks my heart to see what has happened to these lands and our culture. Our culture is about love, and respect for everyone and everything. We have been stripped of so many things which has crippled our culture, but we are also warriors who never back down and continue our fight for righteousness. Please consider my letter and what is pono for our people. There are so many other people doing hewa things on agricultural lands, but not this family, not this place, it's a place of refuge, a place of healing, a place where I feel safe and loved. I am Hawaiian, I am Aloha 'Aina, I am Hale Ho'oomana! E ola mau I ka Hale Ho'omana! Eo.....

Mahalo nui for your time, Justin Kekoa Kekiwi
Whitehawaiian11@gmail.com
276-1004

On March 16, 2017, at 3:28 PM, Angelika Hofmann <feelgoodmaui@gmail.com> wrote:

Aloha, I am writing in support of Ho'omana at 1550 Piiholo Rd. Makawao to be given a Special use and Conditional Use Permit to operate their Hawaiian Cultural Education Center and Healing Spa on their agriculturally zoned property. I have been a fan and supporter of Jeana Naluai and Justin Tafuri's efforts to perpetuate Hawaiian culture and agriculture on their beautiful land in Olinda. Jeana shares her love for her culture with everyone she comes into contact with. Her and her husband have created a beautiful native Hawaiian landscape on this awesome acreage in up country Maui with labels noting hawaiian names and traditional uses for the plants and I believe it should be shared with the world. What they have created in Makawao is a beautiful representation of Hawaiian culture and the preservation of Hawiian healing arts and I believe that the culture should be perpetuated by awesome businesses like this. Please approve of their permitting so that they can share their wonderful offering with visitors and community.

Mahalo nui Loa,

Angie Hofmann Kihei, Hawaii 96753

Dear Maui Planning Commission:

I am writing in regards to the upcoming hearing of Ho'omana and its special use permit. As a resident of Maui and local business owner, I feel that Ho'omana provides culturally relevant and appropriate practices that protect and perpetuate traditional Hawaiian healing practices within a modern context. Ho'omana is doing what has always been done. It was always that there was a place in the community where one would go to receive or learn healing from the village practitioner. One would not go to a strip mall day spa, you would go to "Aunty's House". She would offer you healing chants and prayers, herbal medicine, lomi lomi, and ho'oponopono counseling where necessary. Ho'omana is a flagship for perpetuating, practicing, preserving, and protecting Hawaiian living culture; the instruction in the art of Hawaiian Lomi Lomi, La'au Lapa'au, Healing Chants, and Ho'oponopono.

Ho'omana allows the opportunity for its students and guests to experience Hawaiian culture, be embraced by the beauty of its agriculture, learn from the Ho'omana family about Hawaiian healing traditions through walks in the native gardens posted with educational plant signs depicting the plants and their traditional uses, the authentic Hawaiian teachings, and its indoor/outdoor classroom where students can learn lomi.

Best Regards

Tina Bartsch

Owner Ananda Therapeutic Massage LLC MAE #3227

Licensed Massage Therapist MAT #14826

To whom it may concern:

Aloha, my name is Heather Kramer. I am a friend to Jeana Naluai and Justin Tafuri; as are most people who have had a chance to meet them. Hoomana is a cultural experience from the moment you enter into the driveway of 1550 Piihola Road. Guests who will have the opportunity visit this location, will have the privilege to walk amongst the native gardens, medicinal plants & beautiful flowering trees, or learn about the history of Hawaii as a land and its about people, legends, medicine, healing from the wealth of knowledge that this family carries. Their experience, either way, will be one rich in culture. Jeana and Justin have a depth of knowledge that inevitably will extend out to their visitors with Aloha as they have consistently extended to friends and everyone around them & their ohana. I support Jeana and Justin and believe they can serve the people of our surrounding area and all of Maui as a community.

Sincerely,
Heather Kalohe Kramer

March 15, 2017

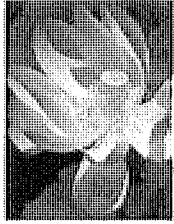
To Whom It May Concern:

I am writing as a resident of Upcountry in regards to the application at 1550 Pi'iholo Road in Makawao. I am in support of Jeana Iwalani Naluai and Justin Tafuri and their 'Ohana to be able to share their traditional Hawaiian LomiLomi classes and healing spa treatments, native plant gardens, and homemade medicinal products to guests coming to receive an authentic, and enriching cultural experience.

It has been almost 7 years since I started studying with Kumu Jeana at Ho'omana and I have been witness to the special 'Aina she and Justin care take and are excellent stewards of, as well as her growth as a teacher, Mother, practitioner, alchemist, and businesswoman. I have enjoyed watching the native plants and medicinal gardens evolve and thrive, as well as the enriching ambiance and other offerings expand. What an amazing opportunity for students from all over the world to come and stay on the property while also studying these teachings, to be able to go out into the garden and harvest some fresh herbs, receive healing treatments, and take home some of the products made on site.

Jeana and Justin are perpetuating the Hawaiian culture in a pono way and are true ambassadors of Aloha. They give back to the local community through service outreach projects and many other means. People from all over the globe, neighboring islands and other parts of Maui alike can greatly benefit from their genuine, unique, and rich offerings. Their school, spa, and gardens can be a strong asset and addition to the community by bringing more people to appreciate the unique area helping other grassroots organizations to also thrive. Mahalo for your consideration and support.

Sincerely,
Jocelyn Wolfe



Hart-Felt Massage LLC

P.O. Box 1200

Kekaha, Kaua'i HI 96752

808-652-5691

March 19, 2017

To Whom It May Concern;

I am writing in support of the special use permit application from the Hoomana Hawaiian Healing Cultural Education Center. I have known their Director Jeana Naluai and her family for many years, and have attended workshops in Mana Lomi® as well as teacher training conferences. I am also an instructor of lomilomi, and have operated my own Mana Lomi® massage certification school, Aloha Lomi Massage Academy.

As you most likely know, the perpetuation and sharing of Hawaiian healing ways is critical, especially now. The health and economic status of kanaka maoli is the lowest of any people here and elsewhere, and it is their own ways of healing that will bring them out of being so endangered. Jeana is one of the most authentic and pono individuals I know who brings forward the teachings of na kupuna, and she does so with the utmost aloha.

If you have not done a site visit on this land, I highly recommend you do so. They have been excellent stewards of the 'aina, and have created a place for any and all to come and learn more about the traditional ways of growing and preparing food, medicine and healthy children!

You are welcome to contact me if you have any questions or concerns. Please do the right thing and grant this permit to Hoomana.

Mahalo

Carol J. Hart, MAT6285

To Whom It May Concern,

Our property is located directly across the street at 1529 Piihola Rd. I will make this short and sweet as I am not much of a writer. I am writing this letter in support of the proposed project at 1550 Piihola Rd for Ho'omana Hawaiian Cultural Education Center and Hawaiian Spa. The owners of the property, Justin Tafuri and Jeana Naluai have been conscientious neighbors and have much Aloha to share with our Maui visitors.

Sincerely,
Peter Schell

To Whom it may Concern;

Ho'omana is a valuable family institution that promotes Healing Hawaiian value sets and career opportunities in vocational training as Lomi lomi Massage Therapists and specialists. The authentic cultural training skill-sets graciously shared at Ho'omana allow therapists to become productive members in our community as tax payers contributing to the growth and enrichment of the County of Maui, while perpetuating our healing art forms.

Ho'omana grows local endemic Hawaiian Healing herbs and distills their essences for a Native Hawaiian healing product line for use in healing treatments. The sales of local products such as this also adds tax revenues to Maui County with hopes to export this safe environmentally friendly healing product line internationally one day again supporting Maui County's economy generating job opportunity's and County tax revenues.

Jeana teaches the Native Hawaiian Healing arts of La'a Lapa'au , lomi lomi, Lomi 'ili'ili, and Ho'oponopono. They have contributed in bringing healing and Hawaiian Cultural practitioners together to teach their ancient disciplines like Papakilo Hoku the Hawaiian astronomy and La'au lapa'au o ke kai o limu for the last four years. The healing traditions of Hawaiian seaweed and corals are teachings that are held with very few left in our islands. Through Jeana Naluai's efforts in creating a platform for cultural practitioners from all islands to share, these teachings have been available to the general public with no age discrimination teaching this generation of eager interested inquiring minds that hunger to learn so that our Hawaiian generational knowledge is not lost.

That has lead Hoomana in archiving and recording these precious memories of ancient Hawaiian generational knowledge to be recorded for the purpose of not only practicing but eventually publishing this knowledge. Cultural heritage enrichment of the valued pearls of Hawaii's generational traditions can enrich world peace through understanding of Hawaii's Ancient oral traditions and culture thought the world.

The protocol of sharing the teachings with the community, caretaking community, and preserving these teachings is a Hawaiian family tradition instilled and taught to us by Auntie Mahimahi Poepoe, family and Kumu- teacher to Jeana Iwalani Naluai the founder and Director and Lead Instructor of Ho'omana.

Maui's Community has benefited through Hoomana Community outreach in giving free lomi lomi clinics Island wide for over a decade. The outreaches have occurred on

Molokai every January for the Makahiki games, December 2013 to December 2015 in Hana to benefit Hale Hulu Mamo Senior Center and in Lahaina at the Aloha Aina in March of 2015.

Hoomana Spa sponsors clean ups four times a year at our forgotten but Culturally rich heiau at Kapuhua heiau in Honolua and the heiau at Kukuipuka and at the seacoast at Paukukalo/Waiehu as well as caretaking active taro patches 4 times a year in Wailuani for the last 12 years, cleaning up invasive plants in the natural land reserve at Ahihi kinau practicing "Kokua Na Malama Aina ".

We are asking the County of Maui to endorse and acknowledge the value that this institution of integrity and Aloha called Ho'omana be allowed to continue its outstanding servitude in the County of Maui. That Ho'omana be allowed to continue its valued service in cultural teaching that not only perpetuates culture but brings jobs, taxes and employment opportunities to our community.

Most of all, the approval of Hawaiian spa services and cultural education center such as Ho'omana will bring a sense of pride and dignity to local Maui County residents in employment opportunities rooted in Hawaiian value sets and Ho'oponopono that can be shared with visitors from all over the world. This model of diversified agricultural tourism is sustainable. This mode of pono business operation is deeply needed in our islands. This family deserves the opportunity to sustain themselves on their agricultural property, practicing sharing our Hawaiian culture with full County endorsement.

Aloha pume 'oe:

Michael Kumukauoha Lee
Hawaiian Cultural Practitioner
Kumu La'au Lapa'au O Ke Kai
Recognized Papa kilo hoku Hawaiian Star Priest

Aloha Maui County,

I am writing to support the approval of Jeana Naluai and her Ho'omana ohana for their Hawaiian Cultural Education and Spa. I believe it would be good for everyone if she could offer a Hawaiian experience to students, Maui community, and visiting guests at her home business in Olinda. It is a beautiful place of mana and Aloha. Only goodness for our community would come out of allowing her to continue to share her cultural teachings, practice healing, and provide spa services with products from her land.

Mahalo,
Melissa McCarrol
Licensed Massage Therapist

To whom it may concern,

I am writing to express my appreciation and love for a home business and bright light in our Maui community that is sadly not allowed by an agricultural land use ordinance which does not allow for the domestic instruction of lomi lomi and Hawaiian healing practices.

Through Ho'omana I received extensive training in Hawaiian healing arts and cultural practice. This ultimately enabled me to find employment in my field of study, effectively supporting my family by doing something pono, that I believe in. In my time at Ho'omana, I have witnessed the deep healing, appreciation, and enhanced awareness of my classmates, colleagues, and clients. I am at a loss for words to describe the immensity of the positive impact that Ho'omana has had on our local community.

Any ordinance which disallows the perpetuation of Hawaiian cultural practice (be it lomi lomi, la'au lapa'au, mele, crafts of lei-making or weaving lauhala) from the home is in direct opposition to Hawaiian culture and to the way that Hawaiians have always done things. There was never such a thing as "appropriately-zoned commercial space for the perpetuation of cultural lineage". The people have always gone to their aunties' and uncles' houses, or their neighbors', or whoever were the wisdom keepers in order to learn, heal and practice.

Please remember that the purpose of the government is to ensure peace, protection and opportunity so that people can thrive and so that cultural enrichment and advancement can naturally occur in a harmonious state. The purpose of government is not to proliferate bureaucratic divisions. So, please, support local practitioners such as these at Ho'omana. Auwe! Be a part of the protection and not the suppression of Hawaiian cultural heritage. A just government, as you know, has an obligation to act in such a way.

With real Aloha,

-Izé (King Cleveland James Mekilakeka'iakauanoe Wittman), LMT

Dear Maui Planning Commission and County Council,

As a long term resident on Maui and friend of the family, I have had the pleasure to spend time on the property of the Ho'omana. I was in support of them getting their BnB permit and am in full support of them proceeding with getting permitting for their Hawaiiin Lomi Lomi Education Center and Spa to offer these teachings to locals and visitors. I am a massage therapist and my experience practicing massage here has been greatly enhanced by the connection to the culture that I now have as a result of learning Hawaiian lomi lomi with Jeana Naluai.

It is wonderful to see the extraordinary job this family is doing to preserve the natural beauty of this sacred land. The grounds are beautifully landscaped with native Hawaiian plants along with informative plaques so that one is able to receive a deeper knowledge of the botanicals. Jeana Naluai herself is also a wealth of knowledge of the plants and their medicine. An abundance of local plants grown on property and the products "made on Maui" with lots of Aloha that this family has created from their land is truly a unique offering. Should they be allowed to share these organic and traditional Hawaiian products in a spa and wellness setting, there is nothing that exists like this on our Island.

