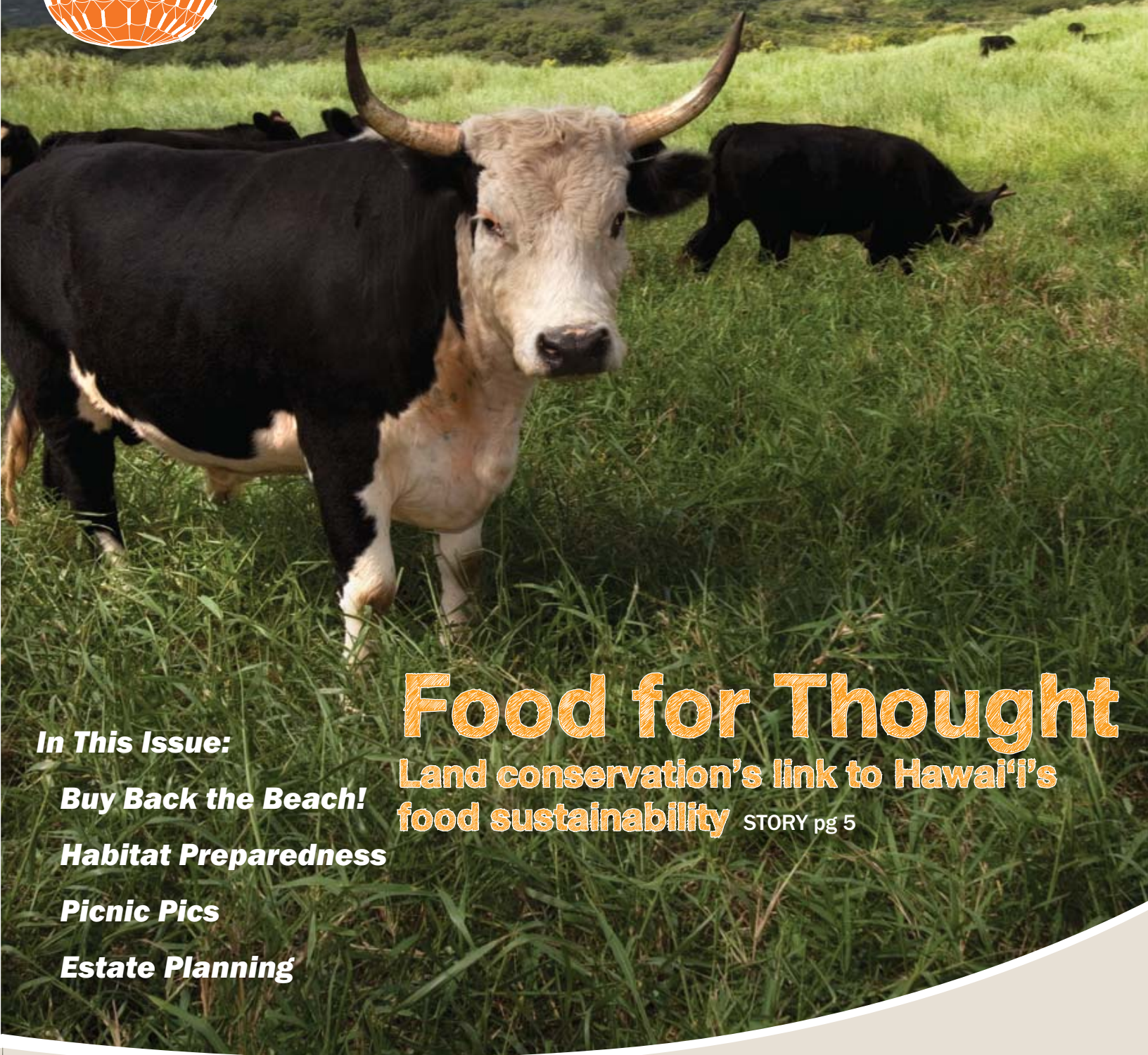


# ‘Umeke Ka’eo

*A Well Filled Calabash, A Well Filled Mind*

HAWAIIAN ISLANDS LAND TRUST

N E W S L E T T E R



## Food for Thought

Land conservation's link to Hawai'i's food sustainability STORY pg 5

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**Habitat Preparedness**

**Picnic Pics**

**Estate Planning**



## HAWAIIAN ISLANDS LAND TRUST

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# Musings from the E.D.

