

COUNTY OF HAWAI'I



STATE OF HAWAI'I

RESOLUTION NO. 284 15

A RESOLUTION ADOPTING THE 2015 HAWAIIAN PARADISE PARK COMMUNITY MASTER PLAN.

WHEREAS, in 1993 the Community Action Committee of Paradise Hui Hanalike Corporation (members of the community and community association of Hawaiian Paradise Park) created the Hawaiian Paradise Park Community Master Plan; and

WHEREAS, the Council of the County of Hawai'i approved Resolution No. 184-97, which adopted the Master Plan as a planning guide for the future growth and development of the Hawaiian Paradise Park subdivision; and

WHEREAS, the Hawaiian Paradise Park Community Action Committee, created in 2014 by the Hawaiian Paradise Park Owners Association Board of Directors, has created an updated Master Plan; and

WHEREAS, the Hawaiian Paradise Park Owners Association Board of Directors presents the Master Plan as provided in the attached Exhibit "A" as an update to the 1997 Master Plan; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAI'I that the Hawaiian Paradise Park Community Master Plan, dated May 26, 2015, as provided in the attached Exhibit "A," is adopted as the successor to the Master Plan adopted by Resolution No. 184-97 and may be utilized by the County, in coordination with other planning documents, for assessing future growth and development of the Hawaiian Paradise Park subdivision.

EXHIBIT 1

BE IT FINALLY RESOLVED that the County Clerk shall transmit a copy of this resolution to the Honorable Mayor William P. Kenoi, Planning Director Duane Kanuha, Public Works Director Warren Lee, Department of Water Supply Manager Keith Okamoto, Finance Director Deanna Sako, Department of Parks and Recreation Director Clayton Honma, and Mass Transit Administrator Tiffany Kai.

Dated at Kona, Hawai'i, this 20th day of October, 2015.

INTRODUCED BY:

Gregory Clayton (B/R)
 COUNCIL MEMBER, COUNTY OF HAWAII

COUNTY COUNCIL
 County of Hawai'i
 Hilo, Hawai'i

ROLL CALL VOTE

I hereby certify that the foregoing RESOLUTION was by the vote indicated to the right hereof adopted by the COUNCIL of the County of Hawai'i on October 20, 2015.

	AYES	NOES	ABS	EX
CHUNG	X			
DAVID	X			
EOFF	X			
ILAGAN	X			
KANUHA	X			
ONISHI	X			
PALEKA	X			
POINDEXTER	X			
WILLE	X			
	9	0	0	0

ATTEST:

[Signature]

COUNTY CLERK

[Signature]

CHAIRPERSON & PRESIDING OFFICER

Reference: C-472/PC-27
 RESOLUTION NO. 284 15

EXHIBIT A

HAWAIIAN PARADISE PARK

COMMUNITY MASTER PLAN

2015 Data Amendments to 1997 Master Plan

26 May 2015

A VISION FOR OUR COMMUNITY

Prepared by the

2015 Community Action Committee

of

Hawaiian Paradise Park Owners Association

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SECTION 1

1.1 HISTORY – HAWAIIAN PARADISE PARK COMMUNITY ACTION COMMITTEE PLANS

In October of 1993 Paradise Hui Hanalike Corporation, the Community Association of Hawaiian Paradise Park (HPP), authorized its Community Action Committee (CAC) to sponsor a community plan development seminar. The mission of this seminar was to create a vision and a map/plan of HPP as a mature community. The final plan, dated March 1997, was submitted both to the Paradise Hui Hanalike and the County of Hawai'i in April of 1997. In April/May of 2005, the Hawaiian Paradise Park Owners Association (HPPOA) Board authorized the formation of a Master Plan Review Committee. The Committee began meeting on June 1, 2005, and produced a plan which was submitted to the County but not officially incorporated into the County Development Plan (CDP). (See Appendix E for previous plans)

Since the last plan to be officially recognized by Hawai'i County government is the 1997 plan, in February of 2014, the latest CAC was formed under the HPPOA Board of Directors as a membership committee and has been working on the updated Community Plan based on a 2014 Survey of our association members. The HPP CAC 2015 is a volunteer group of homeowners that is meeting to make recommendations for updates to the Hawai'i County General Plan and Puna Community Development Plan (PCDP).

