



C.O.C.O.'s
Center Of Conscious Oneness

**Permaculture Farm, Retreat Center and
Sustainable Community**

Our Mission



To Create a Sustainable Future

through the sharing our gifts
in service to a higher purpose.

Vision

We are cultivating a holistic community founded on integrity, gratitude and service for a more sustainable future. As interdependent leaders co-existing harmoniously, we generate self-fulfilling abundance by sharing our inherent gifts. Through education and celebration we empower and inspire each other to achieve our highest potential. By providing the space and opportunity for authentic creative expression and synergistic collaborations, we manifest our greatest dreams and accomplish feats beyond our capacity as individuals.

We are creating a Legacy that honors and acknowledges seven generations of our Elders and Youth, preserving their way of life. We awaken awareness through compassionate connection, reverence and appreciation of life, for the liberation of all beings. In pure Love and Presence we are the Center Of Conscious Oneness.



Napili-Honokowai

Lahaina

Kahului

Kihei

Kula

Wailua

MAUI

Wailea-Makena

Haana

C.O.C.O.'s

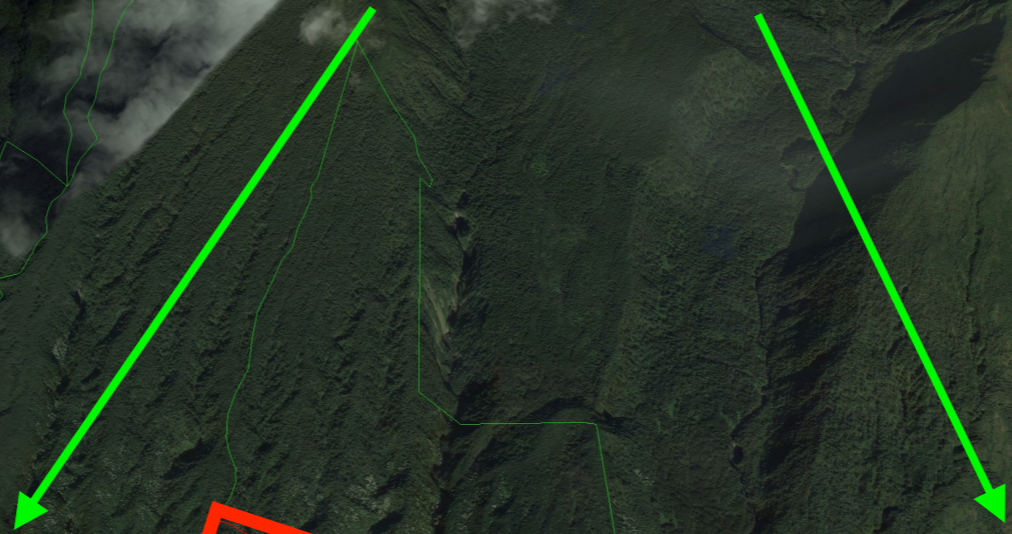
Google earth

© 2016 Google
Data SOEST/UHM
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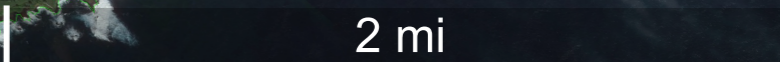