– Dale B. Bonar, Ph.D.

In our mission statement we purposely used the phrase “lands that sustain us” because it so succinctly covers the wide range of values we seek to protect through our work-cultural resources, recreational access, watershed health, scenic views, natural habitats and, of course, agriculturally productive areas. All of these values are represented in over 17,500 acres under the protection of Hawaiian Islands Land Trust, however the vast majority are agricultural in nature.

Farming and ranching is tough business nowadays, particularly in Hawai'i where expenses are magnified by both the high costs of land and labor and the elevated costs of fuel, agricultural supplies and equipment having to be shipped in to (and product shipped out of) the middle of the

Pacific. Most of the sustainable agricultural operations in Hawai'i are diversified, not only in agricultural products, but in related operations such as agri-tourism, eco-tourism, alternative energy production and scenic backdrops for films. Our conservation easements typically allow these allied uses of agricultural lands in recognition of the fact that there is little value in “saving the farm” if we can't help save the farmer.

The Fall 2011 issue of “edible Hawaiian Islands” just arrived with a wonderful article on farm and ranch lands now under our permanent protection and the advantages those protected lands offer to the landowner as well as to the sustainable quality of life we all are so fortunate to experience.

*We are honored to do our part in helping sustain the Hawai'i we all cherish.*

**About 'Umeke Kā'eo:** *Between meals Hawaiians would hang their calabash, full with poi and other foods, in an intricately made hanging net. They depended on these two items, the net and calabash, to keep their stores of food and water safe and unspoiled. 'Umeke Kā'eo, literally a well-stocked calabash, represents bounty and sustenance, not only for the physical body, but also for the mind and spirit. If the bowl is full, we are nourished.*

*Hawaiian Islands Land Trust is committed to land conservation in Hawai'i. Protecting the lands that sustain us—there's food for thought.*

*On the cover: It's “steer-iously” beautiful at Hana Ranch where, thanks to a conservation easement, the cattle can keep an eye on the surf and lush green pastures dominate the landscape.*

*Photo: Bob Bangerter*

'Umeke Kā'eo is the newsletter publication of Hawaiian Islands Land Trust, a 501 (c) 3 non-profit organization committed to land conservation in Hawai'i.

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*Laysan Albatross: keeping an eye on the rising tide?*  
Photo: NOAA, Lindsay Young

## Conservation Perspectives: Anticipating Future Habitat Kaua'i

While we hear a lot about some of the anticipated changes that global climate change will bring, planning for these changes can help to offset some of the potential habitat losses for Hawai'i's special plants and animals. One such threatened species is the Laysan Albatross whose primary habitat is the low coral atolls in the Northwest Hawaiian Islands, the Papahānaumokuākea National Marine Refuge. With sea level rise these islands are likely to be inundated and largely unusable by the hundreds of thousands of seabirds currently residing there. The early stages of the Land Trust's statewide conservation planning is revealing that North Shore Kaua'i is ideally suited for habitat protection for these majestic birds. Indeed along the island's northern shore, the Laysan Albatross is already benefitting from preserved coastal areas, lands protected largely through voluntary conservation easements donated by land owners. Hawaiian Islands Land Trust is actively working with more willing land owners along the coast of Kaua'i to protect a significant marine seabird habitat and provide some buffer against the changes we expect to be brought about by rising sea levels.

## HILT Happenings

### Maui

Mark your calendar: January 28, 2012 you have a date with HILT! For eleven years running the community is coming together to help **"Buy Back the Beach"** at our annual benefit hosted by Old Lāhaina Lū'au. Join emcees and performers Liz "Kopa'a Tita" Morales and Joni Demello of Ahumanu as they usher us through a lively night of Hawaiian food, music and dance. Score an exclusive adventure package in the "Adventures for the 'Āina" live auction, or score just by showing up for a great night. Tickets are \$150 per person or \$1200 for a table of eight. Call (808) 244-5263 for reservations or buy online at [www.hilt.org](http://www.hilt.org).

### O'ahu

Four representatives of the Land Trust recently participated in 'Ōlelo Community Media's **Giving Aloha** program. Jonathan Sheuer, Helen Nielsen, Cynthia Rezendes and Scott Fisher engaged in a thoughtful dialogue on land conservation and its resulting benefits to all the people of Hawai'i. This show will air this fall and winter on 'Ōlelo stations, and will be available after that at [www.hilt.org](http://www.hilt.org).