1.2 PURPOSE, GOALS, AND OBJECTIVES

In 1997 and 2005, the CACs established a goal and related specific objectives for the HPP Community Master Plan which are still appropriate for today. The intent of the 2015 CAC is to update our CDP in an effort to create a vision for the future from the ground up; to meet the needs and desires of the residents of our community; to manage growth; to build our community, internally and externally, through communication and partnerships with government.

Another purpose of the HPP Community Master Plan is to serve as an implementation tool and guide for the next revision of the General Plan of the County of Hawai'i and the PCDP. It is not intended to pose additional developmental controls but rather to guide land use actions by both the public and private sectors. It is not a regulatory measure but a guideline for making future land use decisions. It is important that HPP has a voice when it comes to planning, finances, capital improvements, and infrastructure on the district, county, state, and federal levels

The overriding goal is to work with the community to develop a plan for a rural and fast growing subdivision that encompasses recreational and cultural desires; upgrades the infrastructure; provides social and public services; and creates regional/village/and neighborhood centers. This plan will include recommendations for small commercial enterprises, light industry, recreational opportunities, parks, roads, utilities, public support services, social services, and schools in a functional, attractive, and financially feasible natural environment. In the future the HPP CAC will also plan in concert with county government for appropriate shoreline uses, public facilities, and commercial and county infrastructure to be developed over the coming years.

OBJECTIVES:

Regional Town/Village/Neighborhood Centers: To work on the development of Regional/Town/Village Centers listed in the PCDP incorporating the results of the 2014 HPP Survey.

Land use: To develop a plan for an integrated community which by interim amendments shall be presented to the County Planning Department and PCDP. These Master Plans will phase-in the required infrastructure over time and provide for a mix of land uses.

Schools: To establish educational facilities for a large and growing young population.

Roads: To improve existing roads and accommodate all modes of travel. To support paving roads and eliminate Department of Health's concerns over fugitive dust. To work with the County on providing emergency roads, speed controls, and lighting for the safety of all citizens and support the PCDP Road connectivity initiative. To support the expansion of public transportation and reliable transportation options for special populations.

Recreational: To develop recreational facilities that meet the range of needs arising from future potential of 30,000+ residents and visitors. Develop trails and pathways for pedestrians and bicycles. Develop parks, sports center, sports fields, theater, library, after school center, senior center, dog park, skateboard park, tennis courts, etc.

Housing: To accommodate a growing residential population which may include private, State/County, non-profit or other housing developers for specialized housing and centers for veterans, disabled, special needs population, and senior citizens.

Commercial: To develop commercial services which mirror those presently in the Pahoia and Keaau regional Town Centers.

Infrastructure: To upgrade water, sanitation, telecommunications systems, transportation, electrical, and road safety features.

Conservation: To protect the natural resources from damage and exploitation, retain green spaces, control invasive species, and encourage alternative energy sources.

Archaeology/Cultural Resources: To investigate and protect historical sites.

Support Services: To establish social and health care services and improve access to those services.

Public safety: To support police, fire department, paramedics, Neighborhood Watch/PAKA, CERT, Red Cross, and Civil Defense teams. Work with Civil Defense on effective use of warning and communication systems such as tsunami sirens and radio transmissions.

1.3 GENERAL PLAN OF THE COUNTY OF HAWAI'I, PUNA
COMMUNITY DEVELOPMENT PLAN, AND HPP COMMUNITY MASTER
PLAN <http://www.Hawaii-county-cdp.info/>

The Hawai'i General Plan, established by the County of Hawai'i in 2005, is the guiding document for long term development planning. It covers infrastructure improvements, safety of the population, transportation, urban design, along with preservation of natural resources. For Hawai'i Island, different districts, such as Kona, South Kohala, Hilo, etc. develop their own particular plans so the Hawai'i General Plan becomes the coordinator amongst the district plans. HPP's CDP agrees with the PCDP which sets the goals and policies for the Puna District and includes plans from Pahoa, Keaau, and subdivisions within the District.

SECTION 2

2.1 AREA DESCRIPTION

HPP is the second largest private subdivision in the United States consisting of approximately twelve square miles. This subdivision is located 15 miles southeast of Hilo and contains 8,835 lots. The subdivision fronts State Highway 130 and stretches four miles to the Pacific Ocean. It is 3.5 miles wide. Approximately 1.5 miles of Highway 130 pass through the subdivision beginning at its northwest border.

