HAWAIIAN PARADISE PARK COMMUNITY MASTER PLAN

March 1997

A FUTURE VISION FOR OUR COMMUNITY

Prepared by the

Community Action Committee of
PARADISE HUI HANALIKE

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APPENDIX

MAPS

Paradise Hui Hanalike
SR 11000
Keaau, Hawaii 96749

April 9, 1997

Mr. Al Smith
Hawaii County Council
25 Aupuni Street
Hilo, HI 96720-4252

Dear Mr. Smith:

The Community Action Committee of Paradise Hui Hanalike, the owners association of Hawaiian Paradise Park, has completed a community Master Plan. This Plan has been approved by the Board of Directors and the Membership of Paradise Hui Hanalike.

The Board of Directors requests that you please forward the Plan to the County Council Planning Committee Chairperson for review. It is the hope of the Board that you introduce and support the Plan.

Thank you for your attention to this request.

Sincerely,

Gary Jung
President

AL SMITH
Vice Chairman

Phone: (808) 961-82
FAX: (808) 969-32

RECEIVED
'97 APR 21 AM 10 39
COUNTY CLERK
COUNTY OF HAWAII

COUNTY COUNCIL
County of Hawaii
Hawaii County Building
25 Aupuni Street
Hilo, Hawaii 96720

April 18, 1997

TO: JAMES Y. ARAKAKI, CHAIR
HAWAII COUNTY COUNCIL

FROM: AL SMITH, VICE CHAIR
HAWAII COUNTY COUNCIL

RE: LETTER DATED APRIL 9, 1997

Please have the attached Hawaiian Paradise Park Community Master Plan numbered and referred to the appropriate committee for consideration. Mr. Jung, President of Hawaiian Paradise Park has requested that this be agendized in June.

Thank you for your consideration to this matter.

AS/jmn

attachment

Comm. No. 267
P. No. PhG
Ref. To: PC
Ref. Date APR 22 1997

SECTION I

BACKGROUND

1.1 OBJECTIVES

In October 1993 Paradise Hui Hanalike Corporation, the community association of Hawaiian Paradise Park authorized its Community Action Committee to sponsor a community plan development seminar. The mission of this seminar was to create a vision and a map/plan of Hawaiian Paradise Park as a mature community. The reasons for this effort were many and important.

The subdivision of Hawaiian Paradise Park located 15 miles southeast of Hilo contains over 8,800 building lots and was established in the late 1950s. This subdivision fronts State Highway 130 and stretches four miles to the Pacific Ocean and is three and one half miles wide. Approximately one and one-half miles of Highway 130 passes through the subdivision beginning at its northwest border.

From its inception until the present there has been no plan for this community other than the lot layout by the original developer. Currently this area is referred to in the County General Plan as an orchard.

At this time there are an estimated 2,600 homes in Hawaiian Paradise Park with over 6,000 residents. It is the fastest growing community on the island with at least 100 active building permits in effect on any given day.

The potential population at maximum buildout for this community with current ohana housing regulations is well over 30,000.

The intent of the Community Action Committee in pursuing this planning effort was to create a plan for the future. It was not to encourage, but to contain development within areas that would be pedestrian oriented much as historic village centers were. Presently, special use permits are being applied for with no known plan to follow by the county nor by the community residents.

The Corporation, through the Community Action Committee, established a goal and related specific objectives for the Hawaiian Paradise Park Community Master Plan as follows:

Goal

To develop a plan for a rural community with more than 8,000 residential homes. This plan will include small commercial enterprises, light industrial, recreational opportunities, parks and schools in a functional, attractive and financially feasible rural agrarian environment. The community will also plan for appropriate shoreline uses, public facilities and infrastructure to be developed over 25 years.

Objectives

Land Use:	To develop a plan for an integrated community which may be incorporated into the County General Plan. This Plan will phase-in the required infrastructure over time and provide for a mix of land uses in a functional, efficient and aesthetically pleasing style.
Roads:	To develop improvement to existing roads during the next 25 years which interconnects the various land uses within the community and accommodates all modes of travel.
Parks:	To develop recreational facilities that meet the range of needs arising from 30,000 residents over the next 25 years.

1.2 RELATIONSHIP TO OTHER PLANS

1.2.1 General Plan

One purpose of the Hawaiian Paradise Park Community Master Plan is to serve as an implementation tool and guide for the next revision of the General Plan of the County of Hawaii. This Master Plan is not intended to supersede the next revision of the General Plan nor pose additional developmental controls; rather, its function is to guide land use actions by both the public and private sectors.

This Master Plan is not a regulatory measure, however, it is a guideline for future revisions of the County General Plan and should be used as a guide in making future land use decisions. It is not a zoning map.

1.3 AREA DESCRIPTION

1.3.1 Summary of Important Characteristics

Project Area Location: See OBJECTIVES; 1.1, paragraph 2

Project Area Boundaries and Size: Area boundaries are those described as the Hawaiian Paradise Park Subdivision in Puna District stretching from State Highway 130 northeast to the shoreline.
Total Area: approximately 10,000 acres

Climate: Tropical Climate with average annual rainfall of 160 inches, average annual temperature of 75 degrees. There are two significant climatic variations within the area:

Coastal Area: Generally hotter and dryer.

Lowlands: From 200 to 500 feet elevation is a little cooler with more rain

Topography: Elevation ranges from sea level to 500 feet with average slopes from 0 to 10 percent.

Geology and Soils: Largely a'a and pahoehoe lava flows with an occasionally thin organic soil covering.

Flora and Fauna: The subdivision supports a diverse collection of plants including a variety of grasses such as fountain grass, pili grass, heliotrope, aki'aki, and honohono grass. Shrubs include the naupaka plant along the shoreline. There are wild orchids of which the bamboo orchid is the most plentiful. Hapu'u and aluhe ferns are in abundance and major trees are the mango, albezia, guava, ohia, ulu, and hala.

Birds include wandering tattler, golden plover, ruddy turnstone, and sanderling. The Hawaiian owl, pueo, and the Hawaiian hawk as well as barn owls can be seen occasionally. Many other non-native birds are plentiful.

Groundwater Resources: Several wells have been drilled in the subdivision and the aquifer is just at sea level. The quantity of potable water that could be used has not been determined. See the attached Hydrology Study.

Shoreline: The shoreline stretches approximately two miles from Kaloli Point to the southeast. The shoreline consists of rocky cliffs ranging from 6 to 25 feet in height. There are no sand beaches or safe water entry areas within the boundaries of Hawaiian Paradise Park.

Archaeological Resources: An attached report explains some ruins contained on 31 acres of Paradise Hui Hanalike lands. There are a few petroglyphs along the shoreline and there are several lava tubes containing burial sites within Hawaiian Paradise Park.

Visual Resources: Within the boundaries of the subdivision there are many areas where Mauna Kea, Mauna Loa, and the ocean may be viewed. The visual impression one gets when driving the main roads within the boundaries is that of tree lined thoroughfares leading to the ocean with the exception of those areas already cleared where homes have been built.

Natural Hazards: There is the potential for lava flows from Mauna Loa's several vents. Coastal areas to an elevation 50 feet above mean sea level are considered susceptible to tsunami inundation.

Population: The Hawaiian Paradise Park subdivision has approximately 6,000 residents. Best estimates for growth are approximately 10 percent per year with a maximum of approximately 30,000 within 25 years.

Existing Land Use: Most of the area is undeveloped 1 acre parcels zoned for agricultural use. There are orchards of guava, papaya, orchid farms, and many small agricultural pursuits. There are several businesses/organizations such as nurseries, a veterinarian, churches, and fruit stands within the boundaries. There are also many unpermitted businesses which include auto repair, bicycle repair wrecking yard, safety inspection station, nursery supply, solar equipment supply, financial management, computer repair, trucking and heavy equipment yard. There are two undeveloped county parks equaling about 4 acres of property along the shoreline. There are approximately 2,600 existing homes in the subdivision.

Land Ownership: Of the nearly 10,000 acres of land in this area, nearly 9,000 acres are owned by 6,500 individual lot owners spread throughout the world. Many acres are taken up by roadways. Other owners of property are:

County of Hawaii	8 acres
Paradise Hui Hanalike	191
Watumull Properties	80

Land Use Regulations: State Land Use: 100 percent Agricultural
County General Plan: 100 percent Agricultural
County Zoning: 98 percent Ag 1 or Ag 20

Access and Transportation: From Hilo travel southwest on State Highway 11 then southeast on State Highway 130. There is one road within the subdivision which neither the state nor the County claims as their responsibility, Government Beach Road. All other roads within Hawaiian Paradise Park are private subdivision roads providing access to lots within the subdivision.

Public Services: Police services are provided by the Hawaii County Police Department from Keaau or the police substation at Pahoa each is over 3 miles from the subdivision. The County Fire Department provides fire protection services through a firestation near the center of the subdivision.

School districts split the subdivision at Paradise Drive. Keaau services those students on the northwest side of Paradise Drive and Pahoa services those students on the southeast side of Paradise Drive. High School students go to either Waiakea High School or Pahoa High School.

Hilo Medical Center, 22 miles distant, is the nearest Hospital Service.