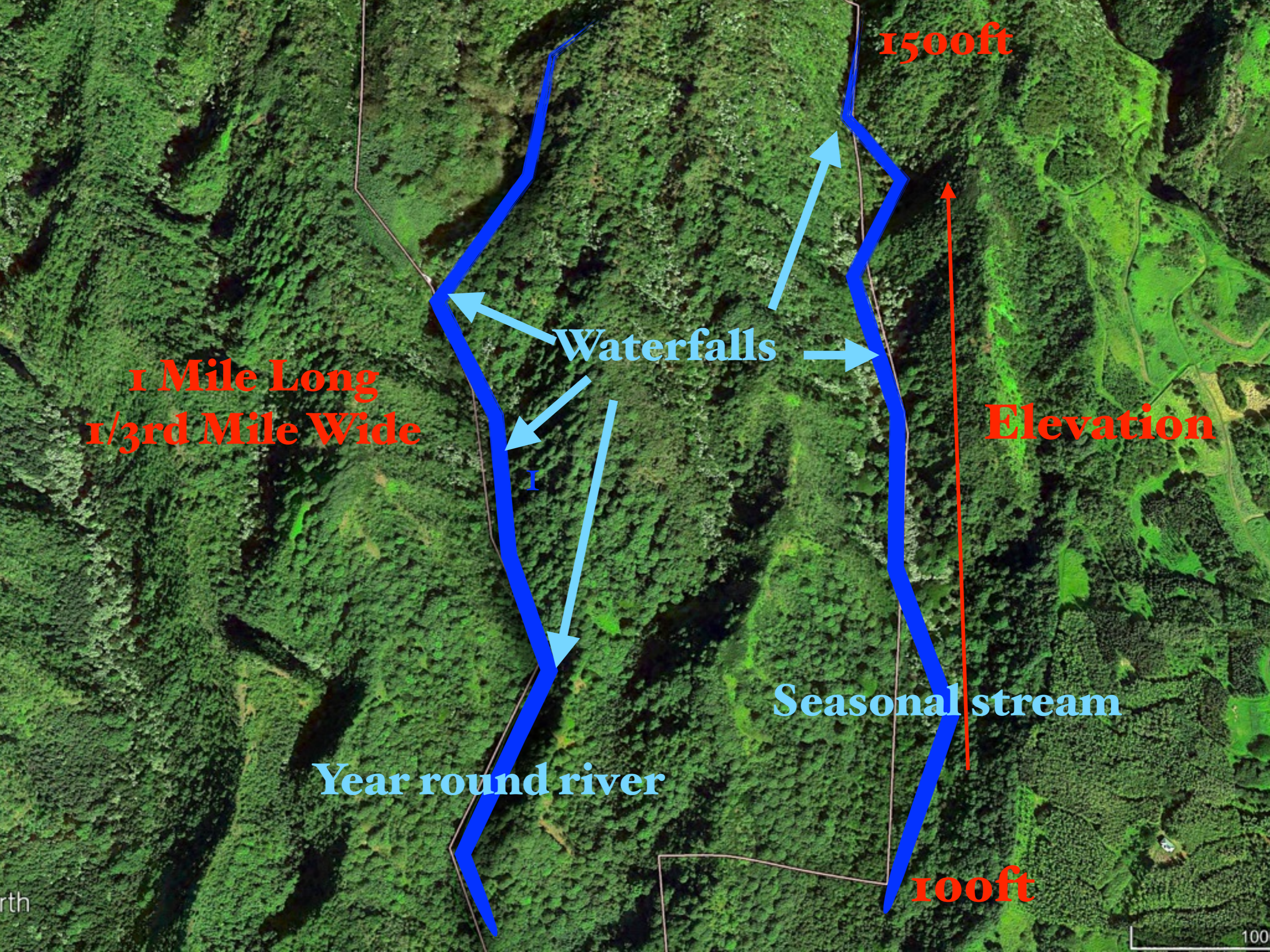
**State Park
Reserve
30,183 Acres**



earth

Globe





1500ft

**1 Mile Long
1/3rd Mile Wide**

Waterfalls

Elevation

Seasonal stream

Year round river

100ft



The Aina

- 200 acres of pristine undeveloped jungle in Kipahulu on some of the most sacred and well preserved land on Maui.
- Bordered by 2 rivers with numerous waterfalls, one being almost 200feet.
- Surrounded by over 30,000 acres of state forest reserve.
- 6-18inches of incredibly rich and fertile top soil throughout the land.
- Ancient Mangos, Monkey-pods, Banyans and Ohia trees 50-100years old.
- Extremely diverse and thriving environment of native species.
- South facing slope with 180* panoramic view of ocean and **both sunrise and sunset.**
- Neighborhood includes some of Maui's oldest organic, permaculture and bamboo farms and spiritual communities with native elders.

Sustainability

- South facing slope provides ideal setting for solar power.
- Rivers, high water table, rain catchment and artesian springs provide multiple pure and independent water sources.
- High elevation and flowing rivers are perfect source for micro-hydro generation as well as aquaculture.
- 100-1500ft elevation is ideally suited for growing a huge range and variety of tropical and cool climate crops.
- Mountains converging with the ocean creates the optimal environment for continual wind power generation.
- Large acreage of trees can provide sustainable timber resources.
- Steep slopes and terraces allow for natural gravity fed irrigation while elevated peaks give way to unobstructed panoramic views.

Development Plan

5 phase development:

1st phase (Years 1-3) - Land infrastructure, roads, water, power, communal structures, basic land cultivation of early fruiting trees, coconuts and nursery stock. *Estimated Budget - \$1,000,000.*

2nd phase (Years 3-5)- Larger private dwellings and permanent structures, expanded farm buildings, medium scale coconut cultivation and nursery and floriculture production, provisions for retreat and commercial ventures including B&B cafe/juice bar, music & art studios. - *\$1,500,000*

3rd phase (Years 5-7)- Complete integrated permaculture systems, full scale coconut production and additional cash crops, spirulina, mac nuts, cacao. Development of retreat center, early stages of retreats, commercial facilities, float tanks and additional housing. - *\$1,500,000.*

4th phase (Years 7-10) -Full scale retreat center with float center, and manufacturing facilities for farm products. Festival venue mostly developed small scale operational. Beginning ecotourism retreats and workshop events. Investors see return and community members start receiving significant dividends. - *\$1,000,000.*

5th phase (years 10-20)

Full scale festival venue and regular events

Fully operational ecotourism business

Purchase and development of Cruise ship community extension

Estimated \$5M budget expenses for full development over 10 years or approx. \$500,000/year.