This family has the potential to provide such an authentic and beautiful experience to their patrons and their business fits perfectly into the upcountry community, with stewardship of the land for which they have such deep reverence. I strongly support this family in their Special use and Conditional use permitting to serve guests with the opportunity to soak up the true essence of the aloha spirit and to not only sustain but thrive in this tropical sanctuary.

Sincerely,
Morningstar Mils Peake
808.250.7844

COUNTY OF MAUI, STATE OF HAWAII

PLANNING COMMISSION

TRANSCRIPT OF ITEM D.1. - MS. JEANA I. NALUAI OF HAWAIIAN
SPA MAUI, LLC (CP 2015/0002, SUP2 2015/0003)

Held at the Planning Department Conference Room,
250 South High Street, Wailuku, Maui, Hawaii, on Tuesday,
March 28, 2017.

Transcribed by: Tonya McDade, CSR, RPR, CRR, CRC
CSR Maui, Inc.
Wells Street Professional Center
2145 Wells Street, Suite 302
Wailuku, Hawaii 96793
(808)244-3376
reporters@csrmaui.com

CSR Maui, Inc.
808-244-DEPO

ATTENDANCE

BOARD MEMBERS PRESENT:

Max Tsai, Chair

Sandra Duvauchelle, Vice-Chair

Pua Canto, Member

Lawrence Carnicelli, Member

Stephen Castro, Member

Wayne Hedani, Member

Richard Higashi, Member

Larry Hudson, Member

Keaka Robinson, Member

STAFF PRESENT:

James Giroux, Deputy Corporation Counsel

Gina Flammer, Staff Planner

Caroline Takayama Corden, Commission Secretary

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(Tuesday, March 28, 2017)

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CHAIR TSAI: Good morning, everyone. Thank you all for waiting. Today is March 28th, 2017. Maui Planning Commission is called to order. At this time I wanna introduce our Commissioners. I'm Max Tsai, I'm your Chair. We have Commissioner Sandra Duvauchelle, our Vice-Chair, Commissioner Hedani, Commissioner Castro, Commissioner Higashi, Commissioner Carnicelli.

COMMISSIONER CARNICELLI: Good morning, Chair.

CHAIR TSAI: Commissioner Hudson.

COMMISSIONER HUDSON: Good morning, Chair.

CHAIR TSAI: Commissioner Robinson.
Commissioner Canto.

COMMISSIONER CANTO: Good morning, Chair.

CHAIR TSAI: Good morning. We also have our Director here.

DIRECTOR SPENCE: Good morning, Mr. Chairman.

CHAIR TSAI: Thank you. We also have our Corp Counsel.

MR. GIROUX: Good morning.

CHAIR TSAI: James Giroux. Thank you. Thank you all for being here. At this time we're gonna open the floor for public testimony.

(FOR TRANSCRIPTION PURPOSES, THE NEXT ITEM

1 TRANSCRIBED IS ITEM D.1., MS. JEANA I. NALUAI OF HAWAIIAN
2 SPA MAUI, LLC)

3 DIRECTOR SPENCE: Okay. Commissioners, moving
4 on to public hearings. We have four of them this morning.
5 First is -- I hope I'm -- okay. Jeana, Jeana.

6 MS. NALUAI: Jeana.

7 DIRECTOR SPENCE: Jeana Naluai of Hawaiian Spa
8 Maui, LLC requesting a Conditional Permit and State Land
9 Use Special Use Permit to operate an educational center,
10 et cetera. Our staff planner this morning is Ms. Gina
11 Flammer.

12 MS. FLAMMER: Okay, good morning, Commissioners.

13 CHAIR TSAI: Good morning.

14 MS. FLAMMER: This is -- it's not too
15 complicated, but I just wanted to explain that the
16 applicant came before you. She may look familiar. She
17 came before you in September of 2015 for a bed and
18 breakfast permit. I did want to let you know that when
19 she first came into the department she came in with the
20 concept of not only the B&B, but, also, what she's here
21 today for, which is to teach the cultural practices, the
22 medicinal practices and the spa and we sat down and tried
23 to put the different pieces together and figure out what
24 the different regulations are. When she came in, the
25 home-based business bill was just about to be adopted, and

1 the agricultural -- commercial agricultural structures
2 bill was working its way through. So we were hoping that
3 one of those two bills would streamline the process for
4 what she wants to do, but it did not. It came really
5 close. She also wanted to spend some time figuring out
6 what she would need to do, to do the educational classes
7 in terms of infrastructure. So she needs to upgrade her
8 septic, so she's been able to generate some money with the
9 B&B. She's figured out what the costs are and decided she
10 does want to go ahead and proceed. So that's why it was
11 done piecemeal. I also wanted to clarify what came in for
12 letters of testimony. You had 16 that were emailed in two
13 different emails to you, but I did give you hard copies of
14 those today. And then she had another six that came in
15 today. That's 22 letters of support, three of those are
16 from neighbors. There were no letters of opposition. I
17 got one phone call from a neighbor on the mainland that
18 was just curious what she was doing. I explained it, he
19 thought, oh, that's great. He didn't write a letter. And
20 maybe his renters did. I didn't ask him who was renting.
21 But there was public notice out and no letters. So the
22 applicant has a PowerPoint. We're gonna go ahead and go
23 through that. Then I guess you'll take testimony and then
24 when I give the recommendation, I can explain some of the
25 conditions in more detail. All right so, I'm gonna turn

1 it over to Jeana.

2 MS. NALUAI: Aloha, everybody. (Inaudible)
3 okay. Is that better? All right. Aloha, everybody.

4 CHAIR TSAI: Hello.

5 MS. NALUAI: Jeana. Thank you for having me
6 back for the next step in the process. We are very
7 excited to have the opportunity to come once again and
8 share a little bit more about what we're wanting and
9 wishing to do. We are requesting approval for Hawaiian
10 cultural education center perpetuating the ancient
11 Hawaiian practices legally on our agricultural property.
12 We are asking for a Conditional Use Permit and a Special
13 Use Permit. Our Hawaiian cultural education and training
14 center, we're asking for approval to offer cultural
15 education for up to 16 participants per event for a
16 minimum of four times a year. And approval to train four
17 apprentices per year, two in the spring and two in the
18 fall, to become lomi lomi specialists.

19 As an extension of the teaching that we want to
20 do, as an extension of the teaching, we wanna create a
21 possibility for practitioners to actually practice what it
22 is that they're learning in the classroom by offering spa
23 and wellness services seven days a week, and we're asking
24 for four treatment rooms and approval of a tub house where
25 we also will be utilizing a lot of our agricultural growth

1 and yield from the property to distribute these spa
2 services. And I wanna talk to you more about that. And,
3 also, approval to sell the products that we're creating
4 and, also, local cultural products as well. So we're
5 located on Piiholo in the quiet Upcountry area of Olinda
6 and these are just some views. This is a view of our
7 property, a view of the parking, a view of a lot of the
8 cultural aspects to our property. Within the property, we
9 have planted more than 30 native plants for native plant
10 conservation and we have now posted the signs that I
11 showed you the last time that I was here, which tell the
12 guests what those plants have medicinally and
13 traditionally been used for and we also have kahula and a
14 beautiful ahu there where our guests can go. And we like
15 to educate every single person who's on the property. And
16 I know I shared that with you as well when we came in for
17 our bed and breakfast, that we're all about allowing
18 people to have experiences that will teach them more about
19 our culture and be able to connect to the land here, but,
20 also, it's for preservation and protection of a lot of the
21 teachings that I've been given by my elders.

22 So this is our floor plan. And, currently,
23 three of the treatment rooms in the center -- the rooms in
24 the center were -- have a use right now for bed and
25 breakfast. We were approved for five bedrooms. And our

1 request is to convert those into treatment rooms and allow
2 therapists that are learning lomi to practice their
3 services in these spaces as well as a studio for educating
4 students.

5 This is the entrance to the property. We have
6 plenty of parking. We have six spaces for spa parking in
7 front of the main house, each of the two bed and breakfast
8 rooms have their own private parking areas. We live on
9 the property, in the very front of the property. And we
10 have a lot of overflow parking into the back area.

11 These are the rooms that we're asking to
12 convert.

13 Reasonable and unusual use. So the use shall
14 not be contrary to the objectives sought to be
15 accomplished and the rules of the Land Use Commission. So
16 we are a Hawaiian family and we are operating on a
17 two-acre parcel. We're doing something that we feel will
18 really benefit the community and, also, provide a
19 alternative to the agricultural use of our property. And
20 on a two-acre parcel, to have a yield to support a family
21 of six may not be possible by other means, but the type of
22 agriculture that we're doing, actually, it is possible to
23 have the type of yield that we can use for the purpose of
24 wellness. And I'll explain a little bit more to you about
25 that later as well.

1 In addition to having plenty of parking
2 off-road, the type of business that we have lend to the
3 quiet atmosphere that is already present in Upcountry.
4 And so spa guests are very quiet, so -- so it shouldn't
5 disturb the adjacent neighbors, but, as Gina shared, we
6 had letters of support from our adjacent neighbor and the
7 three neighbors in front that are across the street. And
8 we felt really positive about that.

9 We also know that there are many diversified
10 uses of agricultural land that are popping up all over
11 Upcountry. One of them right on our road, Piiholo, the
12 Piiholo Zipline, who are practicing a diversified use of
13 their agricultural land right now. And we would like the
14 opportunity to show how we would like to do the same, but
15 just in a little bit of a different vein, both
16 agricultural and cultural use of the land.

17 So I just wanted to tell you a little bit about
18 myself. I am a native cultural practitioner. I've been
19 taught by six lineages of kupuna, from Maui Island and --
20 and those in my own family on other islands. And I've
21 been practicing for -- for more than 15 years. And when I
22 began -- my roots are in Kaneohe, and my -- my parents met
23 here many years ago in the sixties and -- because when my
24 father graduated, he went off to Vietnam and ended up
25 coming back to Hawaii, and there wasn't a lot of

1 opportunity for him, he ended up going to California. And
2 my mother had already gone ahead of him there to go to
3 university. So I was born in East Los Angeles. And our
4 family from Kaneohe, my grandmother, she is -- she passed
5 away last year, 101 years old. And we realized that when
6 she passed away, that we wouldn't have a foothold in
7 Hawaii for our family. So we got together in 2005, and we
8 decided to hui up all of our resources and we purchased
9 this property. And we had a vision for this property.
10 And I didn't realize that it would take this long to have
11 that vision arrive, but it has, this is the moment.

12 And so at that time I was studying with a kumu,
13 her name was Auntie Mahilani Poepoe and she was a huge
14 inspiration to me. She had a clinic in Waiehu where all
15 of the community members would come and they would receive
16 lomi lomi and she would administer her version, her
17 nontraditional version of la`au lapa`au, which was in a
18 hydrosol form. And she would give that to the people.
19 And after her passing in 2004, I decided that I needed to
20 continue in that legacy. And so the base formulas for the
21 plants that we're growing on our land and then have
22 created as products to use in the wellness aspect of what
23 we are doing is -- is the same. So we use the plant-based
24 hydrosol. And I have some photos that I wanna show you
25 about how we do that. And all we need is a five-gallon

1 bucket yield of whatever it is that we're growing, we
2 steam, distill it, and we can get three gallons of base
3 product to use. So it's -- it's kind of exciting on such
4 a small parcel to be able to do something like that.

5 These are many of my teachers and the different
6 aspects of Hawaiian culture that I have practiced and have
7 shared with others.

8 I've been an instructor in Hawaiian lomi lomi
9 for 15 years. I've worked at three different massage
10 schools here on Maui and have trained about 70 percent of
11 the massage therapists that are currently working in the
12 job force right now on the island.

13 And, however, in our practice of Hawaiian
14 healing, massage wasn't the only aspect. So it was in
15 every village that you had someone who was a wisdom keeper
16 that everybody went to, to receive healing. And that
17 healing was diverse. It was anywhere from healing chants
18 and prayers to Hawaiian bodywork to working with the
19 medicinal plants and even working emotionally, spiritually
20 with ho`oponopono. And this is the way that I was taught
21 and this is the way that I teach. However, when
22 therapists go out into the job force, working at some of
23 the different spas on the island, they aren't really able
24 to practice in the way that they have learned, obviously,
25 because of the corporate settings that maybe they're in

1 and whatnot. And so I really am looking to have a
2 platform for therapists to be able to actually practice
3 what it is that I'm sharing with them. And I really
4 believe that in that village setting, which wasn't that
5 long ago, people would come to the practitioner to receive
6 all of those things.

7 And if that auntie or uncle who was the wisdom
8 keeper in the family had a business today, it would be the
9 equivalent to a wellness center or a spa. And so that's
10 what I'm proposing that we be allowed to do. As a way of
11 keeping these lineages teach -- lineage teachings alive,
12 and as a way of protecting the way that we practice these
13 ancient traditions, is not to be diluted.

14 One of my great inspirations was Auntie Angeline
15 Losey. She's recently passed, very recently. And in the
16 early -- early on, in 2000, I went to visit her in Kauai
17 and on her Hawaiian Home Lands. She had an amazing place
18 called the Mu`olaulani. And at this place, Auntie
19 Angeline practiced her lomi lomi massage. We actually had
20 the same first teacher, Auntie Margaret Machado from Big
21 Island. And she went on for the next 30 years to practice
22 her lomi lomi, teaching lomi lomi. She had therapists
23 that worked with her. And they did a lot of amazing
24 treatments in a beautiful steam house where they would
25 practice lomi lomi, they would do salt scrubs, they

1 practiced la`au lapa`au. And she was a great inspiration
2 for me when I decided that I wanted to do that very thing.
3 And I told her, "One day, I want to have what you have."
4 And she says, "I'm gonna help you however I can." And so
5 she was a huge inspiration to me.

6 Since her passing, which was just two months
7 ago, her son and granddaughter now continue her legacy as
8 I hope that one of my children would like to, too. I told
9 them they all have to learn, but they -- just because they
10 have to work on their family, but, hopefully, one of them
11 will actually want to take up the torch.

