

Hawai'i Agricultural Land Lessors

A number of landowners in Hawai'i lease land for agricultural production. Many of these landowners own land on multiple islands and multiple lots on a particular island. Lot sizes tend to vary, as does access to water, fencing, and other infrastructure. Many agricultural land lessors are committed to supporting local agriculture and are actively working to provide infrastructure on their lands. Most prohibit farmers from residing on the land; however, some landowners are considering exceptions to this rule. Many landowners will require some amount of farming experience and a business plan.

Need assistance with a business plan?

Contact GoFarm Hawai'i at gofarmhawaii.org (808-956-3530) and Hawai'i Small Business Development Center at hisbdc.org

Have further questions on land leasing or assistance drafting a lease template?

Contact GoFarm Hawai'i or The Kohala Center at kohalacenter.org (808-887-6411). View the *Hawai'i farm lease template: a resource for landowners and farmers*, available on GoFarm Hawai'i's Resource webpage at gofarmhawaii.org/resources and The Kohala Center's Farmer Training webpage at kohalacenter.org/farmertraining.

Interested in beginning farmer training programs?

View the *Beginning Farmer Training Program Catalog* on GoFarm Hawai'i's Resource webpage at gofarmhawaii.org/resources and The Kohala Center's Farmer Training webpage at kohalacenter.org/farmertraining.

MULTIPLE ISLANDS

HAWAII DEPARTMENT OF AGRICULTURE

The Hawaii Department of Agriculture (HDOA) operates ten agricultural parks, spanning over 3,000 acres, for diversified agricultural crops and aquaculture. Lot sizes vary.

- Hawai'i Island** 1,701 acres subdivided into 129 lots in the Pāhoā Ag Park, Pana'ewa Ag Park, Keāhole Ag Park, and the Hāmākua Ag Park
- Kaua'i** 158 acres subdivided into 19 lots in the Kekaha Ag Park
- Moloka'i** 753 acres subdivided into 22 lots in the Moloka'i Ag Park
- O'ahu** 511 acres subdivided into 57 lots in the Waimānalo Ag Park, Wai'anae Ag Park, Kahuku Ag Park, and Kalaeloa Ag Park

All of HDOA's Ag Parks are full except for the Hāmākua Ag Park on Hawai'i Island, which is managed by the Hāmākua Agricultural Cooperative (see below). Applications for all HDOA Ag Parks (except for the Hāmākua Ag Park) are accepted only when HDOA publishes a "Notice of Conduct for Disposition

of Agricultural Leases.” Interested ag producers, however, may file at any time an Expression of Interest Form with the Division of Agricultural Resource Management, Hawaii Department of Agriculture. This will ensure notification when any agricultural lots become available. You may download the Expression of Interest Form (hdoa.hawaii.gov/arm/files/2013/01/Expression-of-Interest-form-rev.-4-09.pdf) or obtain it by contacting HDOA at the information provided below.

HDOA has a number of eligibility requirements (hdoa.hawaii.gov/arm/ag-park-minimum-qualifications), including farming experiencing and/or training, as follows:

1. **Bona fide farmer** who was an owner-operator of an established farm conducting a substantial farming operation and, for a substantial period of the person’s life, resided on a farm or depended on farm income for livelihood; or has not less than two years of experience as a full-time farmer or four years of experience as a part-time farmer and who, in the administrator’s judgement, is likely to successfully operate a farm by reason of ability, experience, and training as a vocational trainee.
OR
2. **New farmer** who shall farm full-time and who is a college or community college graduate in agriculture or aquaculture who has less than two years of experience as a full-time farmer or less than four years of experience as a part-time farmer; and a person who, by reason of ability, experience, and training as a vocational trainee, is likely to successfully operate a farm, as determined by the administrator.*
OR
3. Applicant shall be a **qualified aquaculturist** who is a person, or association of persons, actively engaged in aquaculture farming, aquacultural produce processing, or aquacultural product development activities.

*Completion of a Hawaii-based beginning farmer training program, such as those offered by The Kohala Center and GoFarm Hawai’i, may qualify some applicants for probationary leases at certain ag parks.