All Public Services to this area need expansion.

Utilities: Electrical Power and Telephone Service lines are already in place to the majority of lots. Nearly all current residents have catchment water systems on their property. Wastewater is disposed via cesspool and septic systems.

Major New Projects: The County budget includes CIP for waterlines down Paradise Drive to the firestation on 21st Avenue, continuation down Paradise Drive to the County Park on Government Beach Road and on Kaloli Drive to 26th Avenue.

1.4 OPPORTUNITIES AND CONSTRAINTS

Significant development opportunities include the following:

1. Land ownership and deed restrictions make several 20 acre, one 31 acre, and one 40 acre parcel available for education or recreation for either state schools or private educational institutions or private or public recreational organizations.

2. The location of the particular properties described in 1.4.1 and the close proximity of several other 20 acre parcels make a village center development concept feasible.

3. The need for many public and private services to the projected residents within this subdivision provides a ready-made market for a variety of small businesses.

4. The availability of a ready labor force within the boundaries of the subdivision also make it attractive for light industrial applications.

5. The sustainable communities concept is perfect for this area because there is a need for services and the need for jobs within the area. The area is 15 miles from the majority of services and jobs and there is no public transportation available.

6. The archaeological site described earlier provides study opportunities for an education institutional and its development into a ethno-botanical park.

There are significant development constraints:

1. Zoning of the four privately owned 20 acre parcels makes any commercial opportunity in those areas impossible at the present.

SECTION II

PLAN DEVELOPMENT PROCESS

2.1 THE PLANNING PROCESS

The planning process for the Hawaiian Paradise Park Community Master Plan was shaped by a number of major themes and concerns. These themes and concerns may be summarized as follows:

1. Major population growth in this area is taking place and will continue to increase.

2. The County and the Community have a unique opportunity to guide the density, character, and quality of this future growth.

3. Land Use Plans for this area should be specific enough to provide a framework and a guideline for infrastructure planning, yet broad enough to allow for maximum property owner and market flexibility.

4. Environmental considerations for the rural nature of the area should be an integral part of the planning process.

5. The Plan should be developed in consultation with State and County agencies, property owners, community leaders, and the general public.

6. The product should be a Land Use Plan, and Limited Infrastructure Plan for the further development of this subdivision.

The Community Action Committee of Paradise Hui Hanalike Corporation has developed this Plan in accordance with these themes. Thus, the planning process has included:

+ Inventory and analysis of the major natural and cultural diversities of the area;

+ Identification and discussion of development issues;

+ Six monthly public informational meetings with residents and property owners, briefings to County agencies, briefings to Council members, meetings with various community groups, and extensive review and discussion with community and County personnel.

+ A series of land use concept plans developed and revised in response to new facts, meetings and discussions and input from community people.

+ These concept plans culminated in the development of the pictured land use and subdivision plan and was finalized in February 1997.

The Corporation believes that this kind of open community-based planning process will facilitate the approval of this Community Master Plan by the County Council and eventual inclusion into the County General Plan.

2.2 KEY DEVELOPMENT ISSUES

In October, 1993 it was decided that a Community Master Plan was needed to meet the challenge of a growing subdivision. In January of 1994 four and one half days were devoted to planning workshops which included 30 participant residents of the community, special guest instructors and trained community facilitators (listed in the summary).

Through these workshops days and the many presentations of the Plan to the community, the Community Action Committee identified development issues that follow:

1. Growth Rate: What can be the realistic growth potential at maximum buildout?

2. Infrastructure Needs: What infrastructure do the residents want to include in planning for this maximum buildout?

3 Slowing Growth Rate: Is it possible to slow the growth rate and limit building in certain areas and circumstances?

4. Quality of Life: What do we value about this area and what do we want to retain?

5. Rural Flavor: How do we retain a rural flavor when each one or one half acre lot has the potential for more than one home.

6. Visual and Aesthetic Concerns: Greenspace and views are a major component of the "quality of life" in this area. Any development including that authorized by the subdivision will have a major impact on visual quality. How do we preserve this visual resource to the fullest extent possible?

7. Shoreline: How do we preserve the current shoreline views with the current zoning and building permit processes in place which allow two residences per lot?

8. Development: Once the door is open for development how can we limit what comes into our subdivision?

9. Location of Services: Where will we put public and private services in Hawaiian Paradise Park?

10. Schools: Where can we put schools? How many and what type?

11. Roads: Where will the access to other communities be? Where will the paved roads be within the subdivision?

12. Plan Implementation: The Hawaiian Paradise Park Community Master Plan should be a flexible guide for the future growth and development of the area. The "Land Use Plan" and "Infrastructure Plans" will be conceptual in nature. Developers of those "village centers" in cooperation with the Corporation would be responsible for detailed plans for each village center.

2.3 PLANNING PHILOSOPHY

The planning workshops in January 1994 began with a vision that imagined what an ideal community would look like in the future if there were no restrictions. Many ideas were formed from that initial phase and one of the later steps was to fit all those ideas into our community. We were fortunate to have several properties set aside for specific purposes when the area was first subdivided in the mid 1950s. Through the workshops and the many meetings held with the community concerning the Plan a basic philosophy and a running theme were apparent. The community wants to retain much of its rural atmosphere and maintain its green space. It wants to add only those services that make it a sustainable community. The community wants to be less dependent on Hilo and motor vehicles that carry residents to Hilo. Key points of this philosophy and theme are:

1. The community wants to retain its rural atmosphere.

2. The community wants to retain its green space as much as possible.

3. Many residents are very sensitive to environmental, health, and conservationists concerns.

4. The community does not support the concept of multiple dwellings on a single building lot. Therefore a strategy of building restriction needs to be sought.

5. The community does not want big development. They do not want condominiums or resorts.

6. The residents want to build a sustainable community where public and private services and jobs are available.

7. The community wants village centers where public services and private sector jobs are available. The transportation system should include a pedestrian, bicycle and electric vehicle friendly trail and roadway system.

8. The community wants a residential area within the village center where seniors can reside within easy reach of services without the use of automobiles.

9. The community wants a shuttle service between small village centers, school and recreation areas, and a connection with whatever mass transit system is developed linking other areas, such as Hilo, Keaau, or Pahoa.

2.4 THE RESULTING PLAN

The evolution of the Plan began during the Community Action Committee of Paradise Hui Hanalike meeting in October of 1993 which resulted in workshops held in January 1994. Participants in the workshops were solicited through advertisements in the local newspaper and by word of mouth. No individual was turned away whether they were home owners, lot owners, renters, or even from other communities. There was no requirement for membership in any organization. These workshops produced a consensus agreement on a basic map and the concept of a plan. Further Community Action Committee meetings resulted in a strategy for presenting the map and the plan concept to the community and county officials for approval by the County

Council. There was one "kickoff" presentation, attended by over 160 persons, and five monthly presentations and briefings sponsored by the Community Action Committee where input was gathered. These public meetings were followed by one meeting sponsored by the Planning Department of the County. In early 1996, the Community Action Committee held two meetings at which changes were made to accommodate the desires of the community. The changes to the initial concept map are as follows:

1. The shoreline extended park area stretching the full length of the subdivision's shoreline has been deleted and will remain zoned agricultural. The reason for this change is the history of this area and the hard fought court battle between current residents of that area and the county to allow building. Prior to its current Ag zoning it was zoned conservation which did not allow for residences to be built. It is possible that through dedication of lands through gifts to Paradise Hui Hanalike that it may become a park but our plan should not be tied to that premise.

2. The light industrial area indicated on previous drawings has decreased in size from 175 acres to 20 acres and moved from near Highway 130 to a parcel owned now by the original developer and located two miles northeast of the intersection of Highway 130 and Kaloli Drive on Kaloli Drive and 14th Avenue. The reason for this change is that it would not change zoning in an area that has already 75 homes and that it would remove it from a strip along the highway to prevent strip development. It would also prevent a dispute between any developer and the county because the county has consistently fought development along major highways. This change also brings it more to the center of the subdivision providing easier access by residents and connects it to one of the stops on our proposed shuttle route. These previous advantages outweigh major disadvantages of not being on a highway and therefore users must transit via a private road, and that there is currently no county water distributed to the site. The size decrease is a plus to those who want no light industrial area at all but a disadvantage to a larger commercial enterprise who may employ some of our residents.

3. The initial map and concept included residential zoning on many lots surrounding village centers and in ever increasing circles, larger lots up to 3 acre agricultural lots. This concept would have decreased the possibility of population growth to 60,000 (each of the nearly 9,000 lots has an Ohana house) by increasing the size of agricultural lots in the majority of the subdivision. It also would have insured more green space with the idea that most of the larger 3 acre lots would have been landscaped or be orchard crops. This was to be accomplished by a concept of "transfer of development rights". This concept, although it may work, is not currently legal in Hawaii and was not understood by the majority of participants in our presentation meetings of the plan. Therefore, all existing Ag 1 lots that surround the village centers will remain Ag 1 lots and there will be no expansion to Ag 3 lots. The concept of limiting our growth potential needs to be addressed by an effort to convince the state and county officials that ohana housing is a fine idea where infrastructure can support it but in Puna where there are so many areas where there is no infrastructure it can only cause severe problems. We also encourage the county to provide incentives to combine parcels, if a lot owner acquires an adjacent property the two properties could be combined to make one tax map key property thereby decreasing real property taxes. The Paradise Hui Hanalike Corporation can also provide an incentive by charging only one road maintenance fee for a combined property where there is only one residence. With cooperation we can limit the growth potential to 30,000.