12 Again, in every community, there was a healer.
13 And what they did was they helped to bring balance and
14 harmony, not just to the family, but to the community.
15 And I feel that this model, this business model that --
16 that I'm sharing with you does just that. It has the
17 potential to bring balance and harmony to a whole
18 community and our visiting community as well.

19 The structure of how we wish to do this is to
20 grow it, teach it and provide it. Grow it by la`au
21 lapa`au practices, Hawaiian medicinals, recognizing the
22 healing, the spirituality of the plants that we're using.
23 By farming, maintaining agricultural operation, growing
24 native Hawaiian plants and producing plant based herbal
25 products. Teach it by a process we call ku i ka mana,

1 which is basically following in the footsteps of those
2 that have gone before and sharing knowledge. So sharing
3 knowledge to classes and programs, we wish to maintain
4 school operation, sharing Hawaiian knowledge, with
5 students who are interested in carrying the knowledge
6 forward in a really honorable way. And then provide it by
7 practicing kaulopono, which is caring for the whole body
8 through wellness services. As well as outreach in the
9 community. And that's a huge part of the value set that I
10 was taught by my teachers was to give back.

11 And so I wanna share with you some of the ways
12 that Ho`omana has been doing that. La`au lapa`au, these
13 are some of the abundance of the land that -- that we have
14 growing up there. And we work together with the plants in
15 a way that really allows the spirituality of the plant and
16 the medicine to be used in our practice. And we
17 acknowledge that in the work that we do. And it makes a
18 difference.

19 These are some of the species, just some of the
20 species that we're growing on the property right now, for
21 medicinal and traditional uses. There's some of our
22 agriculture that we have. You can see kukui and koa and
23 ohia, lehua, and all the things that love to thrive in
24 Upcountry. I don't know what happened there. But,
25 anyway, those are some products.

1 And I brought some products today as well. Some
2 of the things that we're distilling and using right now
3 are olena, wapine, we're using lilikoi and growing that,
4 ki, ti leaf, and you can read the rest there. And we're
5 taking those, breaking down that distilled formulation and
6 putting them into our mists, body butters, healing tonics
7 and teas, and using them for use in body treatment and
8 facial treatment.

9 The education, again, the ku i ka mana. Here
10 are my instructors. And our educational program is really
11 dedicated to the development of the student, mind, body
12 and spirit, which is very different from the education
13 that someone would get at a traditional massage school.
14 This type of learning that we're teaching is really
15 transformative. And they can take it back into their
16 communities. They're encouraged to embody the Hawaiian
17 way of learning, looking with the eyes and the inner
18 vision and -- and listening with the ears, quieting the
19 mind so that the answers can come from within. And all of
20 our traditions, this is the way I was taught and this is
21 the way that I teach, to mimic the kumu and hana kalima,
22 to work with your hands.

23 As I was teaching at this various massage
24 schools on the island, I noticed so many gifted students,
25 many of them local gifted students. And I usually see

1 them for the lomi portion, which is right in the very
2 beginning, and then they go through their six or seven or
3 13-month program. And at the end, I get to graduation,
4 and they wouldn't be graduating. And I wondered what is
5 it about that, that the local students weren't ending up
6 at graduation. And then I'd see them working, you know,
7 at Minit Stop or somewhere else, or running into them at
8 the mall, and I would ask them what happened. And,
9 usually, it was family obligations, sometimes it was
10 financial, sometimes it was academic or the pace of the
11 academia. And I realized that there was really a puka in
12 our community for what was needed for these students. And
13 that -- the Hawaiian way of learning is a better avenue, a
14 better lane for them to practice in. And so that's why I
15 decided to start teaching.

16 And so through the different schools, I've been
17 DOE approved for the education and training. And, also,
18 all of our classes are nationally certified. And they
19 learn lomi lomi inside the classroom and outside the
20 classroom, because I couldn't imagine lomi and a lot of
21 our traditions being just in a industrial park somewhere
22 or having to teach in a conference room at one of the
23 hotels or something like that. The way that is the best
24 way for learning in the Hawaiian way is to be inside and
25 outside of the classroom. And so they can go to different

1 places on our island that are places that have always been
2 spaces of (inaudible). Like Iao Valley, when beautiful
3 Iao Valley opens up again, or at our different temples and
4 sacred sites.

5 I get them down and dirty in the lo'i so that
6 they understand the connection that we have to the land as
7 a culture. And it -- and it makes a difference. So these
8 are some of the classes that we teach.

9 And this is our classroom. As you can see, it's
10 indoor and outdoor.

11 At Auntie Mahi's clinic, you know, people came
12 and they brought mangos and bananas in exchange for
13 receiving lomi. And I wanted to continue that tradition.
14 And that's why I decided to take on apprentices, because
15 apprentices, under the massage therapy establishment
16 license, DCCA platform, they can -- they have to do 200
17 hours of massage. And so we started doing community
18 clinics so that they could get their hours. And then
19 people that couldn't pay at all could come and receive,
20 people that could pay \$30 could come and receive. And
21 then the spa, we plan to appeal to not only the local
22 community with a kamaaina price point, but, also, for the
23 visiting community, to be able to experience Hawaiian
24 culture, learn something about our culture and, also,
25 through our products, take home something that will remind

1 them of their experience here.

2 So ola pono, spa and wellness. Again, if our
3 ancestors were alive today and practicing their healing
4 lineage, their storefront -- because we're no longer
5 exchanging mangos and bananas today, even though, you
6 know, it would be wonderful to still be in the grass
7 shack, we've obviously progressed to 2017. And we wanna
8 take those values from the grass shack and bring them all
9 the way forward to 2017. And this is an innovative way
10 that we've come up with to do that. And Hawaiians have
11 always been innovative. We took the guitar and we have
12 slack key now. We -- we took that mandolin and we have
13 ukulele. And this is just another way of taking la`au
14 lapa`au that was traditionally, you would go up and
15 gather, now a lot of times it's private property or now
16 sometimes, you know, you go to gather and you have to get
17 a permit to go through this golf course to gather over
18 there. This is the way that we can grow it and we can
19 teach it and we can provide it.

20 We infuse all of our services with ancient ways,
21 not just in the la`au lapa`au, but, also, through healing
22 chants and prayers, through the ambience of Hawaiian
23 music, playing in the spa through the value set of hookipa
24 and malama aina that we're teaching and sharing with the
25 guests that come to us. And in the modern way, we're

1 using that to do massage for the person who has no idea
2 what lomi is, to do body care products, to practice la`au
3 lapa`au. Again, the -- the average tourist has no idea
4 what that is, but it's a way to perpetuate the culture by
5 sharing with those visitors. And we have created cultural
6 experiences that is a really unique Maui activity for
7 sustainable tourism. So that, you know, they could go up
8 to the lavender farm or they could come up to Ho`omana and
9 receive something a little bit different, just like they
10 could go to Ocean Vodka and receive something a little bit
11 different. So it's something that people from the hotels
12 and the different tourist areas of the island can come up
13 to experience.

14 And one of the ones I wanna share with you, the
15 aina ritual, what we would do is take the guest out onto
16 the property and teach them about malama aina, about
17 caring for the land and, also, teach them how we would
18 have gathered in the old days, and show them that we
19 gather in odd numbers, we give one to the ahu, one out to
20 the altar and the rest which is used (inaudible) for your
21 treatment. We have sachets that we create and they put
22 the herbs inside, and then they can soak in a herbal bath.
23 And it's in a base of Hawaiian salt and awa. So awa just
24 doesn't only relax on the inside, it also relaxes all the
25 muscles on the outside before they get their treatment.

1 And then we do lomi lomi massage in many forms. We do hot
2 stones, we do back walking, we do hapai lomi lomi, which
3 is a pregnancy lomi lomi. We offer healing chants and
4 prayers. And we call this the aina because we also use
5 the red clay as a wrap in the session in addition to the
6 awa.

7 And I think one of my favorite ways that we
8 practice is in kokua. And the very definition of kokua is
9 giving without expectation of receiving. And this, for
10 sure, my Auntie Mahilani taught me. So we have had our
11 students go out into the community and -- and work on all
12 of these and more, Women Helping Women, Habitat for
13 Humanity, we've gone into halau, hula halau, we've gone
14 into -- out to canoe club events, we have done community
15 outreaches in Pakukalo, Waiehu, Lahaina. We've taken our
16 team of students and different therapists who come through
17 our program who also want to continue to practice giving
18 back even long after they are complete to travel to other
19 islands. They pay their own way. And when we get there,
20 we work on community.

21 So the last time we were in Molokai, we were
22 there for the Makahiki games. And we were staying at
23 Keawanui Fishponds. And so we practiced one day at the
24 fishpond and we practiced another day at the event. And
25 while we were there, some of the kupuna were saying, "You

1 know what, this is so wonderful, I wish we could do this
2 more often, there's not that many practitioners here on
3 Molokai." And I thought that's crazy, Molokai is like the
4 spiritual island. But they said, but, yeah, but there's
5 not a lot of lomi people.

6 So since that time, we've scholarshipped three
7 different practitioners through Ho`omana who are now
8 serving the Molokai community. And this November, we did
9 the very same thing in Kauai, we scholarshipped four
10 different community members to work on the people in
11 Kauai. And so that's a really exciting aspect of what we
12 are doing. And that's on the lomi side.

13 As far as the malama aina side, our students
14 get, like I said, down and dirty in the taro patches. And
15 we've actually been caretaking the taro patches at
16 Wailoanui for 12 years. When we get rained out on those
17 taro patch days in Wailoanui, we have gone to lower Waiehu
18 to also help to care take the taro patches. Again, it's a
19 way of perpetuating our culture and having people gain
20 understanding about our relationship to the plant and
21 haloa our ancestors.

22 We also have supported the cleanup and clearing
23 of many of the Hawaiian temples on the island, in Honolua
24 Valley, for many years and, also, Kukuipuka Heiau in
25 Waihee, together with the Kukuipuka Ohana, as a place to

1 go and practice our chants and prayers and, also, to get
2 activated by being in a sacred place.

3 This is our outreach in Molokai. And this is
4 the story that I related to you about training
5 practitioners in Molokai.

6 So, again, just to reiterate our request for
7 approval, part of the Hawaii State Constitution reads, in
8 Article 12, Section 7, that the State shall protect all
9 rights customarily and traditionally exercised for
10 subsistence, cultural and religious purposes. And that's
11 exactly what we're doing. And we are asking for
12 protection of those things. And not only that, but for
13 support by the County and the State to continue to
14 perpetuate, preserve and protect these practices, and
15 share for the next generation.

16 As I shared before, there are many others that
17 are using -- that have agricultural sustainable tourism,
18 diversified uses, agricultural lands, Alii Kula Lavender,
19 who I think they're doing even weddings now there. Many
20 more people gathering. Surfing Goat Dairy, Hoo Farms,
21 Lumeria also does spa and wellness, but on a very small,
22 small scale. Sacred Garden at Maliko, Piiholo Zipline,
23 Haleakala Zipline and Maui Sea Spirit inviting tourists to
24 come up and partake of the different amenities that they
25 have and experience agriculture in a different way. And

1 we plan to do the same thing upon your approval,
2 agricultural tourism products, education and training, spa
3 and wellness and, of course, continuation of our community
4 outreach.

5 We welcome the opportunity to create this
6 cultural center as a destination for perpetuating our
7 Hawaiian healing practices legally on our property, asking
8 for a Conditional and Special Use Permit, asking to take
9 up to 16 students per event four times a year and approval
10 of four treatment rooms. For the spa and wellness aspect,
11 operating seven days a week, from 9:00 to 6:00 p.m.,
12 approval for four treatment rooms to practice, a tub house
13 for the herbal baths and approval of selling our spa
14 products and local cultural products.

15 And this is just a quote that I love. When we
16 pick up old practices, we activate the ancestors within
17 us, and our bodies wake up and aloha lives. And that's
18 really what we want to share with the people that come to
19 us is sharing these ancient ways with aloha.

20 Mahalo.

21 CHAIR TSAI: Are you guys done with your
22 presentation? Okay. Thank you. Okay. At this time
23 we're gonna open the floor for public testimony. Anyone
24 wish to testify on this -- on this agenda item, please
25 come forward, identify yourself, you have three minutes.

1 MR. KALANIKAU: Good morning, everyone. My name
2 is Vernon Kalanikau. I live -- yeah, in the back of my
3 shirt, yeah, not Kihei, but -- but I live in Kula moku.
4 That's why I get the shirt on.

5 So I met Jeana in 2004, when our kupuna Auntie
6 Mahilani Poepoe passed away. I met her then. And I'm
7 just blown away how amazing and how far she has come with
8 the knowledge that she has gained through all our elders
9 before us. And I wasn't going to talk because she pretty
10 much said everything that we -- I was gonna say for her,
11 anyway, but, you know, big mahalo and gratitude to her,
12 her ohana. She embodies everything what aloha means.

13 Maybe you can offer them like one free session
14 or week or something up there, because it's a total
15 different experience.

16 There's not too much places on Maui that you can
17 go -- go get like your la`au and your medicine. This is
18 one place that I would go gather because it's fresh, it's
19 there, it's in the right place, the soil, the red dirt and
20 all that.

21 So I -- I would like to see her continue her
22 work, you know. Sometimes us Hawaiians, you know, we --
23 we forget that -- well, we just like give, we get hard
24 time receive. You know, she's carrying Auntie Mahilani's
25 legacy on that part.

1 Auntie Mahi lived with me for four years. And
2 (inaudible) to like -- like turn -- turn people away,
3 because Auntie would make herself available 24/7. She
4 just -- she's just totally different from other kupunas
5 that you would wanna learn from. Our house used to have
6 like eight, 10 people every other day. I'd come home from
7 work, it's not my house. But Auntie just continued to
8 teach four years in my home.