2.2 SUMMARY OF IMPORTANT CHARACTERISTICS

Climate: Tropical climate with average annual rainfall of 126 inches and average annual temperature ranging from 61 to 82 degrees. There are two significant climatic variations within the area. The Coastal area is generally hotter, sunnier, and drier. The mid to top of the park range from 200-500 feet above sea level, 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 tropical plants, both indigenous and introduced.

Birds: There are a wide variety of birds including the protected the Hawai'iian pueo, nenes, and the hawk.

Invasive Species: Invasive species are plants and animals, introduced by humans to Hawai'i, which spread at an alarming rate causing damage and posing a grave threat to Hawai'i's economy, environment, and the lifestyle of the people. The following is a list of invasive species in HPP listed by common names rather than their scientific names: little red fire ants, mongeese, cane toads, rodents (rats and mice), coquis frogs, nettle caterpillars, greenhouse frogs, Madagascar geckos, albizia trees, Miconia Kahili ginger, strawberry guavas, Himalayan

Raspberries, gorse, banana poka, ivy gourd, fireweed, autograph trees, and plume poppies. Additional information on invasive species can be found on the University of Hawai'i site at [www.ctahr.Hawai'i.edu/haraa/HPCAINvasiveSpecies092311_rev%20\(NXPowerLite%20pptx\).pdf](http://www.ctahr.Hawai'i.edu/haraa/HPCAINvasiveSpecies092311_rev%20(NXPowerLite%20pptx).pdf)

Water Resources: There is limited county water available with most of it located near Highway 130. Primary source of water for residents is water catchment. Wells have been drilled in the subdivision with a March 18, 2015 report to HPPOA by Robert Whittier and Daniel Chang of the Department of Health indicating that well water is safe. The aquifer is at sea level.

Shoreline: The shoreline consists of rocky basalt lava cliffs ranging from 6 to 25 feet in height. There are no county designated sand beaches or safe water entry areas within the boundaries of the subdivision.

Archaeological Resources: Within the subdivision exist some archeological sites attributed to an ancient Hawaiian settlement. A report was produced by Archaeologist Paul H. Rosendahl in 1985. Further investigation has been requested by the State Historic Preservation's Sean Naleimaile, Hawai'i-Assistant Archaeologist, who can be reached at (808) 933-7651 or at Sean.P.Naleimaile@Hawai'i.gov. Due to the fact that laws pertaining to historical property have changed over the past ten years it is possible a new assessment may be necessary for HPP. (See Appendix D)

Visual Resources: Within the boundaries of the subdivisions 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. When driving the connecting roads, one views a wide range of properties and homes.

Natural Hazards: HPP is located in USGS Lava Zone 3. There is the potential for earthquakes, wind storms, flooding, tsunamis, hurricanes, floods, lava tubes, and sinkholes.

2.3 LAND USE

Existing Land Use: The HPP subdivision is composed primarily of one acre parcels zoned for agricultural use. Although zoned agricultural, the most significant use of land has been for

residential purposes. The residential use of land is the primary cause of the rapid growth in population. In response to this large increase in population schools, businesses, churches, and many other services have developed.

Land Ownership: Of the nearly 10,000 acres of land in the subdivision, the majority are owned by individual lot owners. There are 131 miles of roadways. Other owners of property are the County of Hawai'i, Watumull Properties and HPPOA which holds approximately 160 acres, the largest single landowner. See map Appendix C

Land Use Regulations: State Land use is 100 percent Agricultural with County Zoning Ag 1.

2.4 DESCRIPTION OF COUNTY RESOURCES RELATING TO HPP

Access and Transportation: The main access to HPP from Hilo is by traveling State Highway 11 and then turning southeast on State Highway 130. All roads within HPP are private subdivision roads providing access to lots within the subdivision with the one exception being Government Beach Road of which ten feet is owned by the county but maintained by HPP. The private subdivision roads, during times of natural disaster, have been opened to all the community in partnership with Hawai'i County Civil Defense, the Hawai'i County Department of Transportation, and the United States Military. The bus route is limited but efforts are made to expand the service. (Appendix for maps)

Civil Defense: Disaster alert towers are located throughout the lower portion of the subdivision. HPP has a Community Emergency Response Team.

County Park: Two small undeveloped county parks exist on shoreline lots within the subdivision.

Fire Services: The County Fire Department provides fire protection services through a fire station near the center of the subdivision.

Humane Society: The Humane Society provides roundups of loose dogs at the request of Neighborhood Watch in specifically identified areas of the subdivision. These dogs along with other loose animals are taken to the Keaau location of the Humane Society.