4. The current plan drawing does not include all bicycle trails and pedestrian walkways only because at this time there is no easement rights over individual properties to connect any of the village centers with roads running parallel to the avenues on the drawing. The concept of bicycle paths and pedestrian walkways remains integral to this plan so that residents may walk or bike to and from services within a few minutes. We have pictured major trails on Railroad Avenue

and on the borders of the subdivision. It is intended that Railroad Avenue become limited to bicycles, pedestrians and electric vehicles.

These adjustments to the initial map and concept are a result of being responsive and sensitive to community input. When viewed in their entirety the changes remain generally consistent with the original direction laid out by the original participants of the workshops of January, 1994.

SECTION III

PUBLIC HEARINGS

3.1 COMMUNITY INPUT

The Corporation recognized from the beginning that the input of all interested persons was crucial. Although participants from the community initially created the first draft of the map and concept plan, it was decided early that the community as stakeholders in their environment, must have an opportunity to input to the plan. We also determined that six meetings and contact with local groups was necessary to get the maximum number of persons into the process.

1. The first public meeting was the best attended and was held May 10, 1994. At that meeting were 168 attendees of whom 153 actually signed in. Of the 100 evaluation forms distributed, 59 were returned. The results were:

	Ratings:	Very Good	Good	So-So	Could Be Better
Questions:	How do you rate the presentation?	39	16	3	1

Answers:	Yes	No
Did this presentation address your needs?	30	16
Did you learn anything new?	56	3

2. The evaluation forms also contained seven questions requiring a written response from the attendees. These responses were invaluable in assisting the committee to

evaluate the general attitude of the public. Several changes were made as a result of numerous comments on the same topic.

SECTION IV

LAND USE PLAN

4.1 OBJECTIVES OF THE LAND USE PLAN

The overall purpose of the Land Use Plan is to:

1. Provide a framework for the future growth and development of the Hawaiian Paradise Park Subdivision;

2. Provide a basis for coordinated public-private implementation of major infrastructure projects;

3. Provide a framework for infrastructure plans;

4. Provide a framework for State and County action on designating lands for rezoning;

The Land Use Plan is a document, tool and guideline for the granting of permits and variances for both the County and the Community. Each lot is owned by individuals who purchased their properties with the intent of building residences and/or using their land for agricultural pursuits. There should be no deviation from this plan with regard to the installation of roadways or zoning other than that described in the plan. There are many services currently offered in Paradise Park that do not meet County requirements. The Plan provides for these services to remain in Paradise Park, however, not necessarily in the same location.

The major development theme that is a change to the plan of the original developer of the subdivision is the addition of a light industrial area and a very small area of residential in each of

the areas set aside for commercial development. It is central to the Plan that the rural theme of the original developer should be preserved.

These ideas are depicted in a map referred to as the Hawaiian Paradise Park Community Master Plan. It is included in this document as map number 3 (Land Use Plan). A larger version of this map showing more detail is appended to this document. This larger map will be the basis for the visual presentation of the Plan.

In the developer's original plan there were several 20 acre parcels set aside for commercial development although none have ever been zoned for that purpose. It is proposed in this Master Plan that three of those 20 acre parcels be designated as "Village Centers" and later zoned for mixed use. Conceptually, each Village Center would be a small neighborhood shopping and professional service center surrounding a village green. Typical commercial establishments would be small food stores, fruit and vegetable outlets, variety stores, hardware stores, small clothing stores, professional offices, small restaurants, branch banks. The village greens could be used for entertainment or farmer's market type of activities as well as just a large green space for relaxation, lawn sports and recreation.

The early development plan had no mixed use area nor any area set aside for light industrial purposes. There are also no bikeways or pedestrian paths to the areas designated for commercial development. In the Master Plan we have indicated in the three Village Centers each consisting of 20 acres each that there should also be the possibility of developing residential walkup apartments truly creating a "Village Center." These would consist of apartments no more than two stories in height to meet the needs of the elderly who decide to stay near their friends or for families just starting out. Also one 20 acre parcel on Kaloli and 14th Avenue would be set aside for light industrial so that some type of auto repair or service outlet areas such as sheet metal shops or agriculturally based products such as irrigation systems or greenhouse fabrication units can exist legally within the boundaries of the community.

Transportation System

A transportation system consisting of a shuttle service to village centers, light industrial areas and recreation areas. This is diagrammed on map 3 in the attached maps. That route should be thought of as a prelude to what could be accomplished with a permanent transportation system throughout Paradise Park and connecting with the other communities including Hilo.

Pedestrian Walkways and Bike Paths/Trails

Pedestrian walkways and bicycle paths are key to keeping automobiles in the garage/carport and off the road when an easy walk or bike ride can get a person to essential services. The perimeter of Paradise Park and Railroad Avenue are the only mapped out areas that we have dedicated to pedestrian walkways and bicycle paths. Key to land use here is to keep people in Paradise Park from having to drive elsewhere to buy things that could very well be provided within its boundaries.

Public Schools (Total of about 100 acres)

The Land Use Plan shows very specific locations for several schools. These areas would include a high school, a middle school and two elementary schools.

Parks and Recreation Areas (Total of about 60 acres)

There are two existing undeveloped county shoreline parks. In addition, there is one four acre parcel set aside for the county at Kaloli Drive and 26th Avenue. A thirty-one acre site adjacent to the Community Center is planned to be an educational ethno-botanical and cultural anthropological site. A 20 acre community park and recreational facility on Kaloli Drive and 15th Avenue could include a ballfield, swimming pool, tennis courts, basketball courts, picnic areas, tot lots and related facilities.

SECTION V

IMPLEMENTATION

This final section of the Hawaiian Paradise Park Community Master Plan presents recommendations on implementation of the Land Use Plan and infrastructure systems.

5.1 IMPLEMENTATION

The Hawaiian Paradise Park Community Master Plan is based on an already existing County approved subdivision and is focused on providing the existing and future residents services which are necessary to any community. This plan has set aside certain areas for development which require a change of zoning and additional infrastructure.

If the zoning is allowed in our subdivision for the proposed development, the developers of each village center or industrial area will be responsible for the financial support to carry out the development independent of the community.

The overall concept is similar to that of utilizing an Improvement District. All of the property targeted for development will be responsible for its share of the infrastructure cost. before development is permitted.

5.2 IMPLEMENTATION PLAN

A community-based planning effort can only be successful if the community is allowed to participate in the implementation of any plan approved by the County. This master plan has taken into account the population estimates for the next 25 years. The next step would be to organize a planning subcommittee of the Community Action Committee to plan in five year increments. The subcommittee would interface with the County, State and surrounding large land owners to integrate plans for schools, highways, industrial areas, etc. which would effect the

community within the next five years. This subcommittee would also prioritize projects and contact developers for targeted projects. Several goals in this implementation process would be:

Establish a process by which improvement of all the roads including widening and paving to be accomplished by the year 2010.

Pursue the establishment of an ordnance that would not allow second dwelling or ohana housing or the sale of condominiums in subdivisions where infrastructure has not been created to support it.

Pursue zoning changes that would allow mixed use commercial and urban zoning in those areas designated as village centers and light industrial.

Pursue establishing a water system using private water system companies.

Establish transportation routes for a shuttle service between village centers, schools, recreation and light industrial areas with connecting points to public transportation.

Contact lot owners for dedication of property and easements for pedestrian and bike routes and establish bikeways and pedestrian paths where easements will be available.

Recommendation by the County Planning Director to the County Council for adoption of the Plan into the County General Plan.

Adoption by the County Council of the Plan into the County General Plan by ordinance.

The planning subcommittee will also organize and implement a public information participation process that will include articles in the community newsletter, news releases, periodic public information meetings, informal meetings, special interest groups and formal public hearings as may be required.

SECTION VI

SUMMARY

6.1 REVIEW

Hawaiian Paradise Park had its origin in the 1950's as the result of a collaboration of business interests. The developers, David Watumull and his partners, had , as their goal, the perfectly legitimate objective of making money. If one may go back in time; back 40 years to an era when the entire country was consumed by the development of its resources; perhaps it is easier to understand the forces that created what is now erroneously referred to as a "substandard subdivision".

This was an era when environmental concerns had yet to be raised. An era when the boundaries of cities and towns were pushed outward without regard for infrastructure. An era when each person was anxious to pursue their individual dreams in a land of unlimited promise. In this atmosphere it is not surprising that the approval of such subdivisions had less to do with common sense and more to do with the enthusiasm of the day.

The 15 year period from the late fifties to the early seventies found the emphasis on lot sales. There was virtually no thought about nor interest in roads, water, services or any of the other amenities that most developing communities take for granted.