9 I never paid attention, but even when she passed
10 on, she's still teaching. She's just the one that's
11 carrying the legacy, along with her two brothers back
12 there. Auntie taught them the how-to kind of stuff.

13 I only can give you have my experience with
14 Auntie Mahi and Jeana. I just ask that we -- we support
15 and help her. So -- so we can go get what we like get, to
16 take care of ourselves and our bodies and -- and she --
17 she does give a lot more to the community than -- than she
18 does for her own family.

19 Again, mahalo for your time. Thank you.

20 CHAIR TSAI: Thank you.

21 UNIDENTIFIED SPEAKER: He was right, though, she
22 said everything. She covered everything. She covered
23 everything that she wanted to cover, for sure.

24 CHAIR TSAI: Please identify yourself for the
25 record.

1 UNIDENTIFIED SPEAKER: My name is Timothy
2 (Inaudible). Yeah, I was a student of Mahilani White
3 Poepoe. I met Jeana 15 years ago. She came there to
4 become a student with us. I am very proud of her. I'm
5 very proud of her and her dedication and her commitment in
6 doing la`au lapa`au, in doing lomi lomi. She does it
7 well. I can say that. She's amazing, amazing person. As
8 a person, she's amazing. Her family, I gotta say, have
9 been there beside her 100 percent. I mean, I seen this
10 girl carry her child with her and go administer things to
11 people that needed help. You know, I know some of you
12 understand what I'm talking about because every culture
13 has some healing purpose. They had somebody, whether you
14 Filipino, Japanese or whatever, everybody had 'em. You
15 know, we had 'em, also. As a kanaka, I can speak, yeah,
16 we have 'em, too. So to continue and her continuing what
17 she's doing, it -- it is important to all of us because it
18 shows that we, as a community and the people, we hold on
19 to what's important to us, our culture. This -- this --
20 this vibrant thing is -- is important to all of us because
21 I can ask you right now, some people talk to me about
22 Maui, about Kihei, they don't know what they talking about
23 because I lived in Kihei. I know what Kihei was about. I
24 know what Maui is about.

25 Back in the days, when it was Eddie Tam, they

1 said Maui no ka oi. It is Maui no ka oi. Maui is the
2 best. I say that because I know, I live it. But she
3 lives it, too, that she wants to take this to the future
4 and continue perpetuating our ancestors and all those that
5 came before us.

6 My teacher, Mahilani White Poepoe, had a dream,
7 yes, like Martin, she had a dream, a dream of bringing
8 healers together to help those that could not afford to go
9 to see a medical doctor, but they can come there to
10 receive some kine comfort and healing. And that's
11 important, not only for me, but for everybody. And that
12 was a dream.

13 And this sister of mine -- I call her my sister
14 because we -- we've learned a lot together. And she's --
15 she's doing that. That's the part, that's doing it. And
16 she's committed her life and her family. And her husband,
17 I give him a lot of kudos, I mean, that man is there, he's
18 standing there, and he still stands there with her. And I
19 love him for doing that because that support is needed.
20 And I like to thank my brother for coming up because we
21 stand with her. I will stand with her forever 'cause I
22 know she's doing the righteous things.

23 So I thank you all, Commission and Director and
24 Chairman, thank you for listening. Mahalo.

25 CHAIR TSAI: Thank you.

1 MR. KEKIWI: Hello, everybody. My name is
2 Justin Kekoa Kekiwi, I was born on Maui, raised on
3 Molokai, here today to give you testimony to explain how
4 important Hale Ho`omana is to me, for my family, our
5 culture and the aina.

6 I met Jeana in 2012. I was coaching soccer for
7 her boys. And after learning about her lomi lomi school
8 and how she really focused on cultural values and Hawaiian
9 massage, I was really interested in the program. I
10 decided to join. I was very fortunate to receive a native
11 Hawaiian scholarship that they offered, which paid most of
12 my tuition. And without this, I probably would not have
13 joined at that time. I didn't realize by going through
14 Hale Ho`omana and learning from Jeana how much of a
15 positive impact it would have on me and change my life
16 forever.

17 Hale Ho`omana is not an ordinary massage school.
18 It's not there to give students their license, make their
19 money and just move on with the next students. The
20 program is there to teach real Hawaiian values, instill
21 them into you, help you to connect to the land, your
22 ancestry, and learn how to heal yourself and others.
23 Words can't explain what this program has done for me, but
24 it definitely saved me from walking down dark roads and
25 taught me how to harness the aloha spirit and share it

1 with others.

2 Hale Ho`omana has so many benefits to the
3 community, to the land, and the Hawaiian culture. As an
4 apprentice, it is a requirement to plan and organize a
5 community outreach like she's talked about. And all the
6 donations were given back to the community programs. And
7 we've been many, many outreaches, Hoomau, Maui Jiu Jitsu,
8 DLNR, canoe clubs, so many to mention. We even fund
9 raised and people paved their own way to travel to Molokai
10 to do outreach for the community over there. We met so
11 many people and families, and it helped them to find
12 healing in their lives. Hale Ho`omana has a great
13 connection to the land, we grow a lot of la`au and native
14 plants on the property for healing and cultural uses.
15 Plants and herbs are used for oils, sprays, food, teas and
16 medicinal purposes for healing. We've learned how to
17 prepare them in different ways, utilize them for healing,
18 for cleansing and for eating healthier diets. We learned
19 about ho`oponopono and how to mend our problems and our
20 broken relationships, how to overcome obstacles and deal
21 with them in positive ways.

22 You see, in the old Hawaiian thinking, every --
23 everything is connected. Nothing is separated or
24 separated into classes. So with lomi lomi, the art of
25 healing, it cannot work without the la`au, without the

1 plants, and without the plants and the herbs and the
2 animals and the oceans.

3 When I was going to school there, I worked for
4 Forestry and Wildlife, protecting the watersheds and
5 native wildlife. Hale Ho`omana has given me more
6 appreciation and value to the job and to the land.

7 I can go on forever on how this school and
8 program and Jeana and her family has benefited me and the
9 community, but you guys all heard what it is.

10 And I just wanna share one quote of a book that
11 she teaches, tells of the rainbow, about aloha. Aloha is
12 being a part of all and all being a part of me, when there
13 is pain, it is my pain, when there is joy, it is mine,
14 also, I respect all that is and as the part of the creator
15 and a part of me, I will not willfully harm anyone or
16 anything, when food is needed, I will take only my need
17 and explain why it has been taken. The earth, the sky,
18 the sea are mine to care for, to cherish and to protect.
19 This is Hawaiian. This is aloha.

20 CHAIR TSAI: Thank you.

21 MR. KEKIWI: Thank you.

22 MS. WELCH: Good morning. My name is Marine
23 Welch. And I met Jeana in 2006, I think, for the first
24 time. And we happened to buy property just across the
25 street. So I am involved with her in a number of

1 different ways. I'm a neighbor to begin with, but I also,
2 through her, started my massage career. I went to massage
3 school back then and I took my first lomi class with
4 Jeana. And after finishing and graduating, I practiced
5 around many spas around the island. And it is really how
6 she says because when I wanted to practice the lomi that I
7 have been taught, incorporated chants, incorporated many
8 other ways of healing, it never was possible in a way
9 that, you know, she has been teaching us. So only with my
10 own clients I can do that. And only in the area of
11 Ho`omana is it possible to actually practice in that way.

12 I have taken part in many of these events that
13 were described today. And I have seen many
14 transformations. I have seen many amazing things
15 happening. I couldn't repeat them all now, I just can say
16 that they are happening in the way they have described
17 them.

18 I wanna speak more as a neighbor today. And
19 we've lived across the street from Ho`omana since then and
20 there's never anything that would disturb the neighbors in
21 any way. There's never any cars, there's never any noise,
22 there's never anything that is irritating in any ways.
23 It's just the way the property is settled, the way the
24 property's arranged and the way that the owners are
25 dealing with certain things as far as running this is

1 amazing. And I am sure if there was ever anything, it
2 would be addressed in just the way that it doesn't cause
3 any problems for anyone. So I have gained so much.

4 The other thing that is really important to me
5 that I want to mention is that -- this maybe not has been
6 said before, is that is a place where us non-Hawaiians can
7 come and learn about this amazing culture, to learn about
8 the practices, can learn about aloha, can learn about
9 honoring the other person, that I would not know where I
10 could else get it from. And it has made me much more
11 comfortable living here and dealing with the people and
12 learning more about this amazing place that I had chosen
13 to live in. So I can only thank them. And I really,
14 really support, it is a place where cultures come
15 together, where we can learn from one another and where we
16 can learn from one another.

17 Thank you.

18 CHAIR TSAI: Thank you. Anyone else wish to
19 testify at this moment? Seeing none, public testimony is
20 now closed. Questions from the Commission.

21 COMMISSIONER CANTO: Chair?

22 CHAIR TSAI: Commissioner Canto.

23 COMMISSIONER CANTO: Good morning.

24 MS. NALUAI: Good morning.

25 COMMISSIONER CANTO: Being Native Hawaiian, I

1 fully understand what you're going through. And -- and
2 I -- I thought you had a great presentation. I appreciate
3 that. Your brothers, I believe I grew up with them, a
4 ways back. But when a Native Hawaiian speaks positive of
5 another, there is -- there is valid truth, there is true
6 ohana spirit of love between you and -- and, you know,
7 your letters of support are awesome. Your neighbor --
8 having great neighbors is a good thing. I -- I've seen
9 that throughout the -- the Commission hearings prior. And
10 I think that your neighbors are true -- well, she's true
11 to her word. And you're very attached, very close there.
12 I applaud your husband for standing beside you in your
13 ohana.

14 Chair, I'm gonna be in support of the
15 Department's recommendation. Thank you.

16 CHAIR TSAI: Thank you. Okay. Since we have no
17 more comment -- I'm sorry, questions from the Commission,
18 can I have the Department's recommendation, please?

19 MS. FLAMMER: Okay. So we're dealing with a
20 State Special Use Permit Amendment, since she already has
21 one, to operate the B&B. I will tell you I did recommend
22 to her that she not give up the license for the three
23 other bedrooms. There's no way to do them both at the
24 same time. And I just told her you don't know what the
25 future holds and that we could let the Commission know

1 that, if you felt otherwise, you could let us know that.
2 We did have some other -- and then we also have a
3 Conditional Permit which does go all the way to the County
4 Council when a special ordinance is written. She
5 understands that.

6 There are some conditions that were added, one
7 being that she will need to upgrade the wastewater system.
8 I recommended that she wait until she gets full approval.
9 She's ready to go on that, but before she spends the
10 considerable amount of money, I thought it would be a good
11 idea to have Council approve that. So that's one of the
12 conditions.

13 Also, the bathhouse requires permits; however,
14 Planning Department cannot sign off on those permits until
15 the Conditional Permit is approved. So what we did, what
16 we've done in the past, we did it with Maui Grown Market,
17 it was the same thing, before those building permits could
18 be approved, Planning had to sign off, but Planning
19 couldn't do it until it became an approved use. So that's
20 one of the conditions.

21 And then the Department of Water Supply is
22 recommending that a backflow preventer be installed.
23 Again, I just recommended that she wait. It is a
24 considerable cost. Maybe she'll be able to negotiate with
25 the Department of Water Supply in the meantime. I don't

1 know. I wish her the best on that one. So with that
2 said, there are eight conditions on here. They're all the
3 same. The State Special Use Permit conditions for the
4 original will stay in effect, but these last couple
5 conditions will -- will be added onto that. So in
6 consideration of what I've just explained, the Department
7 recommends that the Planning Commission adopt the Planning
8 Department's report and recommendations for today's
9 meeting, March 28th, 2017, as your findings of fact,
10 conclusion of law and recommendation, and that you
11 authorize the Director of Planning to transmit said
12 written decision and order on behalf of the Maui Planning
13 Commission for the amendment to the State Special Use
14 Permit, and that you also recommend approval of the County
15 Conditional Permit to the Maui County Council on your
16 behalf. Thank you.

17 CHAIR TSAI: Gina, just a point of
18 clarification. So she's -- she's got a B&B permit already
19 and that is just in addition to the permit she already
20 has?

21 MS. FLAMMER: It is, however, she has a total of
22 five rooms. So she's proposing to turn three of those
23 existing bedrooms into treatment rooms. The two other
24 bedrooms will stay as bed and breakfast, but, as I
25 explained, she could give up those three bedrooms or she

1 could keep it. It's not a dual use because she's not
2 using both at the same time, but it would allow a little
3 bit of flexibility if she keeps the B&B permit. It
4 doesn't -- just because you have a permit doesn't mean you
5 have to rent out the bedrooms.

6 CHAIR TSAI: Yeah, Commissioner Carnicelli.

7 COMMISSIONER CARNICELLI: Okay. So she could do
8 either/or, then, right now?

9 MS. FLAMMER: I think an either/or would be a
10 good way to put it.

11 COMMISSIONER CARNICELLI: Right. So say if she
12 needed to do the B&B, she could do the B&B, if she do the
13 B&B, if she needed to use the treatment rooms, she could
14 do that?

15 MS. FLAMMER: Yes. Thank you. That's a good
16 way to put it. Thanks.

17 CHAIR TSAI: Commissioner Robinson.

18 COMMISSIONER ROBINSON: Gina, I'm a little
19 concerned we didn't have a site visit and a therapy
20 session for our Commission to understand the project
21 better. I think the Planning Department should do a
22 better job in addressing (inaudible). I just want to put
23 that on the record.

24 UNIDENTIFIED SPEAKER: I second that.

25 COMMISSIONER ROBINSON: Walking sites, you know,

1 really helps. Second, on the Conditional Permit, is the
2 five and the five, does that have to do with the previous
3 permit before? I don't understand Condition Number 1 on
4 the -- on the Conditional Permit.