Library: Currently, library services are provided by libraries located in Keaau and Pahoa on school property.

Mail Services: Two United States Post Offices exist at Regional Town Centers located in Pahoa and Keaau. Both post offices provide postal services and offer limited mail boxes for rental. Within the subdivision of HPP 2,435 cluster postal boxes are located in groupings on main access artery roads located on Maku'u, Paradise, Kaloli, and Shower Drives. Additional mail services are provided by UPS/Fed Ex. See map of mailbox locations in Appendix C.

Medical: Local clinics are in Keaau and Pahoa, both roughly located 10-14 miles away. Hilo Medical Center, 22 miles distant, is the nearest hospital service.

Neighborhood Watch: The subdivision has an active Neighborhood Watch which works closely with Hawai'i County Community policing.

Police Services: Police services are provided by the Hawai'i County Police Department from substations located in Keaau and Pahoa, each located approximately 10 miles from the north and south entrances to the subdivision.

School districts: Currently, there are two school districts in the HPP subdivision which are split by Paradise Drive with Keaau servicing those students on the northwest side of Paradise Drive and Pahoa servicing those students on the southeast side of Paradise Drive.

2.5 UTILITIES

Electrical Power: HELCO provides electrical service to the majority of lots. HELCO is responsible for maintenance of these lines. Alternative energy is a growing source of power.

Sanitation: Wastewater is disposed via cesspool and septic systems.

Telephone Service: Landline telephone service is provided by Hawaiian Telephone and Oceanic Time Warner Cable and cellular providers include AT&T, Verizon, and US Cellular.

TV and Internet services: Services vary depending on location.

Water: All lots abutting Highway 130 have access to County water. The County water lines extend down Paradise Drive to the fire station on 21st Avenue.

2.6 HISTORY OF SUBDIVISION

Before HPP was created, the original land owned by Shipman was used for cattle grazing. HPP had its origin in the 1950's as a result of a collaboration of business interests. The developers, David Watumull and his partners, had, as their goal, the objective of making money. This was at a time when environmental concerns had yet to be raised and there was little regard for infrastructure such as roads, water, sanitation, health, and commercial services. The emphasis from the late fifties to the early seventies was on lot sales with an average price per lot of \$800. Ads in California sold 2,000 lots sight unseen. In the 1960s roads were only red cinder. In 1972 Paradise Park Hui Hanalike was formed by the residents as a voluntary non-profit corporation. In 1977 a legal settlement required the paving of Paradise and Maku'u. In addition, roads in increment 2 and (7) 20 acre parcels were deeded to the association. One parcel was designated for office, activity center, and maintenance facility and six parcels are deed restricted for park and school use. Road crew and community association committees were set up as separate entities. In 1984 the Hawai'i Supreme Court decision mandated road maintenance fees for all lots abutting HPP roads with the county exempted from any obligation in perpetuity. In 2001 the road group and community group merge and the name changed to Hawaiian Paradise Park Owners Association (HPPOA). The Bylaws were approved by the court and owners. The last revision of HPPOA Bylaws was in 2010. The Bylaws provide for a nine member volunteer Board of Directors. A number of committees have operated over the years as residents have taken it upon themselves to improve the community. Two of the latest are the Albizia and the Emergency Action Committee in response to Hurricane Iselle.

2.7 HOUSING AND POPULATION

Population of HPP in the 2000 census was 6948. Population of HPP in the 2010 census was 11,404, an increase of 61% and which represents one fourth of the population of the entire Puna

District. Optimal growth at build out was estimated to be approximately 30,000. However, due to the lava flow and possibility of multiple housing in town centers, the percentage of growth could vary greatly either up or down. (See Appendix C).

SECTION 3

3.1 PLANNING PROCESS

The planning process for the HPP Community Master Plan by the CAC is inclusive and from the ground up with continuous solicitation of volunteers. This kind of open, community-based planning process should facilitate the approval of this CDP, inclusion into the County General Plan, and implementation by all parties involved. Thus, the planning process has included:

Initial meeting held February 2014 with the distribution of previous HPP Community Master Plans and a brief history of the Hawai'i Planning Department and HPP.

Meetings with appropriate county parties to include a County of Hawai'i Planning Department Planner and Puna Districts 4 and 5 Councilmen to discuss plan development.