From 1972 until 1989 turbulence ruled Paradise Park. The few residents and local lot owners began to understand that if they were ever to realize the potential of their new home, the developer had to give over to these interested parties some measure of control. Thus was born "Paradise Hui Hanalike", the voluntary owners association and the "Road Maintenance Committee", a semi-autonomous committee. The controvery between these two groups became the central issue rather than the problems that they had been formed to solve. They sued the developer, some individuals and , ultimately, each other. The result was a 1989 Supreme Court ruling, the infamous civil 6595, under which the organizations toil today.

During this legal wrangling, which included the paving of the main roads, the ceding of some property to the owners association and additional land set aside for commercial development, many lot owners and residents became very dismayed with the entire process. The time and money spent on these problems was money not spent for the maintenance of the roads and other community improvements.

The past eight years have been equally difficult. The 1989 court settlement settled very little and guaranteed continued strife. The community leaders have done their best under the circumstances and the proposed master plan, begun three and one-half years ago, is an example of how, in spite of the obstacles that are no fault of the existing lot owners, residents or elected leadership, can pull together for the community well-being.

The various interests in Hawaiian Paradise Park have recently come together; set aside old biases and attacked the problems with a renewed enthusiasm. A reorganization plan, proposed to the court, is expected to be voted on by the lot owners soon. The HPP Community Master Plan, if adopted, will be a major step towards the maturation of the community.

6.2 ACKNOWLEDGMENTS

For the past three and one-half years the Community Action Committee of Paradise Hui Hanalike has pursued approval by Hawaii County of the Hawaiian Paradise Park Community Master Plan. The Community Action Committee, under chairman Brooks Maloof, sponsored the design charette process.

Dedicated participants in that exhausting process were Jeannie and Jeff Rivera, John Luchau, Christine Wolf, Peter Morton, Denise Smith, Don Pascual, Gary Jung, Cyndie Greenlaw, Jherrie Rubeyiat, Christopher Lichty, Victoria Tenbrink, Bill Collard, Craig Allen, Mitsi Lau, Richard Lain, and Jerry Miller. John Luchau led the presentation of five monthly informational meetings to the community which entailed coordinating guests and speakers to participate. These meetings were invaluable in assessing the publics input and resulted in several improvements to the Plan.

Professional planners who volunteered their time were Michael Riehms, Bruce Owensby, Virginia Goldstein, Roy Takemoto and Sonja Juvik. Bonnie Goodell and Ginny Aste of Community Management Associates participated and continued their involvement for several months after the design charettes to encourage the community to push forward with the Plan.

Facilitators in the charette process were Barbara Bell, Merry Blechta, Diane Bucato-Thomas, Gail Clarke, Diane Gentry, Lori Pasco and Dr Robert Lambe.

A particular thank you is due to Bill Moore. A former planner with the County Planning Department, Mr Moore, currently in private practice, has been invaluable in providing ongoing advice over the past two years.

The individual deserving of the most recognition is John Luchau. Mr. Luchau has been involved in the Plan from the very first meeting until the very last. His contributions cannot be measured.

The community owes a debt of gratitude to all of the participants named above. However, an even greater debt is owed to all of those individuals over the past few years who have been critical of the Plan and, therefore, ultimately, were responsible for the result.

PAUL H. ROSENDAHL, Ph.D., Inc.
Consulting Archaeologist

June 9, 1985

Mrs. Kiki Shappell
Member, Board and Planning Committee
Paradise Hui Hanalike
SR 11006
Keaau, Hawaii 96749

Subject: Proposed Park Site on 17th Street
Hawaiian Paradise Park Subdivision

Dear Mrs. Shappell:

On Sunday, April 21, 1985, we met with you and Mr. Shappell in order to make a field inspection of the archaeological remains previously identified within the proposed park site on 17th Street, off of Makuu Drive. We were accompanied on our inspection by two of my staff, Mrs. Deborah Hay and Mrs. Karen Delimont, and by Mr. Ralph Frink of Hawaiian Paradise Park.

The area of concern consisted of the portion (estimated c. 4-5 acres) of a small kipuka on the inland (southwest) side of the recently graded section of 17th Street that cuts across the kipuka. The interior of the kipuka was characterized by generally level to gently rolling terrain and well-developed organic soil atop the pahoehoe lava substrate. While the area had a heavy vegetation canopy dominated by numerous large mango trees, the ground surface was relatively open and clear. This situation greatly facilitated our inspection and the identification of the numerous surface structural remains of past cultural activities present within the area.

A range of surface structural remains relating to habitation and agricultural exploitation were identified. These remains included stacked stone walls, walled enclosures, low terraces and platforms, modified bedrock outcrops, stone mounds and piles, and cleared areas. One of the better built platforms had a slab-lined firepit and a large, intentionally modified, waterworn cobble of uncertain cultural function present on the surface. All of the structural remains were in good physical condition, and most appeared to have good integrity; i.e., not significantly altered, if at all, since their abandonment.

In terms of function, the identified archaeological features most likely represent the remains of traditional Hawaiian dryland agricultural exploitation and associated temporary residential occupation. While the probable function of the identified remains is readily apparent, their age is not. The absence of any obvious portable remains commonly found in association with historic period sites, such as fragments of broken glass bottles or ceramic vessels, suggests that a late prehistoric or early historic period occupation can be tentatively inferred at present.

P.O. Box 504 • Kurtistown, Hawaii 96760 • (808) 966-8038

In my opinion, the identified archaeological remains present within the proposed park site on 17th Street are potentially significant in terms of both scientific research and interpretive values. Scientific research value refers to the potential of archaeological resources for providing information valuable in the understanding of culture history, past life-ways, and cultural processes at the local, regional, and interregional levels of organization, while interpretive value refers to the potential of archaeological resources for public education and recreation.

As an initial step, I recommend that you initiate efforts to determine and document the nature and degree of archaeological significance represented by the identified remains. In order to accomplish this objective, two immediate tasks should be undertaken: (1) preserve the potential scientific research and interpretive values inherent in the remains by assuring their continued physical protection; and (2) prepare an inventory of the remains present by meaning of archaeological survey recordation (written descriptions, maps, and photographs).

Once such an inventory is completed, and a basic understanding of the formal and function variation represented by the archaeological remains obtained, it would be possible to determine how best to deal with them appropriately, in terms of further study and/or interpretive development. The latter could easily involve, as you suggested during our discussion and on-site inspection, the establishment of scenic foot trails with associated botanical plantings, and perhaps representative archaeological features, being highlighted.

Since we made our field inspection in April, I have discussed the findings and your situation with colleagues in the Anthropology Department at the University here in Hilo. We feel that there are several possible, mutually beneficial, ways in which we might be able to assist you and your community organization by involving both some of our students and any of your association members who might like working together. Please let me know if you are interested in discussing such possibilities.

Thank you for the opportunity to look at the archaeological remains located in the proposed park site on 17th Street. We enjoyed our morning with you very much. Please contact me if you have any immediate questions concerning our field inspection.

Sincerely yours,

Paul H. Rosendahl

Paul H. Rosendahl,Ph.D.
President and Principal
Archaeologist

A WATER SUPPLY SYSTEM BASED ON WELLS FOR HAWAIIAN PARADISE PARK SUBDIVISION PUNA DISTRICT, HAWAII

Prepared by Chester Lao

V. DEVELOPMENT OF GROUND WATER

The underdeveloped state of ground water resources of this hydrologic area means that competition of other owners is almost non-existent. The few wells owned by the county and private owners
pump only a small fraction of the available water. The most recent wells scattered through the subdivision have revealed valuable data
on the nature of the fresh lens in this area.

Design Considerations

Placement of wells would be less critical at this time than when many wells are already in use in the Puna District, except for the fact that the area is unsewered. Department of Health regulations do not permit drinking water wells to located within 1000 feet of cesspools or injection well for waste disposal. The concern is for the contamination of potable water from the infiltration of effluent carrying bacteria, viruses, and chemicals into the water table. Although the lava formations have a certain capacity for natural filtration of the water, the documented cases of contamination of well by coliform bacteria of presumptive fecal origin, although relatively few in Hawaii, are sufficient to warrant observation of maximum efforts to protect the water supply from contamination. As a rule, prevention is better than the cure especially when applied to ground water.

The number of wells required to meet the needs of the community depend upon the water use. At the present time the area is developed primarily along the coast, along the highway, and along the major paved roads leading to the shoreline properties. Although some lots are devoted to small nurseries and small orchards, the developed lots are largely occupied by single family homes. If the pattern does not change in the future, the projected water use at full development may be estimated. For ease of computation, assume 6000 units of single family housing each with an average of 4 persons with a daily percapita use of 150 gallons.
Average daily use would be 3.6 million gallon a day. In order to meet requirements of fire flow, maximum day, and standby requirements, the system would have to have an installed pumping capacity of 8.2 mgd (5700 gallons per minute) to meet county subdivision water system standards. Not to design to water system standards is the option of a privately owned system. Many systems have capacities only 1.5 times the daily average.