5 MS. FLAMMER: The Conditional Permit is a brand
6 new permit. So it would be five years on the Conditional
7 Permit from once the County Council enacts the ordinance.

8 COMMISSIONER ROBINSON: Okay. Thank you.

9 MS. FLAMMER: Sure.

10 CHAIR TSAI: Commissioner Carnicelli.

11 COMMISSIONER CARNICELLI: Okay, one other just
12 quick question. Say the septic system that has to be put
13 in and the backflow preventer, does that have to be part
14 of this condition? I mean, because it's something that,
15 obviously, they're going to, you know -- you know, they're
16 gonna put those conditions on them either way. Do we have
17 to have it as part of --

18 MS. FLAMMER: I would defer to our Director on
19 that. The question being do they have to be conditions on
20 the permit. Does the backflow preventer have to be a
21 condition or does Planning Commission have the authority
22 to --

23 DIRECTOR SPENCE: It doesn't have to be. I know
24 it's recommended by the Department of Water Supply. They
25 want -- if it was the Department's -- the Department of

1 Water Supply's preference, every property in Maui County
2 would have a backflow preventer. And I'm -- I'm serious.
3 And I'm sure there's reasons for that. I'm not saying
4 that as a practical matter, you know, it does add cost and
5 whatnot. It's up to the Commission. You can say that
6 that's not necessary in this case.

7 COMMISSIONER CARNICELLI: I guess my concern is
8 if the applicant were to go to the Water Department and
9 somehow, you know, they would say, okay, yeah, you know
10 what, we -- we agree you don't have to put a backflow
11 preventer on, we've actually made them do that by putting
12 it here.

13 DIRECTOR SPENCE: Right.

14 COMMISSIONER CARNICELLI: So -- you know, so we
15 have taken away her act to negotiate with the Department
16 if we put it in here.

17 DIRECTOR SPENCE: That's correct. By making it
18 a condition, she has no option but to put it in.

19 COMMISSIONER CARNICELLI: Right. And then the
20 septic system has to be replaced because it's now
21 considered a large capacity cesspool and then, therefore,
22 it has to be to septic.

23 MS. FLAMMER: It's the -- it's the additional
24 use, the additional people is why Department of Health.

25 COMMISSIONER CARNICELLI: Okay. So that's going

1 to have to happen, no matter what?

2 MS. FLAMMER: It's a State regulation. We don't
3 have any authority on that.

4 COMMISSIONER CARNICELLI: Okay.

5 MS. FLAMMER: Yeah.

6 CHAIR TSAI: Commissioner Hedani.

7 COMMISSIONER HEDANI: Gina, what expires in 2018
8 and why does the recommendation -- why can't the
9 recommendation be coincident for the approvals?

10 MS. FLAMMER: Currently, her current State
11 Special Use Permit is valid until 2018. If you wanted to
12 extend it, you could do that at this point to match the
13 Conditional Permit. Yeah, it wouldn't match the B&B, but
14 that would be just fine. The B&B could then come in and
15 be extended in another five years. They might be off a
16 little bit, but I think they're gonna be off regardless.

17 COMMISSIONER HEDANI: So the Department doesn't
18 have a problem with making both permits coincident?

19 DIRECTOR SPENCE: We have no problem with that.

20 CHAIR TSAI: It's the purview of the Commission
21 to make how we want to proceed. Do I hear a motion?
22 Commissioner Hedani.

23 COMMISSIONER HEDANI: Move to approve as
24 recommended by the -- move to recommend approval, I guess,
25 in the case of the County Council, to the County Council,

1 as recommended by the Department with the change that the
2 timeframes would be coincident to the five-year term
3 that's recommended for the permit.

4 VICE-CHAIR DUVAUCHELLE: Second.

5 CHAIR TSAI: Second by Commissioner Canto.

6 Discussion regarding the --

7 COMMISSIONER CANTO: Item 10.

8 CHAIR TSAI: Commissioner Carnicelli.

9 COMMISSIONER CARNICELLI: I mean, I guess I
10 could make a motion for an amendment.

11 CHAIR TSAI: Right.

12 COMMISSIONER CARNICELLI: But would you wanna
13 also take the backflow preventer out of the recommendation
14 as well in your motion?

15 COMMISSIONER HEDANI: That would be up to the
16 Commission. From my perspective, I think backflow
17 preventers are good things, especially when you're dealing
18 with the public, just so that you don't get
19 cross-contamination of the water that might end up having
20 some people getting sick.

21 COMMISSIONER CARNICELLI: Right. And I guess
22 it's that grade up there as well. So I understand that.
23 Okay. We can leave that in there. I mean, it's not a --
24 it was just something that -- chances of the Water
25 Department taking that condition off is really slim,

1 anyway, so I guess I could live with it being as is.

2 COMMISSIONER HEDANI: Litigious society that we
3 live in, discussion is the better part of valor.

4 CHAIR TSAI: Any other discussion regarding this
5 motion? Commissioner Carnicelli.

6 COMMISSIONER CARNICELLI: Yeah, I just want to
7 be on the record that I'm going to wholeheartedly support,
8 you know, the recommendation that -- on Commissioner
9 Hedani has put on. And just for the record, I've actually
10 been on your property. I was part of a retreat that you
11 guys hosted when you were hapai with your daughter. So it
12 was a while ago. And I'm just happy that you've -- you've
13 stayed with your vision. You know, I think a lot of times
14 we see applicants that come up and they suddenly, you
15 know, like they want to do something and so they come up
16 with this vision that you can tell that they just made up.
17 And they said, okay, this is what I want to do, but you
18 guys have been doing this for years, you and your husband.
19 I think sometimes, you know, he -- he needs to get some
20 credit, too, for all the work he does there as well. And
21 so I just appreciate the fact that you guys have kept your
22 vision and that you've done it with integrity the entire
23 way, even your presentation was fantastic. So thank you.

24 CHAIR TSAI: Commissioner Higashi.

25 COMMISSIONER HIGASHI: I like to commend you for

1 perpetuating the Hawaiian culture, coming from an
2 educational area, it's nice to see young generation
3 perpetuating something that can continue so the younger
4 generation as well. I commend you for that.

5 CHAIR TSAI: Commissioner Castro.

6 COMMISSIONER CASTRO: I, too, would also like
7 to, you know, support what you're doing. A new
8 practitioner way back, Kalua Kaiahua, who was well known
9 in the community, you know, very humble man, hardly ever
10 took money, took fish, fruits, vegetables, whatever, but
11 he was an extraordinary person. And I commend you for
12 following up and doing the same thing. And, also, coming
13 from East LA myself, so -- yeah.

14 CHAIR TSAI: Okay. Commissioner Hedani.

15 COMMISSIONER HEDANI: I, too, have -- I've been
16 a patient of Kalua Kaiahua, out at his house in Honokowai,
17 close to Kapalua, Napili. Herman Nakoa, Sonny Amano, the
18 other people that have helped me and my family, the
19 Hawaiian healing arts, I think, is -- is something that
20 not too many people understand. And what I've seen from
21 what I've experienced and what I have heard from other
22 people is that there are miraculous things that happen
23 when the healers work with you. Kalua helped me when my
24 back was in terrible condition. I couldn't get out of
25 bed. And in one session, he treated me, through my

1 stomach, in order to fix my back. Then he had me touch my
2 toes, turn side to side, he looked at me, went, there was
3 no pain. And his famous words were, "We'll fix you up in
4 two shakes." I've seen them do things that allopathic
5 doctors cannot solve. His own son was given up as
6 terminal with no hope and -- after a tragic accident. And
7 he went up and asked the doctors if they had done all they
8 could. They said, "We've done all that we can do. We're
9 gonna lose him. If you can help him, help him." And so
10 he did. And his son came through. And they said, "Well,
11 he's gonna be paralyzed from the neck down for the rest of
12 his life, even if he survives." And Kalua said, "No,
13 gonna get him to walk." And the last I heard, he was
14 sitting in a wheelchair, but he could feed himself and he
15 could move his limbs. And, eventually, the goal was to
16 get to the point where he could walk. And the doctors
17 sent the photograph with 20 people in the operating room
18 in thanks for what they had experienced that day when we
19 worked on him. So I know miraculous things, they can be
20 done. That includes prayer. A lot of people don't
21 believe that you can heal through prayer, but, as a
22 fisherman, I go tramping all over the -- all over the
23 land, when you do that, you step on things you shouldn't
24 step on, go to places you might not -- you shouldn't be
25 there, and those kinds of experiences need help other than

1 physical help. And I've gotten that physical help, I
2 mean, that help through prayer in solving those things.
3 So these are things that I think that can and should be
4 shared with the world. And the only difficulty is in
5 Kalua's teaching, you don't charge for your services. You
6 do what you do and whatever happens, happens. So the
7 difficulty is in creating a business model that works and
8 honors the tradition that that -- that that expects. But
9 good luck.

10 CHAIR TSAI: Thank you. Thank you, everyone,
11 sharing your stories. Director, can you please repeat the
12 motion?

13 DIRECTOR SPENCE: Okay. The motion is to
14 approve -- or recommend approval to the County Council the
15 Conditional Permit as recommended by staff except that
16 the -- okay, that's one. And then part of that is that
17 the State Special Use Permit shall be extended to coincide
18 with the conditional permit.

19 CHAIR TSAI: Okay. All in favor?

20 DIRECTOR SPENCE: That's eight ayes.

21 CHAIR TSAI: Motion carries. Congratulations.
22 Thank you. All right, we're going to take a 10-minute
23 recess and reconvene at 10:35.

24 (END OF TRANSCRIPTION.)

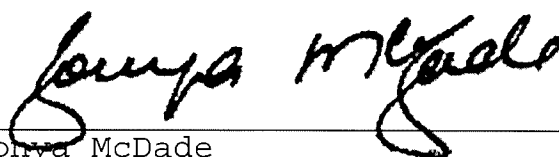
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CERTIFICATE

I, TONYA MCDADE, Certified Shorthand Reporter,
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by me in machine shorthand and thereafter was reduced to
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I further certify that I am not an employee
nor an attorney for any of the parties hereto, nor in any
way concerned with the cause.

DATED this 28th day of April, 2017.



Tonya McDade
Registered Professional Reporter
Certified Realtime Reporter
Certified Broadcast Captioner
Hawaii Certified Shorthand Reporter #447

Maui County Commission Hearing March 28, 2017

Ho'omana

Educational Center for the Perpetuation of Hawaiian Healing Arts,
Native Medicinal Plant Conservation, Spa & Wellness

1550 Piipiholo Road Makawao, HI 96768

Request for Approval

We welcome the opportunity
to work with the County to create a
Hawaiian Cultural Education Center
Perpetuating Ancient Hawaiian Practices
legally on our Agricultural Property

Desired Outcomes

Ho'omana Hawaiian Cultural Center

- Conditional Use Permit
- Special Use Permit

Hawaiian Cultural Education & Training

- Approval to offer cultural education for up to **16 participants** per event, minimum **Four (4)** times a year
- Approval to train **Four (4)** apprentices per year

Hawaiian Cultural Spa & Wellness

- Approval to operate Hawaiian Spa Services Seven (7) Days a week 9am-6pm
- Approval for Four (4) Treatment Rooms
- Approval for Tub House
- Approval to sell Ho'omana Spa Products & Local-Cultural Products

Discussion Outline

Hawaiian Cultural Center Ahupua'a - Educational Center & Spa/Wellness Services

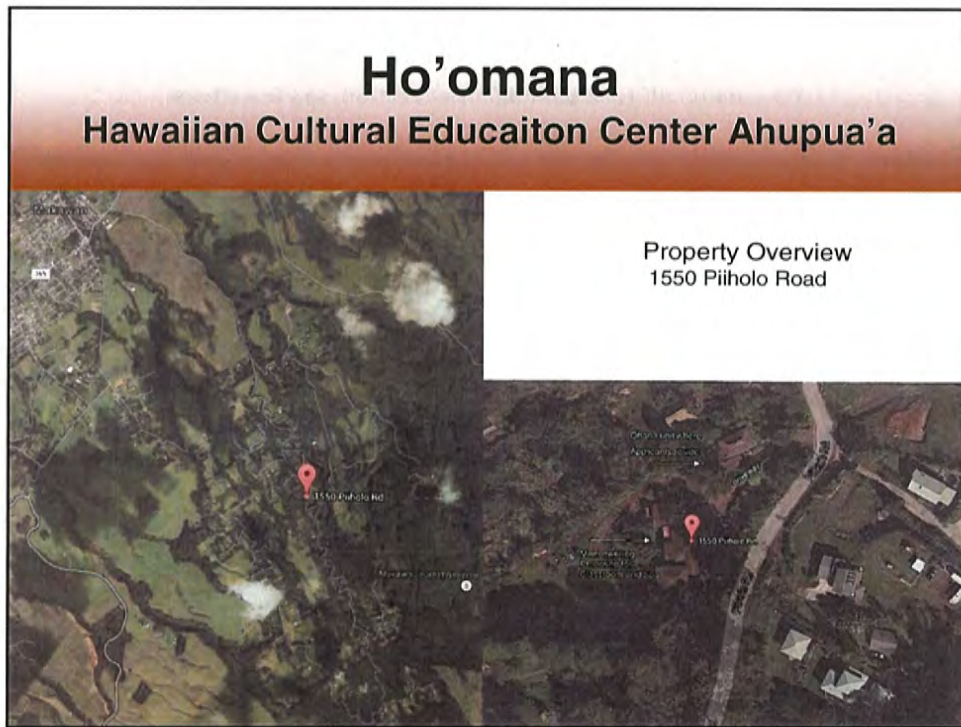
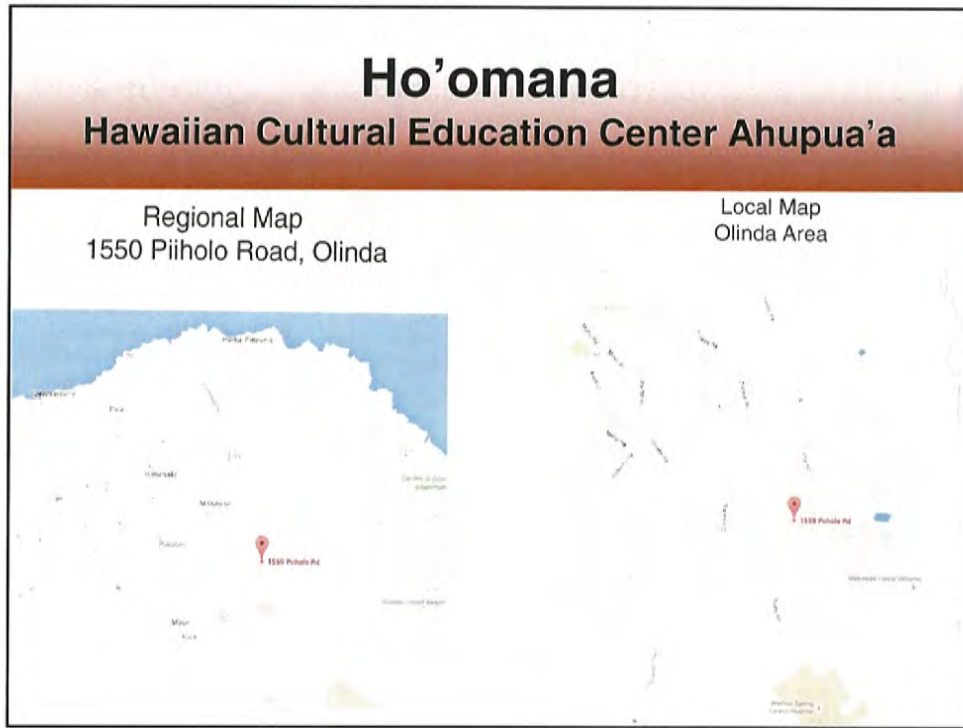
The Property & Location
Reasonable And Unusual Use
Letters for Neighbors