Goals of Community Development Plan established: to update the future vision within the community; research resources and means to accomplish the task; and to act as the coordinating group with the establishment of implementation teams. Appendices are to be used with the Plan to note special surveys and reports that affect the Plan.

Review of resources to use in the preparation of our CDP to align with the PCDP.

Review of other Hawai'i island CDPs and search for prior specialized plans such as Path, Park, and Albizia that would impact the plan. Research the possibility of monies from grants, bonds, state, federal, county sources so that HPP can move forward

Creation of various tools such as 1) a business directory derived from a business survey to establish what is available presently, 2) an owner's survey to solicit input from the community to ensure the community determines needs and desires rather than a committee, 3) power point presentations for HPP membership meetings in June, 2014 and February 2015 to present the plan and to update it, and 4) creation of digital maps (wells, developed lots, mail boxes, bus line, roads paved and unpaved, town center areas, etc.)

On May 20, 2015, the CAC submitted the HPP CDP for final review by the HPP Board of Directors and it was approved. It was submitted to the Hawai'i County Planning Department before June 6, 2015 for review prior to submitting the document to the Hawaii County Council.

3.2 FUTURE – IMPLEMENTATION/ACTION PLAN

Use the data collected and vision plan to formulate how to best implement the future of HPP's CDP.

Develop an action format based on Volcano's CDP with action statements consisting of relative priority – a brief description of the projected action – the process required – estimated time – a proposed schedule – persons involved – the source of funds – current status – statements explaining consequences if action not implemented.

Establish specialized committees to proceed with the implementation process and finances of the plan's projects (parks, water, invasive species, zoning, commercial development, marketing, etc.)

CAC core: 1) to remain in a supervisory role to coordinate the plan and subcommittees, 2) update the plan annually, 3) encourage input on issues from the community and solicitation of volunteers, 4) provide reports at HPP BOD and membership meetings, and 5) attend PCDP Action Committee meeting.

3.3 PLANNING THEMES AND CHARACTERISTICS

The planning process for the HPP Community Master Plan was shaped by a number of major themes, characteristics, and concerns/opportunities. These may be summarized as follows:

HPP is the second largest population center on the Big Island. Because of the major population growth there is a need for infrastructure improvements such as town centers. Goal is to manage the already existing growth so that it supports the community.

Important that we respect the values and priorities of HPP community. Encourage wide community involvement so that plan is reflective of the residents' desires/needs rather than driven from the top down. Maintain a balance with competing priorities and objectives; community and individual desires; and development while maintaining the rural aspects of the community.

The Plan shall be developed in consultation with the State and County agencies, property owners, community leaders, and the general public. Maintain transparency to foster trust so that all feel free to have a voice in the community's future. Disseminate information using as many modes of communication as possible.

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

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

Continually work on the plan as it is a living document. The vision of the plan is a call to action and not a finished product.

3.4 PLANNING CHALLENGES

Introduction: Our vision is consistent with the PCDP. The 2014 lava threat in Pahoia has shifted attention to the HPP-Keaau area. As a result of the lava threat the subdivision has partnered with the county and Civil Defense for the safety and benefit of the Puna District and its residents. As we move forward, we recognize there are challenges.

Funding: Because of the private nature of the HPP subdivision, the association is ineligible to receive county funds. We are seeking expertise as to options to be pursued in obtaining funds.

Growth: The size and complexity of issues due to rapid growth in the subdivision may require professional expertise and knowledge.

Infrastructure: Presently HPP has substandard infrastructure capacity for its population levels to maintain public safety and accommodate growth that has occurred and will be occurring.

Monies: Our only source of income at this time is from road maintenance fees charged to owners. Our challenge is to have the level of service increase and mirror the level of annual assessments/taxation by county and state governments.

Natural Hazards: This area is vulnerable to natural hazards such as lava flows, hurricanes, tsunamis, and earthquakes. Eradication efforts of invasive species, such as albizia trees, fire ants, etc., add to the growing challenges already facing our community.

Zoning: The subdivision is presently zoned as agricultural with the exception of the larger parcels which are zoned O. Legal issues such as eminent domain, deed restrictions, ordinances vs resolutions, commercial zoning, and special permits will need professional consultation.

SECTION 4

4.1 INTRODUCTION

In 2014 the CAC of HPPOA devised a survey of questions geared to the community's needs. Over four hundred surveys were returned and the results tallied. The three major categories of priorities identified by the responses to the survey are Recreational, Town and Village Centers, and Infrastructure.