For more information

HDOA Division of Agricultural Resource Management, 1428 South King Street, Honolulu, HI 96814
808-973-9473
hdoa.hawaii.gov/arm/agricultural-parks

AGRIBUSINESS DEVELOPMENT CORPORATION

The Agribusiness Development Corporation (ADC) is a state agency administratively attached to the Hawaii Department of Agriculture. ADC’s role is to protect the future of agriculture in Hawai’i by facilitating its transformation from a dual-crop economy of sugar and pineapple to a multi-crop industry. ADC owns and leases agricultural land on O’ahu and Kaua’i. Lot sizes, infrastructure, water access, and fencing vary from lot to lot. Lease terms range from 3 to 35 years.

Kaua'i 18,500 acres, with some parcels under 10 acres, in Kekaha and Lihu'e. Some lots have access to ditch water.

O'ahu 1,200 acres, including land in the Whitmore project (hdoa.hawaii.gov/adc/whitmore-village-food-hub), a diversified agricultural park and food hub in Wahiawā. Some ADC O'ahu lots have rights to access county water, but lessee would have to install infrastructure (pumps, pipes) to actually access the water.

At this time, ADC does not have formal eligibility requirements with respect to agricultural experience or education, but it does consider one's agricultural background, experience, and business plan when reviewing applications. ADC will be developing more formal requirements in the future.

The process to acquire a commercial agriculture license from the ADC is as follows:

- Submit an Expression of Interest Form, available at hdoa.hawaii.gov/adc/land-application
- ADC contacts potential tenants when land becomes available, based on the preferences stated in the Expression of Interest Form
- If the available land is a good match, the potential tenant submits an ADC Land Application Form
- ADC staff and/or committee reviews the Land Application and, upon acceptance, makes a recommendation to the ADC board of directors to issue a land license

For more information

808-586-0186

hdoa.hawaii.gov/adc/land-application

hdoa.adc@hawaii.gov

KAMEHAMEHA SCHOOLS

Kamehameha Schools (KS) stewards 180,000 agricultural acres throughout Hawai'i, including:

Hawai'i Island 160,935 acres

Kaua'i 1,215 acres

Maui 1,200 acres

Moloka'i 3,270 acres

O'ahu 14,755 acres

For more information

ksbe.edu/land/supporting-farmers

land@ksbe.edu

DEPARTMENT OF HAWAIIAN HOME LANDS

Subject to availability and eligibility, the Department of Hawaiian Home Lands (DHHL) leases land for agricultural purposes to DHHL beneficiaries (eligible native Hawaiians) and non-beneficiaries on **Hawai'i Island, Kaua'i, Maui, Moloka'i, and O'ahu**. DHHL manages its land throughout Hawai'i in accordance with its island and regional plans.

For more information

Agricultural homestead leases for DHHL beneficiaries

Bob Freitas, HHL Planner

808-620-9484

Bob.C.FreitasJr@hawaii.gov

dhhl.hawaii.gov/applications/applying-for-hawaiian-home-lands

dhhl.hawaii.gov/ag

Non-homesteading agricultural land use requests for beneficiaries and non-beneficiaries

Peter "Kahana" Albinio Jr.

Acting Administrator, Land Management Division

808-620-9454

Kahana.Albinio@hawaiianhomelands.org

dhhl.hawaii.gov/lmd/land-use-requests

KAUA'I

GROVE FARM

Grove Farm Company, Inc., headquartered in Lihu'e, owns approximately 38,000 acres on Kaua'i, making it one of Kaua'i's largest private landowners. Grove Farm encourages diversified agricultural endeavors and strongly supports productive farming leases. Entities interested in leasing land from Grove Farm for the purpose of actively farming are encouraged to fill out a leasing inquiry form and to contact Arryl Kaneshiro.

Leasing inquiry form:

grovefarm.com/public/grovefarm/files/documents/pdf/lease_land_info_form.pdf

For more information

Arryl Kaneshiro

808-245-3678, ext. 2532

grovefarm.com

KILAUEA COMMUNITY AGRICULTURAL CENTER

The Kilauea Community Agricultural Center is a 75-acre regional food hub designed to increase food security, preserve rural character, and provide viable, agriculturally based economic development with a long-term vision to provide youth with rewarding jobs and skills in agriculture. The regional agricultural center's master plan includes:

- a 250-plot community garden
- the relocation of the Kilauea Farmers Market, one of the largest on the North Shore
- 3-acre compost and recycling facility
- 4-acre new farmer training site
- 4-acre renewable energy park
- wash and pack facilities to manage import and export capabilities
- equipment sharing headquarters

The balance of the 75 acres are being put into active agricultural production by local residents.