In this report, a generalized total system design is discussed as an overview of the large elements required for detailed planning and design. A discussion on an initial startup

phase to service the sections closest to the well(s) then follows with details of estimated costs. Actual costs will differ depending upon many external factors such as cost of money, cost for labor and materials, changes in water system regulations and whether land can be exchanged for location of wells and reservoirs.

A first cut at a total system design would four wells of 1 mgd capacity each operating an average of 21 hours would meet daily requirements. Reservoir capacity of 3 million gallons is sufficient to meet morning and evening peak loads when short time demand of two to three hours will require nearly 5 mgd plus having a reserve storage. During dry weather when water use increases for irrigation increases, standby wells can be used. In practice, no well is operated only for standby and the wells are operated on a rotational basis. With this design, no more than 6 wells are required, two of which are designated standby.

Location of Wells

Locations meetings the 1000-ft. requirement of the Department of Health means that only large parcels can be utilized for the construction of wells serving drinking water. The 40 acre parcels owned by Paradise Hui Hanalike become logical choices as most nearly fitting the above requirement; parcel trading may be required. Two are located north of Makuu Drive. The parcel between Lai and Kaaahi avenues is considered superior based on water quality considerations. The 30 acre parcel across Kaaahi is considered equally good. Three wells of less than 200 depth with 12 inch casings should be constructed. Recommended well spacing is 100 feet. The wells, pumps and control building will occupy approximately 25,000 square feet of land. Although a storage reservoir can be constructed on site with the inclusion of more land, another location at a higher elevation offers more favorable system pressures.

The 20 acre parcel south of Kaloli Drive and between Okika Avenue and Olena Avenue is recommended as the second site for a well field. Ground elevation is approximately Parcel trading may be required to meet DOH requirements of space. Three 12-inch wells of approximately 310' depth are required. A portion of water from this well field is designed to service the higher elevations of the subdivision.

Storage Reservoir Locations

Reservoirs can be planned to maximize benefits to existing and planned residences along the shoreline that are two story structures for tsunami protection and/or because of individual design preferences. This design pressure will also permit more

water to flow through a given pipe. Purchase or trade of a lot should provide ample room for multiple reservoirs. The reservoir not only provide storage but gravity flow to all residences belo and fluctuation of system pressure of less than a pound.

The assumption made in this report is that the system would be independent of the county system. If land could be acquired across the highway with the required elevation, the systems woul be compatible.

The lower tier of storage should have a spillway elevation of 280' in order to adequately service the second floor of beachfront homes. Since the Hui does not own property at the ground elevation of 260', acquisition of land would be required. Water would be pumped from the well field on Makuu Drive. Overflow from another reservoir located at the Kaloli well field would also fill this system.

An intermediate tier of storage is optional at higher cost by enlarging the small reservoir used for boosting water at the Kaloli well field. This would be desirable only a "temporary" basis during the time when two separate systems might exist because of an incremental plan for construction. With suitably placed pressure reducing valves, the system could be made compatible with the main 280' system.

The last tier of reservoirs should be located near the highway. Because the highest elevation is about 490', the system would service homes down to elevation 220' or about a third of the subdivision. Since only water required for this service should be pumped, a small reservoir and booster system should be installed at the upper well field. The remaining two-thirds of the development will be serviced from the main system at 280'.

Steel tanks or porcelainized steel tanks are more economical than concrete structures. With coating inspection and maintenance, steel tanks give good service. The porcelainized design is a non-weld, standard tool assembled structure, and a great saver of labor and time.

A number of options are available to design the distribution system in addition to the main service systems of 490 ' and 280' particularly near the upper well field with an elevation of approximately 275. Since gravity feed of services is the desired objective, lines for inlet and outlet are separate. By-pass combinations for meeting peak loads or unusual loads are possible so that service can be taken from the inlet while filling the reservoir.

Pipelines

Use of approved plastic pipe for the mains and distribution

system is more economical than metal pipe. Although plastic is unsuitable, however, for grounding electric circuits, it has additional advantages of light weight, low friction losses for water flow, and longevity owing to an extremely high resistance to corrosion by either water or soils.

Since no single main must carry the total load, pipe size is reduced considerably. The largest line would connect to mains going down the main arterials to the shoreline. If only homes are serviced, then the crossmain can be reduced to 4". Service laterals can be 1" or smaller through water meters to monitor use and for billing purposes.

An Incremental design

Design of an incremental system should always keep in mind the total system design. Proper planning requires that the wells be large enough to accommodate larger pumps at the appropriate times because this incremental cost is the least of the critical elements. Pump capacities can be upgraded as required. Larger mains can be added parallel to the existing lines. Larger power transformers can be also added. Reservoirs can be added for additional storage capacity.

A starter water system requires a source of preferably two wells for standby purposes, the pumps and controllers, a reservoir and booster pumps. The booster pump is to provide pressure and water to elevations above the well station until such time the total system is implemented for total gravity flow. Service below the well station reservoir would be served by gravity. As many second tier mains along the avenues would be constructed as permitted by existing capacity. Separate systems can be designed for the Kaloli Drive area and for the Makuu Drive area and integrated in the future.

VI. COST ESTIMATES

Rather than develop costs that may not be meaningful over the time for full implementation of the Total System, the emphasis is on the near future and the starter system since the desire is for water in this time frame. Pumps and pipelines can be downsized. Hydropneumatic systems can be substituted for reservoirs to a limited capacity. Planning and engineering costs are not included and would add at least 10 percent.

Makuu Well Station

Item	Estimated Cost
A. Gravity system only below station	
1. Two 12-inch wells	$190,000
2. Two 350 gpm pumps and controls	80,000
3. Control building	15,000
4. 8" Mains 2 miles	600,000
5. 4" Laterals 5 miles	400,000
6. 100,000 gallon reservoir	100,000
TOTAL	$1,385,000
b. Additional reservoir system	
1. 100,000 gallon reservoir	100,000
2. Booster pump and controls	25,000
3. 8" connecting main 2000'	80,000
TOTAL	205,000

Kaloli Station-as above plus incremental costs below

1. Two 12-inch wells (Additional cost for greater depth)	90,000
2. Additional cost of greater horsepower pumps	20,000
TOTAL	100,000

The estimated cost of the Makuu system is $1,385,000 with an additional $205,000 for an extended service gravity system. The

cost estimate for the Kaloli system is $1,485,000 plus $205,000 for an extended gravity system (extended service pipelines not included).

A BAREBONES DESIGN

A barebones design to service only a limited immediate area would require only a single starter well, a small tank of at least 20,000 gallons capacity with a booster/hydropneumatic system depending on service area, and the necessary 4 " lines and laterals. This system would supply at least 125 homes each with 4 persons using an total daily average of 600 gallons. A limited peaking capacity would be available. With the high rainfall of this area, the more likely average daily home use would be less than half of the above and would extend availability to 250 homes.

Makuu System

1. 12" well		$ 95,000
2. 100 gpm pump and controls		15,000
3. 20,000 gallon tank		15,000
4. 4" mains, meter and laterals	3 miles	330,000
	TOTAL	$455,000

Kaloli System

1. Extra well depth	45,000
2. Larger pump motor	1,000

For the equivalent Kaloli system, the added cost is estimated at $46,000 for a total of $501,000.

$1,820 / home @ $455

VII. ECONOMIC JUSTIFICATION

The luxury or capability of having a reliable clean source of water at all times with activation of a faucet is difficult tc place a value upon. Value judgements will differ. The rugged individualist content with catchment will place a low value compared to the high value placed by a recently arrived urbanite. In-between are those willing truck in water or fills containers at the highway when dry years occur.

Cost of the distribution system can be readily seen to be one of the highest costs. The large area of the development and large lot sizes require more pipeline than denser developments by a factor of at least 2.

Because of the present small population, A test of the simplest of the bare bones systems should be made to test feasibility.

Yearly Expenses

1. Cost of Money 8% on $450,000 amortized over 25 years	$42,155
2. Power cost of 8 kwh plus demand charges	14,000
3. Overhead including labor for maintenance, meter reading, supplies, yearly water analysis, and billing	12,000
4. Replacement fund for pumps	2,000
Total	$54,000

Yearly Income

Full capacity of system is 125,000 gallon/day

1. Water Sales of 100,000 gallons/day (37,500,000 gallons total or 37,550 K gallons $1.50/1000 gallons)	$47,750
2. Service Charge on 200 meters $4/month/meter	9,600
Total	$57,350

The above example indicates the system barely breaks even. Simply increasing the costs of water consumed and service charges results in less competitiveness with the county system which

operates primarily on recovery of operational expenses because the primary infrastructure is funded by state grants.

If bank financing cannot be obtained, then a subscription system can be devised for initial funding by those living near enough to tie into the barebones system. If 225 residents would subscribe $2000 each to fund the system, the system can be constructed.

Alternatively, or in conjunction with, in-kind trades of real estate or term payments for services like well drilling and pump installation, professional services, and perhaps the pipes and pipe laying can be arranged. These are possible avenues to explore if the Hui wants to retain control and ownership of the systems.

The presently large number of undeveloped lots may discourage the would be investors that are interested in quick returns. Only an extremely rapid increase of new homes would encourage their participation at this time. Installation of a system, however, would cluster new development around the system of the kind that would attract developers. As the service base increases, service to adjacent areas can be extended incrementally.