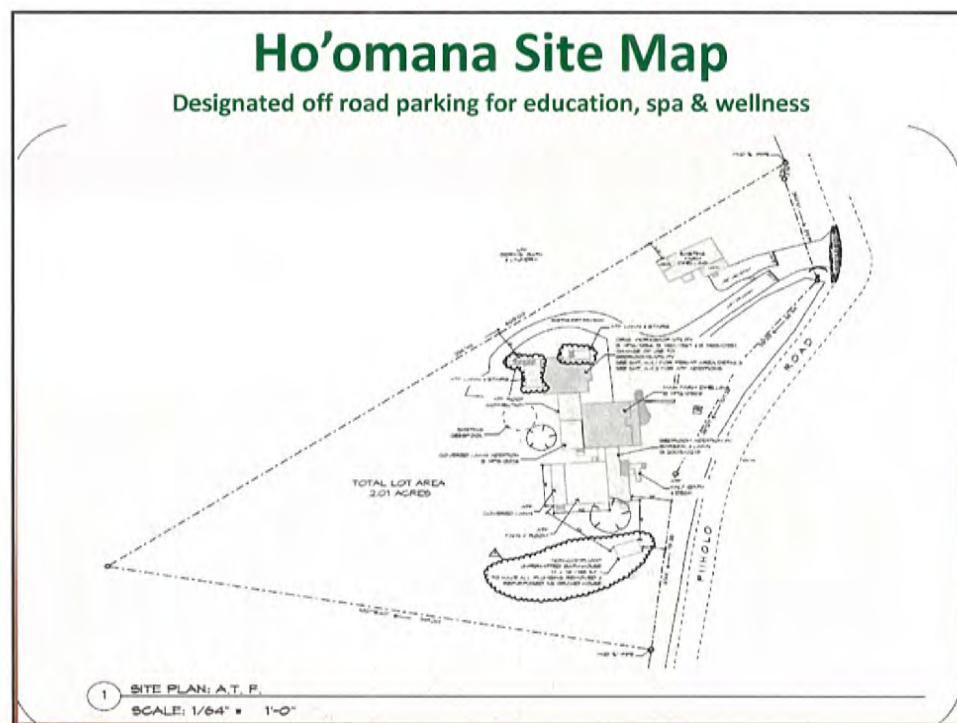
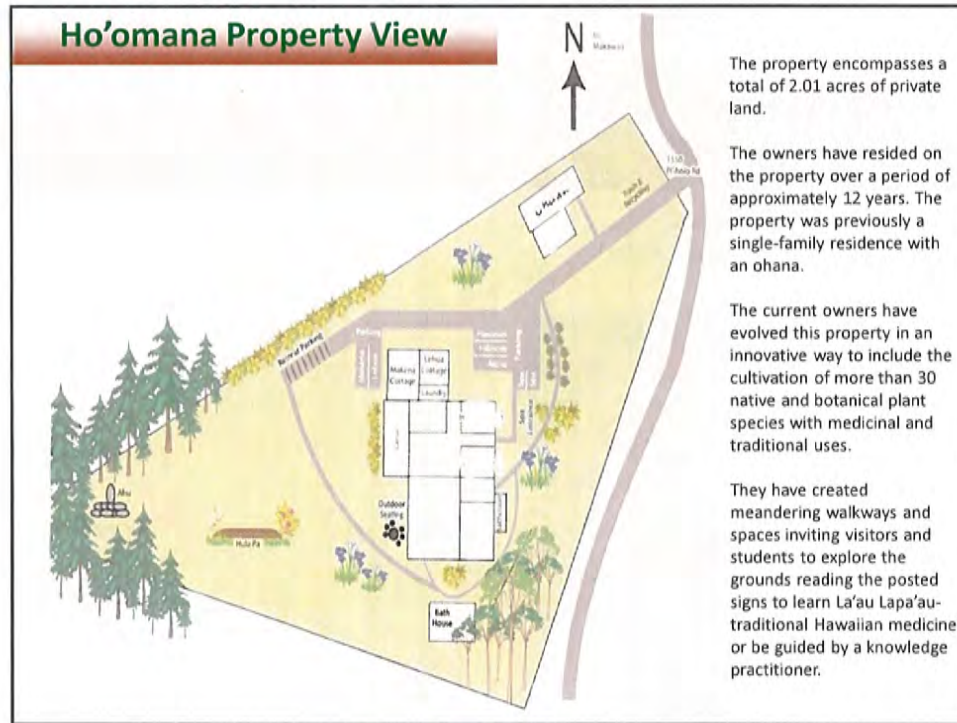
Perpetuating Ancient Hawaiian Cultural Practices

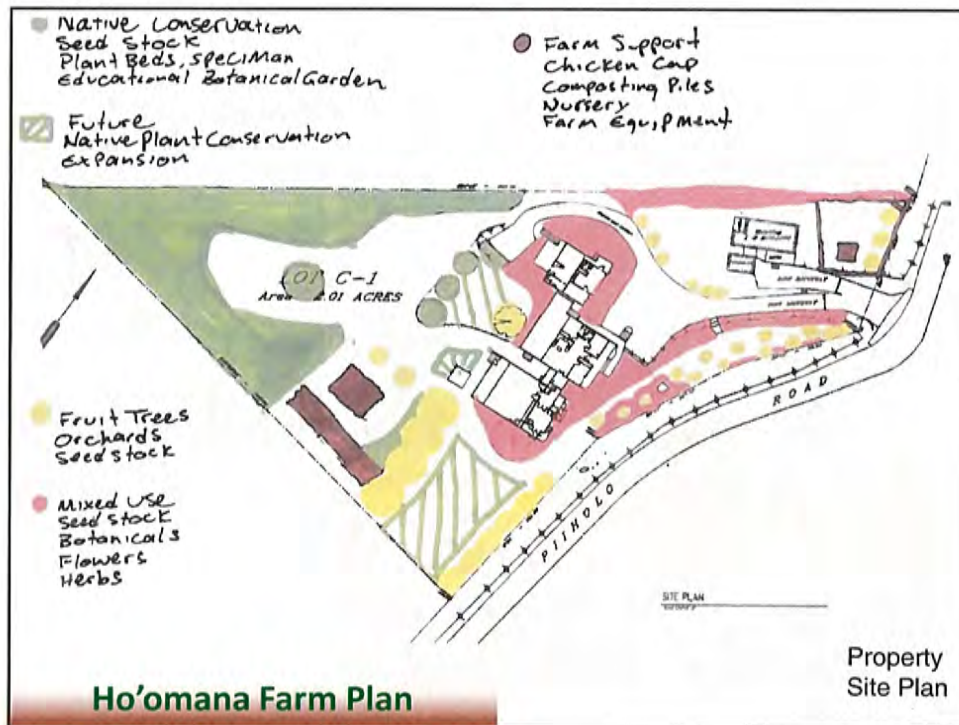
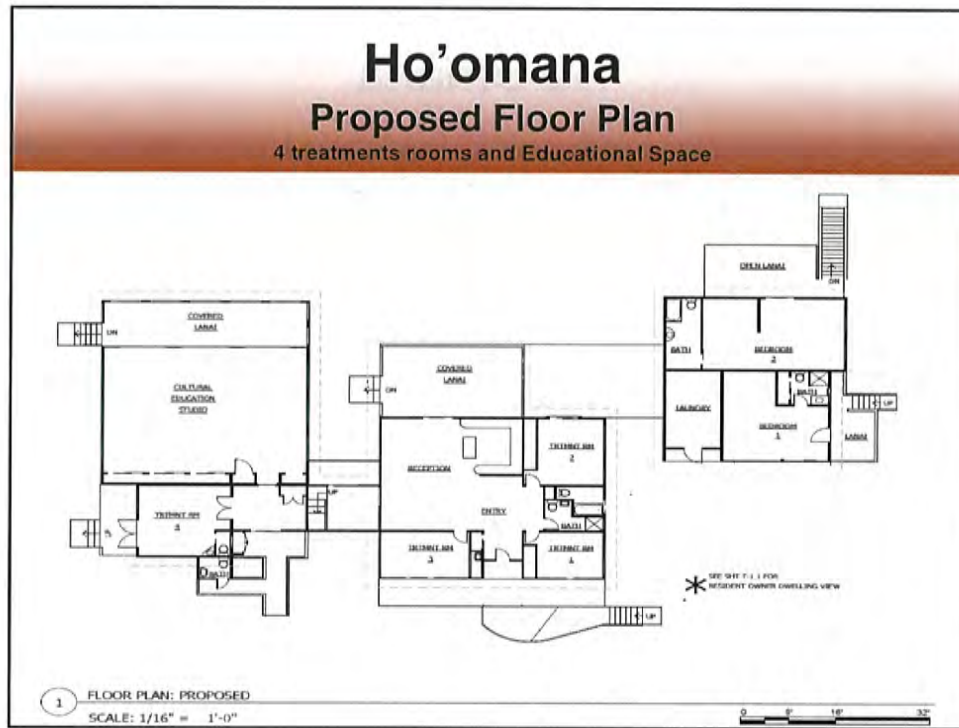
Agriculture
Education & Training
Spa & Wellness
Community Outreach

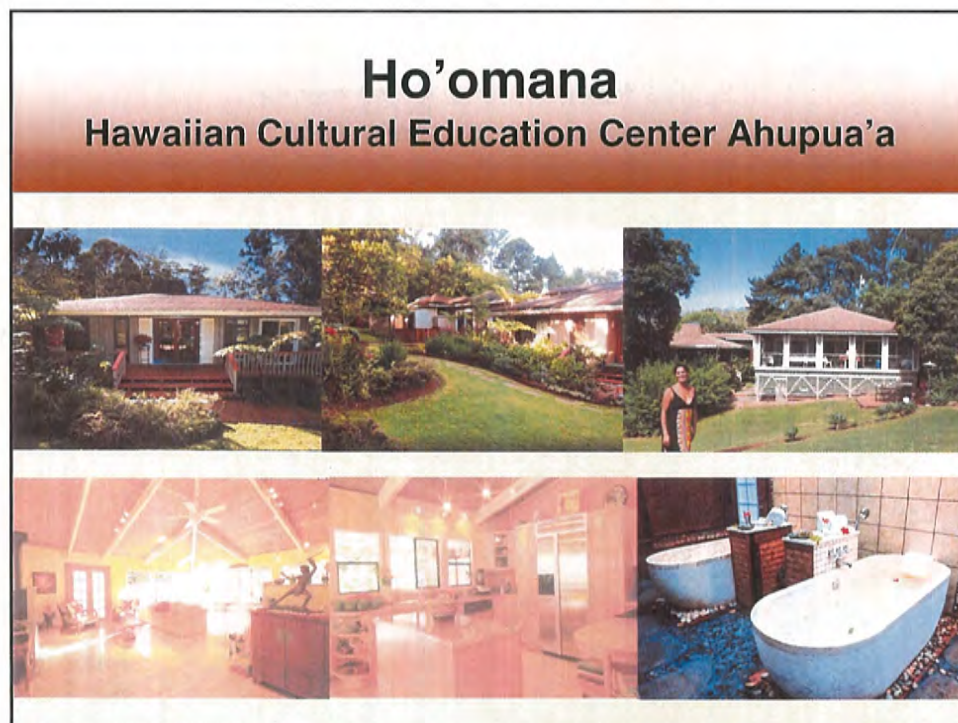
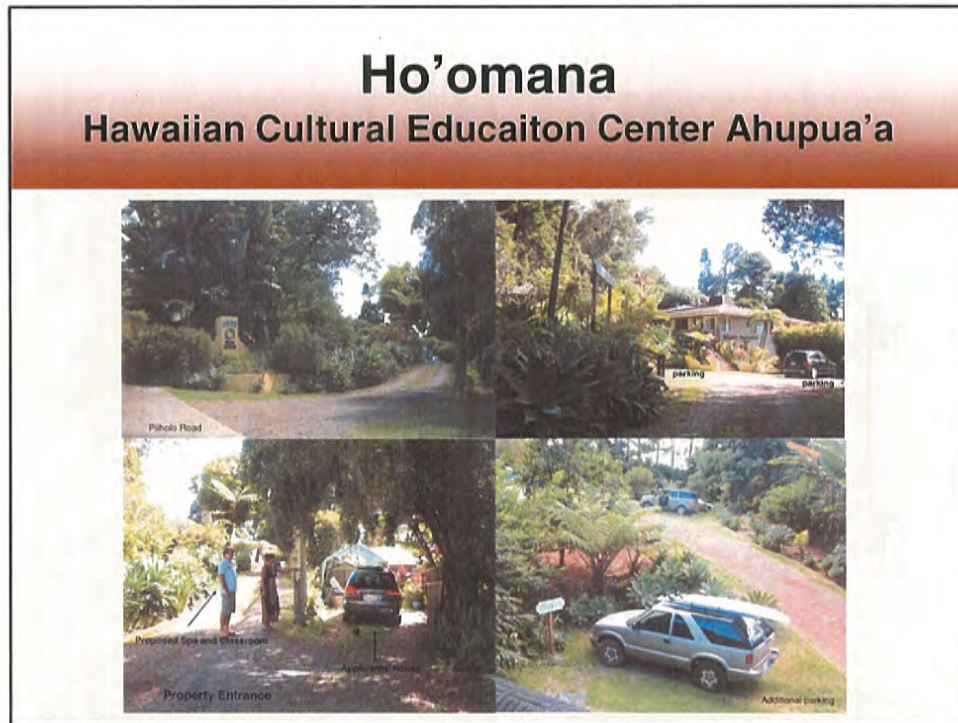
Approval Request