For more information

Yoshito L'Hote

Executive Director

'Āina Ho'okupu O Kilauea

808-937-8646

ainahookupuokilauea.org

kilaueacommunityfarm@gmail.com

HAWAI'I ISLAND

HĀMĀKUA AGRICULTURAL COOPERATIVE

Hāmākua Agricultural Cooperative offers farm land sub-leases on one of their 100 farms ranging in size from 3 to 20 acres, located between Pa'auilo and Honoka'a on the Hāmākua Coast. The co-op offers members access to a shared wash, pack, and store facility located outside of Honoka'a in Haina, which provides potable county water and refrigerated storage.

The co-op leases its land from the Hawaii Department of Agriculture (HDOA), which reviews applications for approval. Applicants must meet HDOA's various eligibility requirements, including farming experience/training (see above). New farmers that do not meet the HDOA qualification requirements may apply for a probationary, short-term lease from the co-op in order to obtain the necessary farming experience. Graduates of The Kohala Center's Beginning Farmer-Rancher Development Program will be approved for a probationary lease.

For more information

808-775-1107

Mailing Address: Hāmākua Agricultural Cooperative, P.O. Box 1335, Honoka'a, HI 96727

Physical Address: 44-151 Pa'auhau St, Pa'auhau, HI 96727

hamakuaagcoop.com

admin@hamakuaagcoop.com

COUNTY OF HAWAI'I, KAPULENA AGRICULTURAL PARK

The County of Hawai'i has 1,300 acres available for lease at the Kapulena agricultural park located in Kapulena Meadows, ma uka of Upper Cane Haul Road, Hāmākua District. The property is currently

fallow former sugar cane land overgrown with Guinea grass, ironwood trees, and other invasive weeds. The elevation of the park ranges between 1,000 to 2,000 feet and the temperature ranges between 71 and 76 degrees Fahrenheit. Average rainfall is 70 inches and there is no other existing source of water. Slope ranges from 10 to 35%. Possible uses: Cattle ranching, orchard and truck crops, flowers and forestry.

The County has additional agricultural lands that are currently under long-term lease. Should additional lands become available, the County will issue a public notice.

For more information

County of Hawaii, Department of Research & Development - Agriculture

Glenn Sako

808-961-8811

Glenn.Sako@hawaiiicounty.gov

County of Hawaii, Property Management Division

808-961-8009

hawaiiicounty.gov/finance-property-management

LĀLĀMILO FARM LOTS

The Lālāmilo Farm Lots are located in Waimea on Hawai'i Island. The land is zoned agricultural and privately owned. Some owners lease their land to farmers to operate agricultural businesses. Approximately 15 Lālāmilo-area farmers belong to the Kamuela Vacuum Cooling Cooperative, a business that leases a vacuum cooling plant from HDOA located near the farm lots. The cooling plant has a vacuum-cooling chamber and two walk-in coolers, and services local distributors and shipping companies picking up vegetables and other agricultural products from Waimea-area farmers. HDOA is exploring potential upgrades to the facility, including the addition of a certified kitchen.

Potential land leasing options in Lālāmilo include: 1) leasing land from a landowner; or 2) partner growing with existing farmers in the farm lots.

For more information

Kamuela Vacuum Cooling Cooperative

Max Bowman, President

808-937-6485

W.H. SHIPMAN LIMITED

W.H. Shipman Limited is a kama'āina family-owned company established in 1882. The company has 17,000 acres in the Puna District of Hawai'i Island. W.H. Shipman is engaged in land stewardship, commercial/industrial development and leasing, and agricultural leasing.

Shipman leases land in parcels ranging from 1 to 20+ acres in different soil types. Infrastructure is generally limited to road access and gates. Most areas lack direct access to county water and require bulldozing and fencing (or another control method) to exclude feral pigs. The application process includes a one-page application and a short business plan for new farmers with a focus on financial projections,

including startup costs and projected income/expenses. Shipman sometimes waives the business plan requirement for established farmers or businesses.

Lease terms are flexible and determined on a case-by-case basis, with terms ranging from one year for short term crops to longer terms for those that intend to build significant infrastructure or grow longer-term crops such as orchards. Rents are typically determined by crop type. Applications are available online or in person.