4.2 RECREATION

From the survey, the highest priority was for recreational facilities, such as parks and recreational/sports fields. A community park or sports fields would aid in family, youth, and senior time together; encourage physical activity; and provide usable space during a disaster. It would foster communication and build community. Some of the specific items mentioned in the survey were the following: development of parks, walking and bike trails, swimming pool, gymnasium, sports fields, community hall, theater, library, after school center, senior center, dog park, skateboard park, tennis courts, and playgrounds for young children.

Our survey is in agreement with Section 3.1 of the 2011 PCDP which states "the DOE maintains recreational facilities in Pahoa, Keaau, and Mt View for the purpose of student activities. Some facilities are owned and maintained by community associations; some subdivisions contain underdeveloped parcels set aside for parks. However funds have not been available to develop facilities on them either from private or public sources. As population and residential development increases at a fast pace, there is a need to establish community parks in large underserved subdivisions such as HPP." (PCDP Fig 3-3 Overview of Parks and Natural Area Network in PUNA designates proposed parks in HPP)

4.3 TOWN/VILLAGE/COMMUNITY CENTERS

From the survey, the second priority was for the Town Center. Specifically, survey responses requested the following: retail (grocery store, bakery, restaurants, drug stores, hardware) and personal businesses (beauty shop), transit hub, medical services (pharmacy, urgent care), light industry (auto repair, plumbing, electrical), elderly center/housing, farmers market, gas station, post office, police and fire station, schools, and libraries. (PCDP Reference Table 5-1)

The sustainable community concept is perfect for this area as there is a need for services and jobs within this community which is miles from existing facilities. A regional town center in HPP (Kaloli Drive) would increase access to necessary resources for community members across their life spans; would reduce traffic on highways; would improve economic development and provide a variety of types of employment opportunities; and would allow more families to shelter-in-place in times of disaster reducing the strains on the County as noted in PCDP Figure 3.2:

Proposed Town and Village Center Locations. Land ownership and deed restrictions within HPP make several 20 acre, one 31 acre, and 40 acre parcel available for education or recreation for either state schools or private educational institutions or private or public recreational organizations (PCDP map 5-3).

4.4 INFRASTRUCTURE

HPP's infrastructure is recognized as substandard which was reflected in the survey's results and is the third major priority. Since the 1997 HPP Master Plan, there have been some improvements noted such as road paving, road reflectors, and signage. However, additional actions need to be taken to meet minimum needs. Some of these are pave all roads; install walking/bike paths; designate emergency roads, speed controls, and street lights; update telecommunication systems (internet, cable, phone); update Civil Defense sirens and radio transmissions; and, address water and sanitation issues. Many of these needs are addressed in the PCDP Chapters 3 and 4.

SECTION 5

SUMMARY:

The Hawaiian Paradise Park Community Action Committee (CAC) has taken the initial step of upgrading HPP's 1997 Master Plan to reflect the community's current conditions and needs and to create a vision for the future in conjunction with the Puna Community Development Plan and the Plan for the County of Hawai'i. During the entire process the CAC has made efforts to hear the voice of the community by both listening (surveys) and communicating (power point presentations and open meetings). The CAC has also made a goal of establishing communication with the district, county, state, and federal agencies to help guide HPP's future. A large and various list of general objectives were discussed in working to develop this plan to build a community that will support small commercial enterprises, light industry, recreational opportunities, job growth, and social and public services.

As part of our plan, the CAC updated current information of this second largest private subdivision in Hawaii encompassing such areas as climate, invasive species, population, natural hazards, and resources. HPP is one of the fastest growing areas in the state but the supporting infrastructure has not kept pace with growth. There are serious issues concerning land use and zoning stemming from HPP's history that will need to be studied and addressed. The CAC also described county resources relating to HPP in an effort to work with the county on upgrading and developing areas such as roads, civil defense, recreational parks, mail services, and zoning for a future town center.

Now that there is a vision, the next steps are to do further research of the resources and means to accomplish the objectives outlined. The CAC will act as a coordinating group for specialized implementation committees. The major priorities to be addressed by these subcommittees deal with recreation, infrastructure, and town/village/community centers. These subcommittees will develop an action plan which will encompass the process required; an estimated timeline;

coordination with the appropriate agencies; and the finances needed. The CAC will also conduct annual reviews of the HPP plan and make any amendments deemed necessary as this is not a finished product but an ongoing planning process.