### Hawai'i Island

HILT's newest team member is, herself, new to Hawai'i. **Janet Britt** joins us from Wyoming, where conservation has been her lifelong career. She's worked with the Fish & Wildlife Service and The Nature Conservancy. Passionate about caring for wildlife and the lands they depend on, Janet holds federal and state rehabilitation permits to care for injured wildlife. She moved to Hawai'i Island with her husband Tim and a desire to put her passion for conservation to good use. Janet serves the Land Trust in a statewide capacity as Acquisitions Specialist, making sure the "i"s are dotted and "t"s are crossed in all HILT land deals.

# Currents

## New Faces

O'ahu | Maui

We are delighted to welcome three new members to the HILT Board of Directors. **Neil Hannahs** (O'ahu) directs the Land Assets Division of Kamehameha Schools, overseeing more than 350,000 acres of Hawai'i agricultural and conservation lands. A graduate of Kamehameha Schools and Stanford University, Neil is active in community affairs, serving on many governance boards as well as educational and cultural advisory boards.

**Mark Hastert** (O'ahu), FAICP, attended Punahou School and earned degrees in architecture and urban planning at Dartmouth and University of Washington. After stints with Castle & Cooke and Belt Collins Mark started the planning firm of Helber Hastert & Fee. Following retirement, he served as President and CEO of the Queen Emma Foundation, the land management arm of the Queen's Health System with over 12,000 acres in Hawai'i.

**Susan Kean** (Maui), a talented artist, has owned her successful business, Fine Art Tile, for thirty years. Her commercial and residential installations can be found throughout Hawai'i, as well as on the Mainland. An avid hiker and plein air painter, she is passionate about nature and the land. Ms. Kean serves as a board member for Book Trust Maui and volunteers with Hospice Maui.

## Annual Picnic at Waihe'e Refuge

Maui



The day was sunny and the mood was bright at HILT's Annual Picnic this September. Thanks to our event sponsor, Boeing, over 200 friends and neighbors were treated to a host of activities and a free BBQ. Guided walks were led by our own Scott Fisher, plus Stephanie Seidman of Maui Nui Botanical Gardens and Penny Levin of E kūpaku ka 'āina. Joel Katz and Benny Uyetaki kept folks entertained with their Hawaiian melodies, while the students from Maui Culinary Academy manned the grills. Star Soda & Ice, Menehune Water, Kihei Ice, Cook Kwees Maui Cookies, Patti Cakes Bakery, Elaine's Cookies, and many dedicated volunteers all contributed to the success of the picnic.



Photos: HILT, Monica George

Family activities were hosted by Pacific Whale Foundation, Maui Invasive Species Committee, West Maui Mountains Watershed Partnership, Skippy Hau, Dept. of Aquatic Resources, and Maui Huliau Foundation. Baldwin High School Hawaiian Club led a traditional 'ahu 'awa cordage making demonstration, while Shari Lee of the Maui Kapa Hui led a hands-on kapa beating and dye demonstration.

The Waihe'e Coastal Dunes & Wetlands Refuge is a 277-acre area actively being restored by HILT as an environmental, cultural, historic and educational resource. To attend a regularly scheduled free guided Refuge walk, check [www.hilt.org/join-us](http://www.hilt.org/join-us) or the back of this newsletter for upcoming dates.



# Food for Thought About Land Conservation

Riding to catch up with the herd, Ulupalakua Ranch workers at work on over 11,000 acres protected by a voluntary easement. Photo: Bob Bangerter

The conversation about Hawai'i's food sustainability is hitting a crescendo. An article just released in "edible Hawaiian Islands" fall issue is spot-on with its message: land conservation can play an increasingly vital role in securing—and forever protecting—agricultural lands for our working farms and ranches. In fact, of the over 17,500 acres Hawaiian Islands Land Trust currently protects, 93% are agrarian.

In the article renowned chef Peter Merriman distills a complex issue: "There's a lot of talk about self-sufficiency of feeding ourselves in Hawai'i, but we can't even begin that discussion unless we keep our farms healthy and alive. It's pretty obvious: If we want to keep getting [locally grown food] we have to find a way to make growing food economically competitive with building subdivisions."