If in-kind financing can be arranged for the well, water could be made available to the surrounding area at the cost of a pump, controls, and a tank. Extending service beyond several thousand feet becomes more costly owing to larger pipes. A charge of $2000 for water development and hookup to the system could be collected to fund the limited piping system. Fifty subscribers would be sufficient to generate capital for funding this type of system. Once a water system is constructed, rapid expansion may occur, especially on the undeveloped lots on the system.

VII. SUMMARY AND RECOMMENDATIONS

Feasibility of developing a water system based on wells has been clearly established. The many alternatives discussed in this report are developed for comparison purposes only, and more complete study to obtain detailed costs must be made. Relative standings should not change.

For economic, water quality and system pressure considerations, it recommended that well fields be developed only on Hui property located on Kaloli Drive between Olena and Okika avenues and on Makuu Drive between Kelani and Lai avenues. For the fully implemented design for the development, three wells each of 1 mgd capacity per site are sufficient to design for maximum day, daily peaks, and fireflow requirements for complete development of Hawaiian Paradise Park. The Kaloli well field will provide a service interconnect with a Makuu 280 reservoir to provide service from 240' elevation to the shoreline. From the Makuu reservoir, water will be boosted to another reservoir at elevation 490' to provide service from 470' elevation to 240'. Cost estimates of such a system were not attempted due to obsolescence of unit cost estimates before the many years required for completion.

For barebones Hui owned systems based on limited service area and funding, it is recommended that in-kind financing be explored as the least capital intensive for well drilling, professional services, and the pipeline. Such financing will permit startup of a system consisting of one well with pump for approximately $15,000. Subscription to the system by 25 homes at the cost of $2000 each can pay for a minimal basic distribution system and a storage tank-booster pump. Service can be immediately extended to surrounding homes. The service area of the well will be determined by the number of homes subscribing. Those too far off the system will have wait for extension of the system. A rapid increase may follow in the rate of development that can be used to fund progressive upgrading and expansion of the system. Such systems can be constructed around the Makuu and Kaloli wells using them as the nucleus and ultimately integrating them into a complete system.

Startup of the next larger system that would service a much larger area area requires a much larger investment and is not recommended at this time. If the barebones projects develop sufficient interest to justify the large scale expansion and upgrading, then the one million dollar financing of two well fields, 3 reservoir sites and distribution system can be sought. The nucleus effect of these systems will promote more rapid expansion.

COUNTY OF HAWAII STATE OF HAWAII

RESOLUTION NO. 184 97

A RESOLUTION ADOPTING THE HAWAIIAN PARADISE PARK COMMUNITY MASTER PLAN (MARCH 1997) AS A PLANNING GUIDE FOR THE COUNTY OF HAWAII

WHEREAS, the General Plan for the County of Hawaii states as a land use policy that "The County shall develop, in cooperation with community residents, community development or regional plans for all of the districts or combination of district and shall periodically review and amend these documents as necessary or as mandated"; and

WHEREAS, the Council recognizes the Hawaiian Paradise Park Subdivision as an area of major future population growth which encompasses approximately 10,000 acres of land, comprising over 8,800 building lots, and where a major portion of the subdivision extends from the Pahoa Government Road to the shoreline; and

WHEREAS, in 1993, the Community Action Committee of Paradise Hui Hanalike Corporation (members of the community and community association of Hawaiian Paradise Park) embarked on the formulation of the *Hawaiian Paradise Park Community Master Plan* after organizing extensive meetings and workshops/presentations; and

WHEREAS, after comprehensive community input and planning analysis of the *Hawaiian Paradise Park Community Master Plan*, a final draft of the *Hawaiian Paradise Park Community Master Plan* received acceptance from the majority of the Board of Directors, the general membership of the community association, and the community at large; and

WHEREAS, the *Hawaiian Paradise Park Community Master Plan*, intended to serve as a planning guide, reflects the desire of the residents to maintain the subdivision's high level of home ownership, to expand agricultural and other economic opportunities, and to preserve its rural environment while incorporating public and private services within its boundaries; and

WHEREAS, the Council finds that the community-based *Hawaiian Paradise Park Community Master Plan* would assist the County of Hawaii in its decision-making regarding the development of the Hawaiian Paradise Park Subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAII that it adopts the *Hawaiian Paradise Park Community Master Plan*, dated March 1997, as a planning guide for the future growth and development of the Hawaiian Paradise Park Subdivision that can be utilized by the County in coordination with other existing planning documents.

BE IT FURTHER RESOLVED that the Council directs the Planning Director of the County of Hawaii to initiate feasibility studies that consider proposed amendments to the General Plan to complement the *Hawaiian Paradise Park Community Master Plan.*

BE IT FURTHER RESOLVED that the *Hawaiian Paradise Park Community Master Plan* be utilized as a model for other communities and subdivisions in the development of their community-based master plan.

BE IT FURTHER RESOLVED that the Clerk of the County of Hawaii transmit copies of this resolution to Mayor Stephen K. Yamashiro, Planning Director Virginia Goldstein, Planning Commission Chairman Kevin Balog, Chief Engineer Donna F. Kiyosaki, Department of Water Supply Manager Milton Pavao, Finance Director Harry Takahashi, and Department of Parks and Recreation Director George Yoshida.

Dated at Hilo, Hawaii this 19th day of November, 1997.

INTRODUCED BY:

COUNCIL MEMBER, COUNTY OF HAWAII

COUNTY COUNCIL
County of Hawaii
Hilo, Hawaii

I hereby certify that the foregoing RESOLUTION was by the
te indicated to the right hereof adopted by the COUNCIL of the
unty of Hawaii on November 19, 1997.

TTEST:

OUNTY CLERK

CHAIRMAN & PRESIDING OFFICER

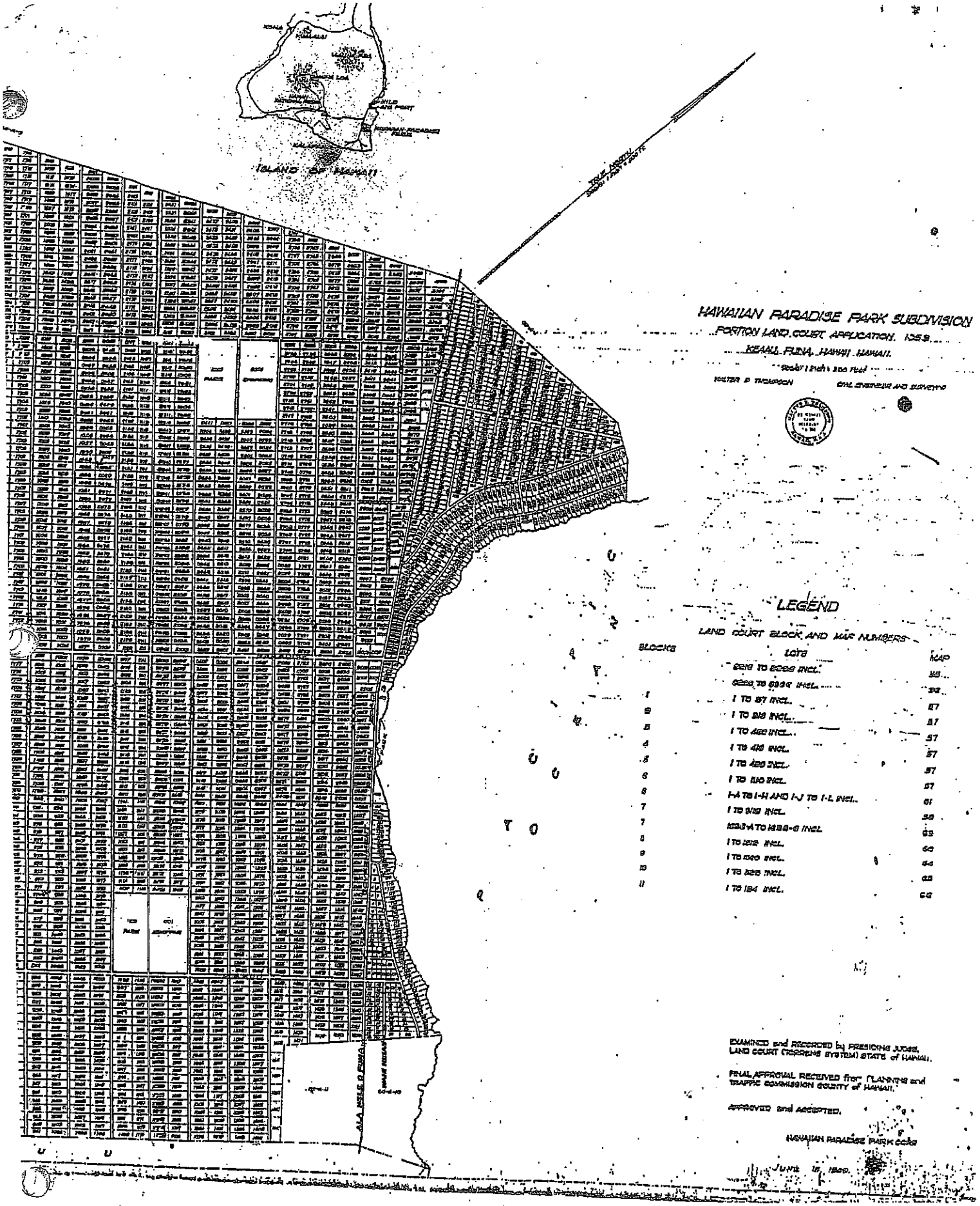
ROLL CALL VOTE

	AYES	NOES	ABS	EX
ARAKAKI	X			
CHUNG	X			
LEITHEAD-TODD	X			
RAY	X			
REYNOLDS	X			
SANTANGELO	X			
SMITH	X			
TYLER	X			
YAGONG	X			
	9	0	0	0