Parcel Allotments

Potential for subdivision of parcels:

8 - two acre lots. \$100,000 each = \$800,000*

4 - Fifteen acre lots. \$500,000 each = \$2M*

2 - Twenty-five acre lots. \$1M each = \$2M*

**Land values are for initial capital investment and will increase significantly with development and infrastructure after the first few years.*

Four 2 acre and two 15 acre lots may be sold to community members or partners as initial funding for development at approximate total value of \$1.4M.

At least half of land shall be kept as an investment for future potential source of revenue or expansion of the community.

The two 25 acre parcels will kept for the communal spaces and festival ground/retreat center.

All major land development and construction must first be approved by community council/building committee, approximately 15% of all parcels will be preserved as conservation.

*All assets will be held in Trust by COCO's Farm-Land Trust**

Community Members

25 Acre parcel for communal development and dwellings

Community membership

- 100 total shares = .25 acre per share
- Each share is \$10,000 x 100 = \$1M.
- Plus additional \$200/(share/person)/month membership fee for maintenance, utilities, taxes and savings.
- *100members x \$200 x 12months = \$240,000 total annual dues*

Each active member is committed to contributing at least 10 hours per week of community service determined by the needs of the community i.e. Food prep, gardening, child care, cleaning and farmers market.

And 5 hours per week of specified skill set i.e. marketing, web-design, carpentry, massage, music production and business management.

*Community members will receive dividends from profits and revenue from the farm business (after approximately 5-7 years) all profits will go directly back into land development for first 5 years.**

Farm Development

All land will be intercropped using diverse growing methods of organic permaculture and biodynamic agriculture.

75 acre parcel for farm business

Potential usage of land:

10Acre Dwarf Coconuts

10A Nut orchard, Mac nuts, Cashews, Almonds, Brazil nuts

10A Exotic Fruit Orchard, Avo, Banana, Mango, Citrus, Berries

10A Aquaculture/Aquaponics: Spirulina

5A Essential Oil crops

5A Nursery Production

5A Mixed Vegetables

5A Cacao, Tea, Coffee

5A Floriculture

2.5A Hydroponics: Strawberries, Tomatoes, Herbs

2.5A Specialty Mushrooms

2.5A Hemp, Bamboo,

2.5A Medicinal Plants

A percentage of all parcels will be reserved as conservation.

Farm Business

- Primary cash crops include Spirulina Algae, Floriculture, Nursery Stock, value added products such as essential oils, flower essences, and health care products.
- Secondary cash crops include Macadamia nuts, cacao, coffee, tea, mushrooms, coconut products and honey.
- Diversified crops with quick and long term yields allow for early reliable income and greater long term return.
- All crops have multiple uses and added value potential, with unique and authentic products emphasizing quality over quantity.
- Major markets will include local community and business, restaurants, farmers markets, tourists and other farmers.
- Potential to lease land to other small organic farmers and small business.

Enterprises

- In addition to growing crops, a primary function of the farm will be to engage in research and development of new technologies and more sustainable practices.
- Partnerships in collaboration with local state, private and educational institutions will help provide new opportunities and support for local farmers and business.
- Our farm community will be a showcase example and educational resource of varying methods and technologies for ways people can live more sustainably.
- We will be a wholesale distributor and regional representative for a wide variety of organizations and products, reducing their cost and increasing the availability and awareness of these resources in our community.
- Our consulting firm will provide job opportunities for our resident community members and will help to incubate and offer management services to small business and farms which in turn support the greater community.
- An international holistic learning center will provide interdisciplinary training, certification and accreditation in areas such as: permaculture design, eco-tourism, environmental sciences, naturopathy, massage, music production, business management, hawaiian and native traditions, and sustainable technologies.

Parcel Sub-Divisions

- Legend**
- 10A Aquaculture
 - 10A Coconut Orchard
 - 10A Fruit Tree Orchard
 - 10A Nut Orchard
 - 25A Communal Buildings and Dwellings
 - 25A Festival Venue and Retreat Center
 - 2A Community Center/B&B /Public Areas
 - 30A Misc Agriculture
 - 5A Cacao Tea & Coffee
 - 60A Private Dwellings



A north arrow pointing upwards and a scale bar labeled "1000 ft" are located in the bottom right corner of the image.