For more information

808-966-9325

16-523 Kea'au-Pāhoa Road, Kea'au, HI 96749

whshipman.com

info@whshipman.com

MAUI

KULA AGRICULTURAL PARK, COUNTY OF MAUI

The Kula Ag Park program, managed by the County of Maui, seeks to promote the development of diversified agriculture by providing appropriately sized agricultural lots at reasonable rent with long-term tenure. Phase I of the Ag Park has 445 acres subdivided into 31 lots ranging from 10 to 30 acres. All of these lots are occupied with tenants generally holding 50-year leases.

Phase II, launched in December 2018, expands the Ag Park by 257 acres, for a total of 702 acres. The County is in the process of determining how to best subdivide these 257 acres into agricultural lots for lease. Phase II lands have water and electricity, but additional infrastructure is needed. The County is aiming to make the lots available ASAP, but time is needed to secure funds, retain contractors, and complete infrastructure upgrades. In the meantime, the County is keeping a waitlist. Interested parties may request to join the waitlist by contacting the County using the information provided below.

The County has set aside nearly 100 acres for organic farming in an area bounded by natural buffer zones.

For more information

County of Maui, Office of Economic Development

808-270-7808

mauicounty.gov/621/Kula-Agricultural-Park

economic.development@mauicounty.gov

MAHI PONO

In December 2018, Mahi Pono purchased 41,000 of agricultural farmland on Maui from Alexander & Baldwin. Mahi Pono is a Maui farming company created to transform approximately 41,000 acres of vacant former sugar cane land into a thriving hub of diversified agriculture in Maui's Central Valley. Key elements of Mahi Pono's plans include providing land and water in an agricultural park for use by small, local farmers as well as providing distribution channels for producers.

Mahi Pono is a joint venture between Pomona Farming LLC, a California-based agricultural group, and the Public Sector Pension Investment Board (PSP Investments), one of Canada's largest pension investment managers.

In July 2019, Mahi Pono began accepting applications for its agricultural park from Hawai'i residents and small businesses. Parcels range from two to 10 acres in size and lease rents are \$150 per acre per year. Applicants must be a U.S. citizen and Hawai'i resident for three years or more.

For more information

Larry Nixon
General Manager
mahipono.com
mahipono.com/contact

If you would like to receive communications about Mahi Pono's community farming initiative, sign up for their email list at form.jotform.com/deakin09/community-farming-project-inquiry.

O'AHU

HAF AG PARK AT KUNIA

The Hawai'i Agricultural Foundation (HAF) manages 182 acres within the HAF Agricultural Park at Kunia, which was established in July 2011 through a partnership between HAF, Island Palm Communities (IPC) and Monsanto Hawaii. The partnership made land, infrastructure, and technical assistance available to help farmers gain economic self-sufficiency, scale, and access to markets throughout Hawai'i.

A limited amount of non-potable water is available, but restricted. Tenants need to invest in drip lines and a small tank for storage. Tenants will likely need to install their own fencing. Most of the land is flat. The Park has organic parcels and encourages organic farmers to apply. Leases are year to year.

HAF accepts applications on a rolling basis for lands that become available in the Park. Applications are accepted throughout the year with review of the applications when lands become available. Applications are reviewed and scored by the HAF Ag Park Committee with final approval by the board. Successful applicants are notified accordingly should they be selected.

For more information

Kacey Robello, Program Manager
808-721-7655
hawaiiagfoundation.org/haf-ag-park-at-kunia/applications
kacey@hawaiiagfoundation.org

MILILANI AGRICULTURAL PARK

The 500-acre Mililani Ag Park offers agricultural leases in various acreages but is currently full. Lease terms are typically one-year with the option to renew. The Park offers a secure environment for farming and non-potable water available from the Waiāhole Ditch. The Park charges a common area maintenance fee to pay for shared infrastructure. Residences are not allowed.

For more information

Wayne Ogasawara

808-677-8779

facebook.com/pages/Mililani-Agricultural-Park/244846358890465

SMALL PRIVATE LANDOWNERS

For tips and tools on leasing agricultural land from a private landowner, refer to *Hawai'i farm lease template: a resource for landowners and farmers*, available on GoFarm Hawaii's Resource webpage at gofarmhawaii.org/resources and The Kohala Center's Farmer Training webpage at kohalacenter.org/farmertraining.

LARGE LANDOWNERS

If you are a large landowner and would like to be included in this resource document or have changes to the information listed here, please contact The Kohala Center at (808) 887-6411.