Reference C-267.04

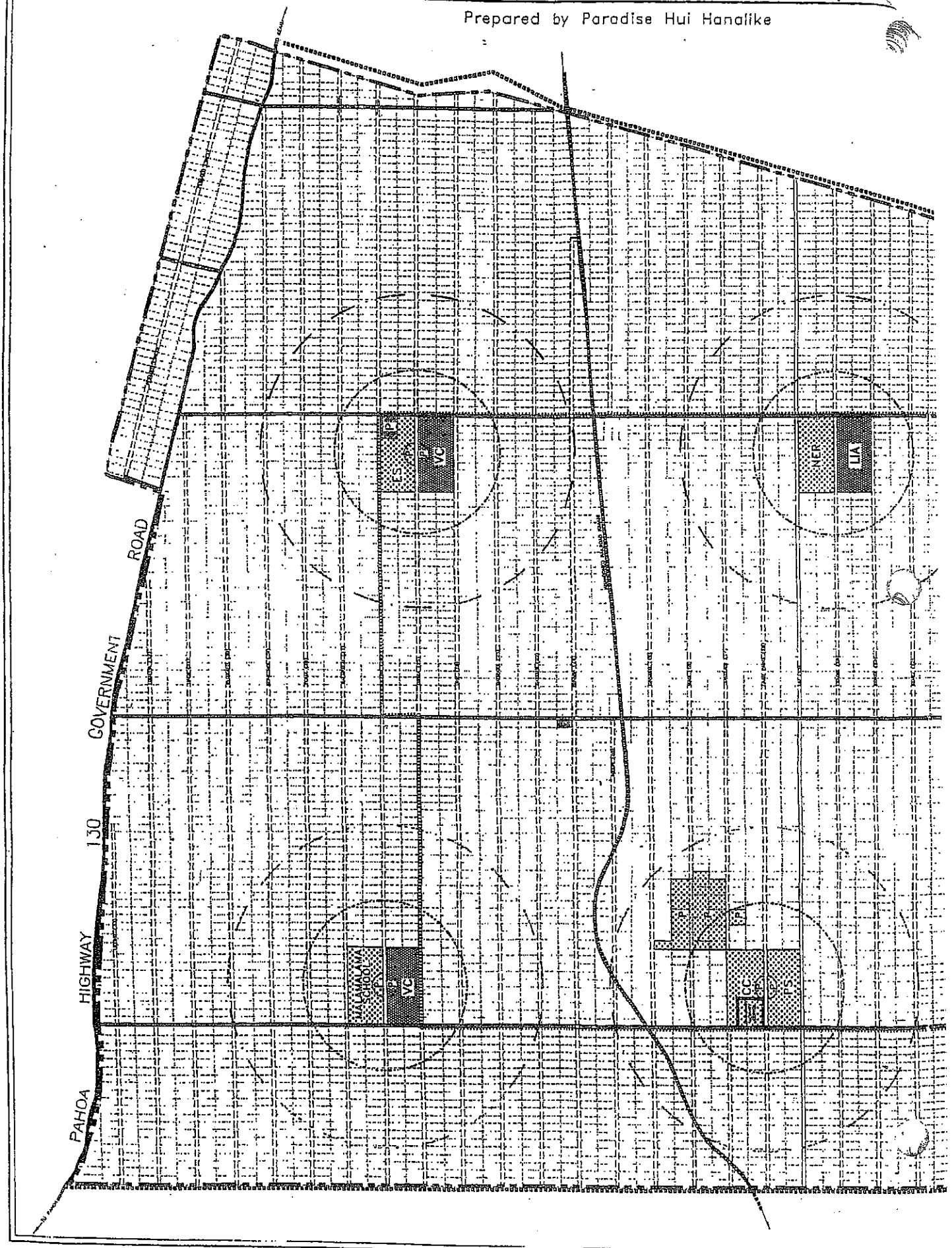
RESOLUTION NO. 184 97

HIGHWAY 130
K A O H E


ISLAND OF HAWAII
HAWAIIAN PARADISE PARK SUBDIVISION
PORTION LAND COURT APPLICATION 1053
KEAAU PUNA HAWAII HAWAII
Scale 1 Inch = 200 Feet
WALTER P THOMPSON
CIVIL ENGINEER AND SURVEYOR
LEGEND
LAND COURT BLOCK AND MAP NUMBERS
BLOCKS
LOTS
MAP
6216 TO 6268 INCL.
6269 TO 6314 INCL.
1 TO 87 INCL.
1 TO 319 INCL.
1 TO 488 INCL.
1 TO 418 INCL.
1 TO 429 INCL.
1 TO 110 INCL.
H-1 TO H-11 AND I-J TO I-L INCL.
1 TO 319 INCL.
1 TO 1218 INCL.
1 TO 1100 INCL.
1 TO 328 INCL.
1 TO 184 INCL.
EXAMINED and RECORDED by PRESIDING JUDGE, LAND COURT (TORRENS SYSTEM) STATE of HAWAII.
FINAL APPROVAL RECEIVED from PLANNING and TRAFFIC COMMISSION COUNTY of HAWAII.
APPROVED and ACCEPTED.
HAWAIIAN PARADISE PARK Corp
June 15, 1960.