Letters of Support









Ho'omana

Hawaiian Cultural Education Center Ahupua'a



Ho'omana

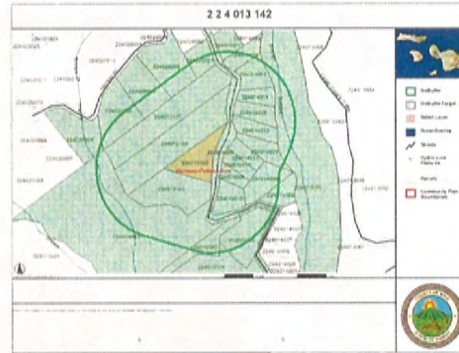
Reasonable And Unusual Use

- A. The use shall not be contrary to the objectives, sought to be accomplished, by chapters 205 and 205A, HRS, and the rules of the Land Use Commission.**
- ✓ Hoomana, a business owned by a native Hawaiian family and operated on our 2 acre parcel will not only benefit local residents but will improve visitor enjoyment, education, and cultural involvement. This use will allow a physical platform for sharing Hawaiian Cultural Values of ho'okipa, 'ohana, malama 'aina, and aloha. The health and wellbeing of visitors and local community are supported by Hoomana's sharing through the practice and education of La'au Lapa'au as a base of spa services and teachings, the sharing of cultural practices of Ho'oponopono, and the perpetuation of traditional Hawaiian lomi lomi bodywork.
- B. The desired use will not adversely affect the surrounding property.**
- ✓ The use of this property as a cultural and agricultural destination will have no effect on traffic, noise level or parking for the surrounding community. The atmosphere on our property is one that is quiet, serene, and respectful of our neighbors. There are private designated parking areas for all activities, designated parking (6) spaces for spa, (2) for 2 bed & breakfast rooms, extensive overflow student parking rear property.
- C. The use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection.**
- ✓ The property is located off the main road of Piiholo with a private driveway. Public utilities have been established on the premises since 1970 and is completely sufficient for accommodating intermittent guests.
- D. Unusual conditions, trends and needs have arisen since the district boundaries and rules were established.**
- ✓ Piiholo Rd. has become an activity destination for many visitors seeking an alternative to traditional crowded tourist hubs. Piiholo Zipline, Piiholo Ranch, Piiholo Stables, and Makawao Forrest Reserve offer an array of activities. Once an agricultural community, Piiholo has become an area sought after for peaceful, quiet, spacious parcels. The services and activities offered at Hoomana lend to keeping the serenity of the surrounding area as well as offering visitors the quietude necessary for restoring balance, relaxation, and peace of mind. For students, it provides a space to retreat and is an ideal learning environment.
- E. The land upon which the proposed use is sought is unsuited for the uses permitted within the district. Diversified Use.**
- ✓ On our small 2 acre parcel we cannot sustain ourselves financially on the sale of our properties agricultural yield. We are seeking the opportunity to offer a learning environment for guests and students on our land whereby they can experience traditional and medicinal uses of existing flora that will further enhance our native plant conservation efforts. We intend to meet the desire of visitors to connect to culture through education of guests about native plants, and Hawaiian culture while they enjoy peaceful and quiet upcountry amenities.

Ho'omana Spa Maui

Letters of Support

- Adjacent Neighbors
 - Meggie and Des Walsh 029
 - Karl and Dotti Higa 012
 - Melissa and Mason 130
 - Peter Schnell 013
- Community Support
 - More than 20 letters submitted



Jeana Iwalani Naluai

Introduction

Jeana Iwalani Naluai

Hawaiian Lineage



Taught by Six (6) Lineages of Kupuna
Within my Family & Outside

These Kupuna Bestowed on me
the Kuleana of Sharing
what they Taught me

Beginning & Advanced Lomi	Aunty Maragaret Machado
Mana Lomi (all levels)	Hawaiian Healing Institute
Lomi Ha-Hawaiian Breath Work	Papa Sylvester Kepelino
Hapai Lomi Lomi	Aunty Mary Fargas Haunani Hopkins
Kua Lua-Hawaiian Back Walking	Aunty Mahilani Poe Poe
La'au Lapa'au	Papa Sylvester Kepelino
La'au Lapa'au O Ke Kai	Kahu Lyons Naone
Oceanic Medicinal Plants	Aunty Mahilani Poe Poe Kahuna O Maka/Papa Kilo Hoku Mike Kumukauoha Lee
Ho'oponopono	Dr. Maka'ala Yates
Hawaiian Fast & Cleansing Program	Dr. Maka'ala Yates
Ha'ala Loa Hawaiian Spiritual Teachings	Aunty Leiohu Ryder
Hawaiian Spiritual Blessings, Clearing, & Intuitive Training	Aunty Mahilani Poe Poe
Hawaiian Calendar	Kahu Lyons Naone
Oli Chanting	Kumu Kappono'ai Molitau Aunty Gordean Bailey
Lauhala Weaving	Na Wahine A Ka'uhi A Kama
Hula	Kumu Donna Lawson Aunty Gordean Bailey

Introduction

Jeana Iwalani Naluai

Professional Experience

Therapist MPT, LMT 20+ yrs


- HI Licensed Massage Therapist
- HI Licensed Physical Therapist
- Masters Degree, Physical Therapy
- Bachelor Degree, Natural Science

Instructor 15+ yrs

- NCBTMB Certified Continued Education Instructor
- HI DOE Certified Native Educator
- Instructor, Lomi Hoomana Hawaiian Educational Institute
- Instructor, Hoomana Apprenticeship Program
- Instructor, Maui School of Therapeutic Massage
- Instructor, Maui Academy of Healing Arts
- Instructor, Sap Luna Maui

Cultural Practitioner 15+ yrs

- Member, Hawaiian Lomi Lomi Association – 12+yrs
- Presenter Hawaiian lomi lomi Association 2015-16
- Member, Parents Association for Kula Kaiaupuni o Paia for 'Olelo Hawaii
- Steward, Maui Native Planting Practices Lo'i kalo at Wailuanui
- Steward, Restoration o anchialine pools Ahihi Kinau
- Steward, Restoration Kupuhua Heiau, Honolua
- Member, Na Wahine A Kauhi a Kama
- Participant, Annual Ho'okuikahi at Pu'ukohola Event, Big Island
- Host, Kupuna Speaks Series
- Presenter, Kua Lua Hawaiian Back Walking a 'Aha Wahine Gathering 2012, Oahu
- Presenter, Peaceful Woman Maui Passages
- Haumana, Aunty Mahilani Poe Poe's Community Clinic, Hawaiian Homes Waiehu Maui
- Founder, Hoomana Cultural Education Center
- Founder, Hoomana Lomi Apprenticeship Program,
- Founder, Hoomana Organics Product Line, 2007
- Founder, Hoomana Bed and Breakfast
- Founder, Hoomana Restorative Therapies, 2002



Simply Doing What We Have Always Done

In A Time, Not That Long Ago...

If an individual were experiencing an imbalance in mind, body or spirit, they would go to the **home of the Village Practitioner**

- They would receive healing chants, prayers, or counseling through ho'oponopono
- They would be given herbs allowing the spirit of the plant to provide healing
- They would receive lomi lomi bodywork

The Village Practitioner would also be looking to future generations by taking apprentices as a source of **keeping their Lineage Practice Alive**

*Ho'omana is a Modern Setting for
Perpetuating Ancient Hawaiian Ways*



Inspiration for Ho'omana *Aunty Angeline Locey & Mu'olaulani*



Simply Doing What We Have Always Done

The inspiration for Hoomana School & Spa came from one of my late mentors Aunty Angeline Locey who has a property on Hawaiian Home Lands in Anahola, Kauai

She is a kupuna who has practiced her tradition in the same way for more than 30 years by opening her spa "Mu'olaulani"

Her son and granddaughter are now running her beautiful establishment as I hope my 2 sons and 2 daughters will choose to do here at Ho'omana

Ho'omana Vision & Mission

Bring Harmony & Balance to Everyday Life

Through the Ancient Hawaiian Practices,
provide products, services, and experiences that
bring Harmony & Balance
to our Experience of Modern Day Life



"A Kahuna could often recognize and dissolve potential problems before they occurred. If a disease did not respond to la'au lapa'au (herbal remedies), lomilomi (massage) or la'au kahea (healing chants), then that disease was considered to represent an imbalance in the community. Ho'oponopono (family healing) might be required."

Martyn Kahekili Carruthers

Ho'omana Structure

Perpetuate Ancient Hawaiian Cultural Practices by providing Cultural-based Products, Services, and Experiences

Grow It	La'au Lapa'au healing with spirituality & herbs through Agricultural-based Products	Farm maintain an agriculture operation growing native Hawaiian plants and producing plant-based herbal products
Teach It	Ku i ka mana knowledge shared through Classes & Programs	School maintain a school operation that shares Hawaiian knowledge through classes and programs to students interested in carrying that knowledge forward
Provide It	Ola Pono caring for the whole body through Spa & Wellness Services Kokua giving to others for their benefit through Community Outreach Services	Spa & Outreach maintain a spa operation that delivers ancient Hawaiian healing practices to Hawaiians, locals, and the visiting community

Platform

Ho'omana

Perpetuating Hawaiian Cultural Practices

Agriculture


La'au Lapa'au

Perpetuating Ancient Hawaiian Culture through *la'au lapa'au*

Platform

Agriculture - *Lā'au Lapa'au*

The practice of using plant-based herbal remedies



*"La'au Lapa'au is:
Solving the problems
of body, mind and
spirit. In Hawaiian
Healing the mental is
not separate from the
spiritual and physical.
Rely on spiritual insight
and most of all,
guidance from Akua."*

Papa Henry Auwae,
Po'okela

Agriculture - *Lā'au Lapa'au*

30+ Cultivated Species of Hawaiian Plants and Botanicals,
both Medicinal and Traditional, are grown here at Ho'omana Spa Maui

A'ali'i	'iliahi	Mikana
'Ahinahina	'ilima	Moa
'Akala	Ipu	Naupaka Kahakai
'Aloe	Kalo	Niu
'Ape	Koa	'Ohia Lehua
'Awapuhi	Ki	'Olena
Lauhala	Ko	palepiwai
Hala Pepe	Kuawa	Popolo
Hapu'u Pulu	Kukui	'Uala-
Hau	Laukahi	'Ulei
Kokio Alaloa	Mai'a	Wauke
Hinahina	Mamake	Wapine

Agriculture - *Lā'au Lapa'au*

30+ Cultivated Species of Hawaiian Plants, both Medicinal and Traditional, are grown here at Ho'omana Spa Maui



Agriculture - *Lā'au Lapa'au*



Agriculture - *Lā'au Lapa'au*

Native and botanical plants are gathered, steamed, distilled, and blended into Herbal Healing Products

Plants

Wapine, Liliko'i, Ki,
Lavender, Hibiscus,
Mamake, Papaya, Aloe,
Lavender, Ko-sugar



Products

Mists, Body Butters,
Healing Tonics, Teas, Body
Treatments, Skin & Facial
Treatments

Platform

Ho'omana

Perpetuating Hawaiian Cultural Practices

Education & Training

Kū i ka mana

Providing Hawaiian Healing as Cultural Preservation through *kū i ka mana*

Platform

Education & Training - *Kū i ka mana*

Our instructors' knowledge is passed down through a long lineage of master practitioner's

Our Instructors

Ho'omana is dedicated to the development of each student's mind, body and spirit while ensuring a supportive and quality learning experience that inspires transformation



Education & Training - *Kū i ka mana*

Our Practioners

Practitioners are encouraged to embody the Hawaiian way of learning in this experiential program

Nana - Look with both eyes and the 3rd eye before you touch
Ho'olohe - Listen with both ears, empower a deeper listening
Pa'a Ka Waha - be still the mouth and quiet the mind
Nināu - mimic the kumu
Hana Ka Lima - Use your hands to feel and do your healing work