Indeed, the main barrier to agriculture in Hawai'i is the price of land. Because of high demand for real estate, the cost of undeveloped land can be astronomical—hundreds of times more than agricultural activity could economically support. Long-established farmers can make much more selling their land for development than farming it. Plus, with land values that have skyrocketed in the last few decades, it's increasingly harder for family-run farms to pencil out paying hundreds, thousands, even millions of dollars in property or estate taxes. These scenarios have contributed to a staggering statistic: Hawai'i, the most isolated landmass in the world, currently imports nearly 85% of its food.

How do you pass down the farm or ranch to the next generation when it is not economically viable? It was a gnawing question for Richard Ha in considering the succession of his multi-generational Hamakua Springs Farm. His father began farming in the 1950s and to ensure his kids and grandkids can continue the way-of-life, Ha is pursuing an agricultural conservation easement on an expanse of his 600-acre farm on Hawai'i Island. These easements devalue the land from a tax perspective by forfeiting most of its potential for future non-agricultural development, a benefit for estate planning. For Ha, it's a step toward the sustainability of his family business.

By providing affordable areas for lease, agricultural conservation easements are helping independent farmers even if they are not landowners. Ulupalakua Ranch on Maui, which placed over 11,000 acres into an agricultural easement in 2009, leases land to a small farmer, who in return stocks their ranch store. This "big ag helping little ag" model is one that's gaining momentum across the state.

The benefits of conservation stretch far beyond local food production. Preserving vibrant agricultural areas increases community identity and connectedness; it helps thwart urbanization; and, critically, it maintains the traditional lifestyle that we cherish in Hawai'i, one that is eroding with each generation.

Preserving the ranching lifestyle and the land they love were top priorities for the Erdman family in their voluntary decision to donate the easement on their Ulupalakua Ranch to the Land Trust. At the signing ceremony three generations participated in the touching, history-making event that was highlighted by then nine year-old Camille Erdman's exclamation, "Now I have a place to keep my cows!"

Hawaiian Islands Land Trust is aware of our role in the future food sustainability of our islands. As such, we are deeply passionate about securing more ag lands for local food production. In fact, it's right in our mission: Protecting the lands that sustain us.

Share your thoughts on the topic with us! Find Hawaiian Islands Land Trust on FaceBook or on Twitter @HILandTrust.



Agricultural easements preserve land, and in doing so, preserve a way-of-life. Photo by Monica George

# Giving Matters

## Places That Sustain Us: Kāhili Beach

Bill Chase  
HILT Board Member

*Kāhili Beach on Kaua'i's north shore is cherished by the community and protected forever by Hawaiian Islands Land Trust. Photo: HILT*

For me, beautiful windswept Kāhili beach always conjures images of laughing children, families camping, and overnight birthday parties. For my youngest son Andrew's twelfth birthday on the summer solstice we took a group of ten young 'uns down the back road to the campsite at the north end of the beach. That night glow sticks were flying under starry skies, as kids squealed and dove into the shallow "lake" that forms at high tides where the Kīlauea River meets the bay. Underwater duels with "light sabers" ensued.

Kāhili is a popular spot with a tree covered peninsula to the northwest for shelter from the sun, a rocky shoreline snaking southeast for rock hopping hikes to that perfect, salt-sprayed meditation perch, steep cliffs and a caldera framing either side of the bay. At present only a couple of houses are visible—barely—and they are high up and far away.

Surfers love this east facing bay. You can tell the direction of the winter swell by how far the cars are parked up the narrow gravel road, just a short hike above the beach. After mauka rains the river mouth

chute creates a wild ride into oncoming surf.

As harmonious as the place itself, is the way it has been preserved—a thoughtful collaboration between the Land Trust, private landowners, the Kīlauea Neighborhood Association, the County of Kaua'i, and U.S. Fish & Wildlife Service. Working together, development sites were forever retired to maintain the simple delight of ocean, river, and sky that this beach offers. Today HILT continues to work with all stakeholders to protect this precious community resource.