Hawaiian Paradise Park Community

Prepared by Paradise Hui Hanalike



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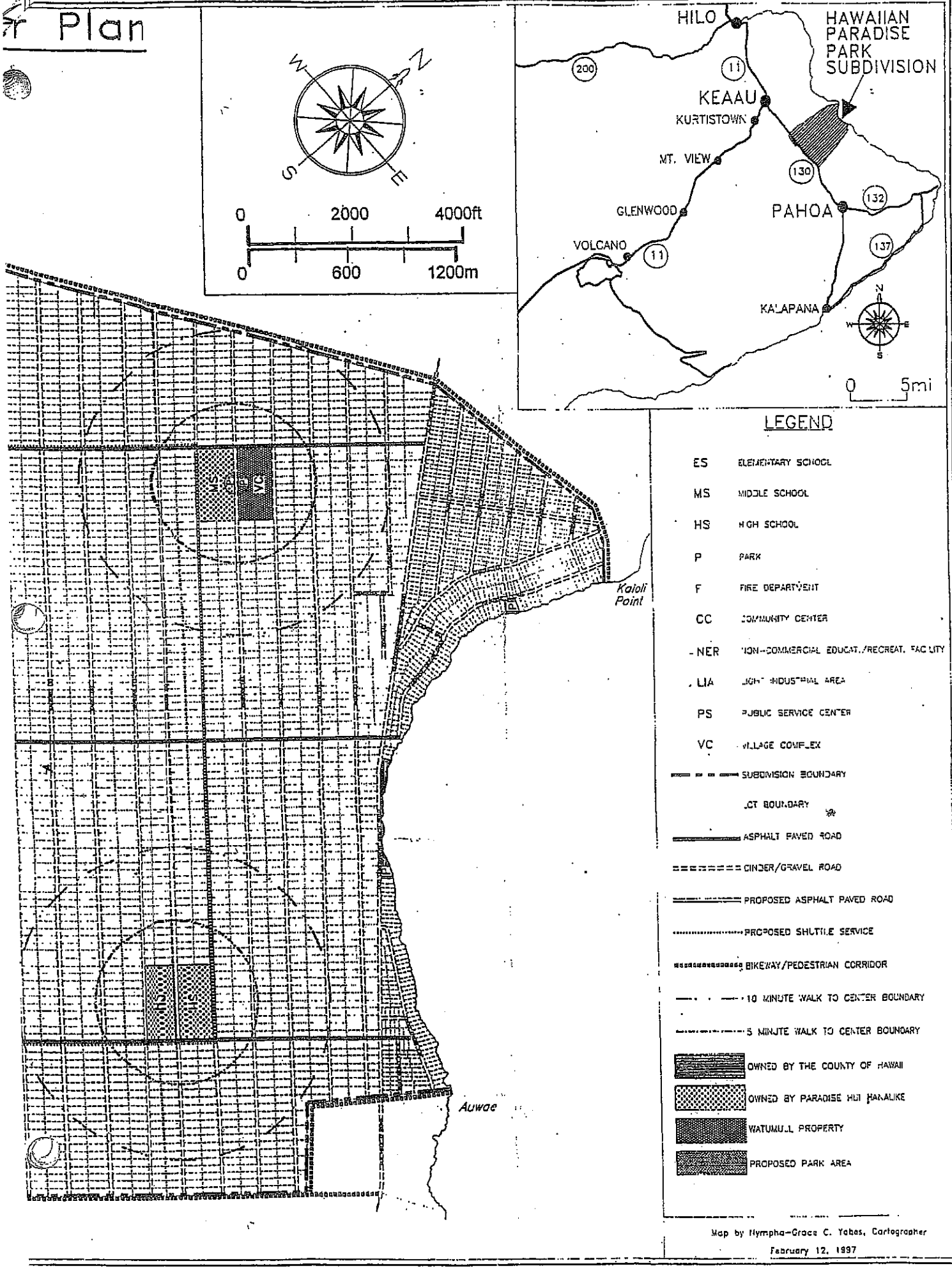
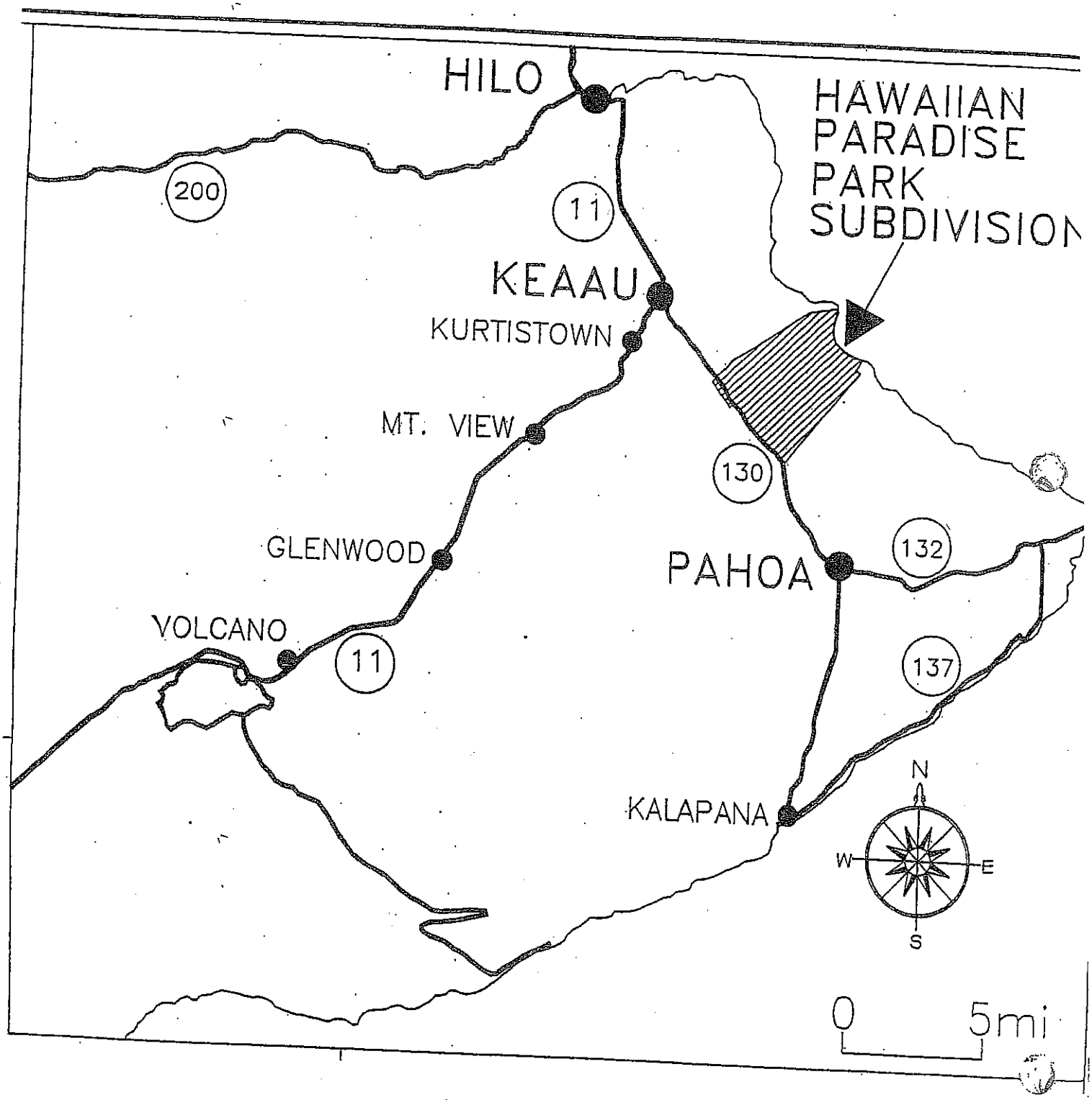


Map by Nympha-Grace C. Yabes, Cartographer
February 12, 1997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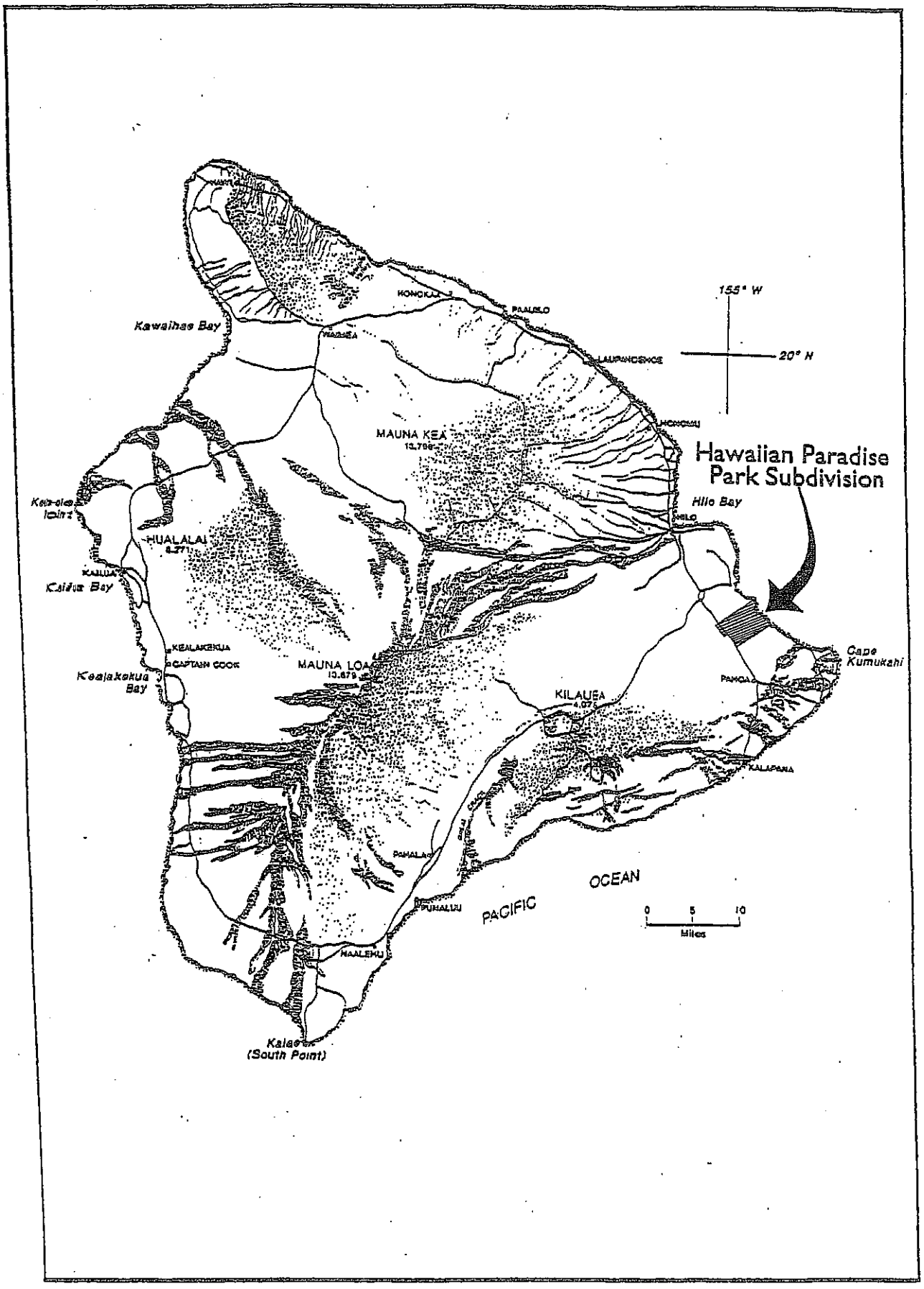
155° W
20° N
Hawaiian Paradise
Park Subdivision
Kawaihae Bay
Hilo Bay
MAUNA KEA
13,796
HUALALAI
8,271
MAUNA LOA
13,679
KILAUEA
4,077
Kaiwi Point
Kailua Bay
Kealakekua Bay
CAPTAIN COOK
Cape Kumukahi
PAHOA
KALAPANA
PAHALA
PUNALUU
HAALEHU
Kalae
(South Point)
PACIFIC
OCEAN
0 5 10
Miles