Education & Training - *Ku i ka mana*

Our Courses

Ho'omana Programs

NCBTMB and Hawaii DOE Approved

- Ho'omana Lomi Lomi Apprenticeship Program & Spa Internship
- Hawaiian Healing Foundations
- Advanced Lomi Lomi Intensive
- Hawaiian Healing Immersion
- Ho'opa'a Lomi Lomi Mastership Training

Ho'omana Classes

Nationally Accredited Continued Ed Units

- Hawaiian Lomi Lomi Fundamental Training
- Includes Sacred Sites Tour and Cultural Excursions
- Hawaiian Lomi Lomi 'Ili'ili Hot Stone Therapy
- Advanced Lomi Lomi Focusing on Core and Skeletal Alignment
- Advanced Lomi Focusing on Attachments and Extremities
- Hawaiian Spa and Medicinal Concepts La'au Lapa'au
- Kua Lua Hawaiian Back Walking Massage
- Hawaiian Pregnancy Lomi Lomi Sidelying and Seated Techniques
- Four Hand Lomi Lomi Tandem Massage
- Ho'opa'a Lomi Lomi Mastership Training
- Ho'oponopono Web Series

Education & Training - *Kū i ka mana*



Ho'omana Perpetuating Hawaiian Cultural Practices

Spa & Wellness *Ola Pono*

Bringing *Ola Pono* Ancient Hawaiian Healing to the Modern Spa Experience

Spa & Wellness - *Ola Pono*

If our
Hawaiian Ancestors
were alive today
and practicing their
healing lineage

their “*store front*”
would be a Spa



Spa & Wellness - *Ola Pono*

We Infuse Modern-day Spa Services
with Ancient Hawaiian Ways

Creating a Unique Hawaiian Cultural
Excursions

Spiritual Teachings
Healing Modalities
Herbs & La'au lapa'au
Chants, Prayers &
Music



Massage
Facials
Body Treatments
Skin Treatments



Spa & Wellness - *Ola Pono*

Hawaiian Cultural Experiences Offered as Unique Maui Activity

Hawaiian Spa Rituals

Connecting to the Land
'Aina Spa Ritual

Connecting to Unity
Aloha Spa Ritual

Connecting to Balance
Pono Ritual

Connecting to Purification
Pa'a Kai Ritual



Spa & Wellness - *Ola Pono*

Connecting to the Land *'Aina Spa Ritual*

Guests are invited to commune with the land. Sharing about Malama 'aina- caring for the land through gathering ritual followed by healing modalities that ground through intimate interaction with Maui earth and heated stones.

3.0 Hour Ritual

- 30 minute walk around Ho'omana property sharing Malama 'Aina Concepts, the story of Haloa, and about how herbs were gathered in ancient times
- Client gathers 5 herbs giving one as an offering at the ahu
- 20 min Herbal Tea Bath using herbs gathered by guest (in medium sized Tea Bag add 2 Tbs Sea Salt to gathered herbs)
- Healing Chant
- 50 minute Awa Alae Body Masque
- 80 minute Lomi 'ili Hot Stone Massage (Lavender Body Butter)



Ho'omana

Perpetuating Hawaiian Cultural Practices

Community Outreach

Kokua

Supporting our Maui Community through *kokua* Community Outreach

Community Outreach - *Kokua*

**Service to our local community is a big part of who we are
as students and licensed practitioners Living Aloha**

Women Helping Women
Habitat for Humanity
Local Hula Halau and Canoe Clubs
Hawaiian Homes Paukukalo and Waiehu
Hana Community
Molokai Community at Keawanui fishpond
Hawaii State Teachers' Association
Department of Forestry Fieldworkers
Maui Forest Bird Recovery Project
Ali'i Kula Lavender Farm – Ali'i Cheng Scholarship Fundraiser
Maui Voyaging Society – Hui O Wa'a Kaulua
Ho'omau Fundraiser for Hawaiian Immersion Schools
Bailey House – Maui Historical Society Fundraiser
Aloha Aina March

Community Outreach - *Kokua*

Taro Patches

Ho'omana 'ohana has been caretaking local taro patches in Wailua nui for more than 12 years. We gather stones for use in our hot stone sessions from this peaceful village and serve by getting grounded in the lo'i.

More recently we have also taken on supporting a second lo'i kalo in upper Waiehu.



Community Outreach - *Kokua*

Hawaiian Hieau Temples

We care take a sacred Hawaiian temple in Honolulu Valley traditionally used as a gathering and birthing place and Kukuipuka Heiau Waihe'e.



Community Outreach - *Kokua*

Bringing Healing Hands to Local Island Communities

Ho'omana therapists regularly offer free outreaches in support of local community members, and recently participated in an annual outreach to the island of Molokai at Keawanui fishpond. Upon massaging a number of kupuna, we learned that there were not many lomi practitioners to work on their community members. Ho'omana has since scholarshipped 3 practitioners into the lomi program who are currently serving Moloka'i. This year we scholarshipped 4 practitioners on Kauai island as well.



Ho'omana Spa Maui

Request for Approval

Cultural Sharing

As Hawaiians subsistence is the very Existence and Source of our Well-being

Ho'omana Spa provides
our local, Hawaiian, and visiting
community an opportunity to
experience Hawaiian culture
through the Hawaiian
Healing Arts



Article 12 Section 7 Hawaii State Constitution
State shall protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes.

Agricultural-Sustainable Tourism

Diversified Use of Agricultural Lands

Upcountry Maui

Ali'i Kula Lavender Farm	Agricultural, Tours & Products
Surfing Goat Dairy	Agricultural, Tours & Products
O'o Farms	Agricultural, Tours & Products
Lemuria	Training, Lodging, Dining, Spa & Wellness
Sacred Garden at Maliko	Training, Lodging, Gatherings
Piihola Zipline	Eco-Adventures
Haleakala Zipline	Eco-Adventures
Maui Sea Spirits/Ocean Vodka	Agricultural, Tours & Products



Ho'omana

La'au Lapa'au	Agricultural, Tours & Products
Ku i ka mana	Education & Training
Ola Pono	Spa & Wellness
Kokua	Community Outreach

Request for Approval

We welcome the opportunity to work with the County to create a Cultural Center Destination for perpetuating Hawaiian Cultural Practices legally on our Agricultural Property

Ho'omana Hawaiian Cultural Education Center

- Conditional Use Permit
- Special Use Permit

Hawaiian Cultural Education & Training - *ku i ka mana*

- Approval to offer cultural education for up to 16 students per event
- Minimum four (4) times a year
- Approval to train four (4) lomi apprentices per year

Hawaiian Cultural Spa & Wellness - *ola pono*

- Approval to operate Spa Seven (7) Days a week 9am-6pm
- Approval for Four (4) Treatment Rooms
- Approval for Tub House
- Approval to sell Ho'omana Spa Products & Local-Cultural Products

Ho'omana

— *When we pick up
old practices
we activate the
Hawaiian Ancestors
within us
our bodies wake up
and Aloha Lives*



Mahalo!

Ho'omana

Letters of Support

Letter of Support Lei'ohu Ryder

Aloha,

Greetings! I am writing this letter in support of Ho'omana Spa Maui Educational Center.

Ho'omana Spa Maui is a center *rooted in Hawaiian traditional indigenous cultural healing practices and values*. Aloha is its foundation. It offers visitors and islanders a space to refresh, nurture, celebrate, learn and heal.

In collaboration with community, cultural and educational organizations, Hale *Ho'omana* *has been a bridge for traditional indigenous Hawaiian healing practices and cultural practitioners to share, teach, connect and inspire* the next generation of leaders attuned to these practices of healing.

Ho'omana cadre of volunteers offer free healing clinics to many of our keiki, kūpuna and 'ohana. Especially those with out financial or limited funds, underserved and underrepresented. The communities of Pa'ukukalo, Makawao, Waiohuli, Wai'ehu, Wailuku, Lahaina, Hana and Moloka'i to name a few, have benefited greatly.

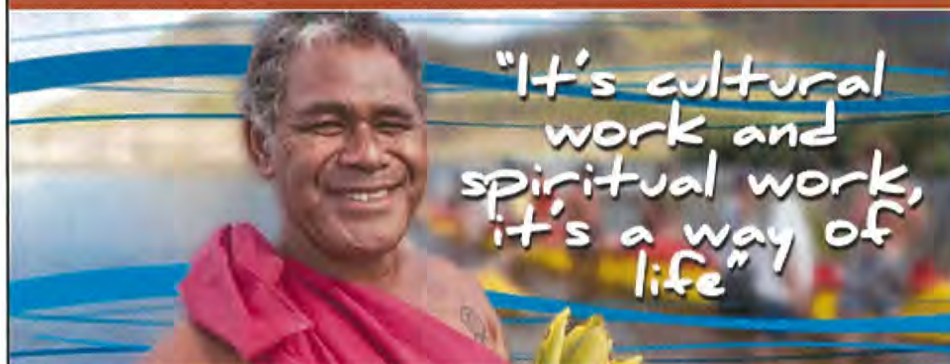
As a kūpuna and cultural practitioner, I value what Hale Ho'omana offers to our community. Please assist us in keeping it as a place we may come to for healing and aloha.

Mahalo, Lei'ohu Ryder
808.276.9677
Kula, HI



Letter of Support

Kimokeo Kapahulehua, Hawaiian Cultural Advisor



Ke alakai kou mau Kupuna travel the pathway
of our ancestors

Mahalo Ke Akua
Mahalo Na Amakua
Mahalo Na Kupuna
Mahalo Jeana Iwalani Naluai

Letter of Support

Molokai Community

"Sharing Lomi Aloha": A Testimonial from The Molokai Dispatch

Published: July 3, 2014 by Bianca Moragne, *The Molokai Dispatch*

Source: <http://themolokaidispatch.com/sharing-lomi-aloha/>

The Molokai residents who visited the shaded grounds by Keawanui Fishpond last weekend likely left more relaxed than they arrived. That's because 15 licensed lomi lomi massage therapists and apprentices performed more than 125 hours of Hawaiian massage treatments free of charge to about 100 community members Friday and Saturday. Under the breezy shade of blooming tress and the soothing sound of buzzing bees, dozens of Molokai community members were treated to 50-minute treatments. The healing massage therapy was made possible by Ho'omana Spa Maui, which facilitated the visit of the therapists. "We're all here to aloha everyone and part of the lomi lifestyle is about giving back," said Jeana Iwalani Naluai, spa owner and international instructor of lomi lomi massage. "It's not just a technique this is a way of life, and it's always been ohana work." Lomi lomi is an ancient Hawaiian healing art that has been practiced for hundreds of years by practitioners and kupuna, Naluai said. Therapists assist clients in body alignment with rhythmic movements using their forearms, palms, fingers, elbows, knees, feet and sometime sticks and stones. The massage therapists begin a lomi lomi session by placing their hands gently on the body and remaining still for a few moments and then massaging in long, flowing, dance-like strokes. Additionally, spiritual chants, prayers and guided meditation may be incorporated. Over the last few months, therapists were able to fundraise for this community outreach event by running a lomi-thon on Maui. Local businesses and community members on Maui donated roughly \$1200 to bring therapists to Molokai to offer lomi lomi therapy, Naluai said. The mission is to "share aloha with our Hawaiian community and our Molokai brothers and sisters," she added. Community outreach is a huge aspect of Ho'omana Spa and each therapist must complete 38 hours of volunteer service a year and organize one outreach event. Two years ago Justin Kekiwi, a massage therapist student and Molokai native, was awarded the Ho'omana Spa Maui's Native Hawaiian Scholarship to attend their year-long training to obtain his Hawaii massage license. As part of his community service hours, Kekiwi jumped on the opportunity to give back to Molokai and with this service project event. "Lomi is different. It's Hawaiian and it's deeper than massage. There are many layers of spiritual aspects and it helps a lot of people," Kekiwi said. "Now, we're going to share it around the world and with anyone who wants to receive it." After noticing a lack of Native Hawaiians in her classes at the spa, Naluai started offering a scholarship program in 2009 specifically for Native Hawaiian students interested in learning and practicing lomi lomi. The scholarship allows 10 students a year with five every session in the fall or spring season. To date, she's had four students enrolled each year. "They learn how to not only connect with the muscles but with the bones because Hawaiians believe that's where your mana is, that's where your life force is, and that's where your whole soul, lineage and story is held," Naluai said. For Kekiwi, the scholarship program has been "life changing" and said he wants to continue healing and spreading the aloha of lomi lomi on all the islands. This is the first year Ho'omana Spa Maui has conducted community service on another island. Kekiwi said he hopes the Molokai community service project will become an annual event and thanks the community for making it a success. "It was a treat to not only have them here giving back to the community, but to show them the fishpond and sustainable living on Molokai," said local host coordinator Hanohano Naehu. "This is such a treat and a blessing." Keawanui Fishpond is more than a fishpond, but a sustainable place to practice Hawaiian activities and to embrace the Hawaiian culture, Naehu said. That is why he partnered with Kekiwi to offer the fishpond as the site for the community service project. "There are some activities that we can do today that link us directly to our ancestors," Naehu said. "One is lomi lomi. Doing or receiving it is like working the fishpond; I'm receiving what my kupuna received. My body is getting fixed in a Hawaiian way." Ho'omana Spa Maui will host another outreach event on Maui in December and on Kauai at the beginning of next year.

Ho'omana

Property Photos

Ho'omana

Property Entrance



Piihola Road

Ho'omana



Ho'omana



Ho'omana

Property Entrance



Piihola Road

Ho'omana



Additional parking

Ho'omana



Ho'omana



Ho'omana



Ho'omana

Main Guest Area



Ho'omana



Ho'omana



Guest Room 1

Ho'omana



Guest Room 2

Ho'omana



Guest Room 3