*Kalo (taro) offers both leaves and corm for harvest, and at the core of every plant is the huli, the piece given back to the earth in the propagation of the next bountiful harvest. If in your core there's a call to help Hawaiian Islands Land Trust propagate a bountiful conservation legacy for Hawai'i, please give as whole-heartedly as the generous kalo.*

## Ways To Give

*Your gift to the Hawaiian Islands Land Trust is an investment in Hawai'i's future. Your support is vital to the perpetual stewardship of the thousands of conservation acres we monitor and maintain each year. While cash or checks are always welcome, there are more ways to give. The Land Trust can also accept:*

- Gifts of stock
- Bequests
- Insurance policy payouts
- Property with a resale value
- Charitable Remainder Trusts and Annuities
- 2011 ONLY: Tax-free disbursements up to \$100,000 from your IRA

*To explore these giving options, contact Anders Lyons at (808) 244-5263 or anders@hilt.org. Or make a monetary donation today by logging on to [www.hilt.org](http://www.hilt.org).*

*Your gift does make a difference!*

# Giving Matters

## Estate Planning: Determining Your Legacy

The thought of estate planning can be daunting. Where to even begin? The answer lies in what you want to achieve. Estate planning is a great catalyst in determining what you want your legacy to be. Whether it's providing for family, supporting land conservation or funding personal passions (kazoo marching bands?), identifying priorities is the first step in developing your estate plan.

For many among us, contributing to the permanent protection of our islands' natural beauty resonates with the idea of "legacy." By remembering Hawaiian Islands Land Trust in your planned giving, you help ensure that future generations will benefit from the Land Trust's mission to "protect the places that sustain us."

If you are interested in investing your vision and passion for Hawai'i with the Land Trust, we have a number of initiatives tailored to specific goals. Primarily we have established three funds to support the Land Trust's mission in perpetuity: an Acquisition Fund to purchase land and easements; a Stewardship Fund to monitor our legal agreements on protected land; and a Capacity Fund to support the long-term operations of the Land Trust. For consideration, HILT also has a variety of custom opportunities such as funding the purchase of land on a specific island, endowing a staff position, or supporting a permanent home for Land Trust offices.

Beyond being a beneficiary, Hawaiian Islands Land Trust can play an important role in the process of manifesting your estate planning vision. There are legal tools that can benefit the Land Trust while allowing you to minimize capital gains taxes, offset income taxes, facilitate intergenerational wealth and land transfers, and much more. You don't need to know what a Charitable Remainder Trust or a Donor Advised Fund is, nor

do you need to know how revocable or contingent gift commitments work, you just need to know that these tools are at your disposal in helping you reach your goals in life, and after. We encourage you to come in and discuss your vision with us. Together with a tax planner we can assure your legacy for the 'aina—forever.



## Why do I have the Land Trust in my will? – Hilary Harts, HILT Supporter

*"I love Maui, I love the open spaces, the stunning beauty here, and the many places where I can go to walk, sit and align with the essences of nature. The breadth of the land and sea make me feel alive, renewed and revitalized. Where the mana is rich or quiet, no matter; we need places to go, to be protected, to be held sacred. We humans have made life complicated and these protected areas are where we can go to realign our inner balance and feel free again. Yes!*

*The Land Trust is so wonderfully able to protect property for this very reason and they actively conserve historical sites that are rich with native Hawaiian culture and archeology. Through this, entire eras, places and plants of the past are held in conservation and managed for present and future use. All of us benefit, even visitors, from this work. When driving we see gorgeous, open view corridors and through the richness of these lands our hearts are gladdened. It makes me sleep better at night knowing that of these blessings I experience of Maui today, some jewels of this precious isle will be held in trust for future generations. You can't protect it all, but I feel grateful and appreciative for the hard work being done by the Land Trust. I gladly give and hope everyone else will, too."*



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Save the Date!

## HILT Calendar of Events

### **December 3 - Maui**

Free, guided hike at the Waihe'e Coastal Dunes & Wetlands Refuge. Call (808) 244-5263 for more information and to register.

### **December 4 - Kaua'i**

Free, guided hike through the Waiakalua conservation area along the beautiful Kīlauea coastline. Call (808) 755-5707 for more information and to register.

### **January 14 - Maui**

Free, guided hike at the Waihe'e Coastal Dunes & Wetlands Refuge. Call (808) 244-5263 for more information and to register.

### **January 28 - Maui**

11th Annual Buy Back the Beach Benefit hosted by Old Lahaina Lū'au. Call (808) 244-5263 or visit [www.hilt.org](http://www.hilt.org) to purchase tickets. Seating is limited.

### **February 7 - Kaua'i**

Free, guided hike through the Waiakalua conservation area along the beautiful Kīlauea coastline. Call (808) 755-5707 for more information and to register.

### **March 10 - Maui**

Free, guided hike at the Waihe'e Coastal Dunes & Wetlands Refuge. Call (808) 244-5263 for more information and to register.