

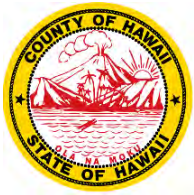


*evocative visualization*

# Hōlualoa Community Forest

Kokoke i ka 'a'alu o Hōlualoa

County of Hawaii - Public Access, Open Space & Natural Resources (updated)-suggestion #21-002



**DEADLINE TO FILE BY FEBRUARY 26, 2021**

COUNTY OF HAWAI'I  
Public Access, Open Space, and Natural Resource Preservation Commission

Reserved for office use:

### SUGGESTION FORM

For Lands and/or Property Entitlements for Acquisition

The Public Access, Open Space, and Natural Resources Preservation Commission is accepting suggestions for sites or projects to improve upon public access, open space, and natural resources preservation, pursuant to Chapter 2, Article 42, of the Hawai'i County Code. Please use the form below to tell the Commission about a place or access you would like to see protected. Forms completed thoroughly will enhance assessment. The Commission welcomes re-submission of properties previously submitted where County Council has not taken action. **Please use one form per suggestion and limit total application size including attachments to less than 10 MB (megabytes) or 20 pages maximum** (include photos, maps, and figures). Completeness of requested content will affect ranking.

Name of Site or Project: \_\_\_\_\_ **Hōlualoa Community Forest** \_\_\_\_\_

Ahupua'a, Council District, and Location within: \_\_\_\_\_ **Hōlualoa 1 & 2** \_\_\_\_\_ Tax

Map Key (TMK) Number(s): 7 - 6 - 004 - 003 (and all subparcels) \_\_\_\_\_ Land Area (Acreage): 2.488 \_\_\_\_\_

Landowner(s): Larry R Smith (sole owner) \_\_\_\_\_

Property is either:  fee simple purchase request  easement request  or both

Contact Name: Anne ('Antu') Harvey \_\_\_\_\_

Mailing Address: PO Box 586 Hōlualoa | Hawai'i | 96725-0586 \_\_\_\_\_

Phone/Fax: 808.895-5458 \_\_\_\_\_ Email: antu.harvey@gmail.com \_\_\_\_\_

**Purpose of suggested site (for public acquisition) or project (please check those that apply)**

- Public outdoor recreation and education, including access to beaches & mountains
- Preservation of forests, including beaches, coastal areas, natural beauty, & agricultural lands
- Preservation of historic of culturally important land areas and sites
- Protection of watershed lands to preserve water quality and water supply
- Protection of natural resources, including buffer zones

- **Attachment A:** Provide a Tax Map Key Plat map and a property map with the property boundaries and/or proposed access outlined or highlighted. To confirm the council district (map on page 3) by contacting the County Clerk's Office at: (808) 961-8277 (URL) <https://www.hawaiicounty.gov/our-county/legislative/office-of-the-county-clerk/elections-information>. (Optional: include regional maps with nearby protected/public areas).
- **Attachment B:** Provide a clear statement detailing how public acquisition would fulfill one or more of the above purposes. Also, explain the intent, long-term vision, and/or strategy of this proposed acquisition or project.
- **Attachment C:** Provide, if available, additional community endorsements for this proposed acquisition or project through letters of support (simply reference any additional documents). In addition, please identify community organizations, land trusts, or individuals that could be contacted for further information about this proposed acquisition or project.
- **Attachment D:** Provide verification of community organizations, land trusts, or individuals, who are willing to be part of the long-term management /maintenance of this property.

Revised (10-14-20)

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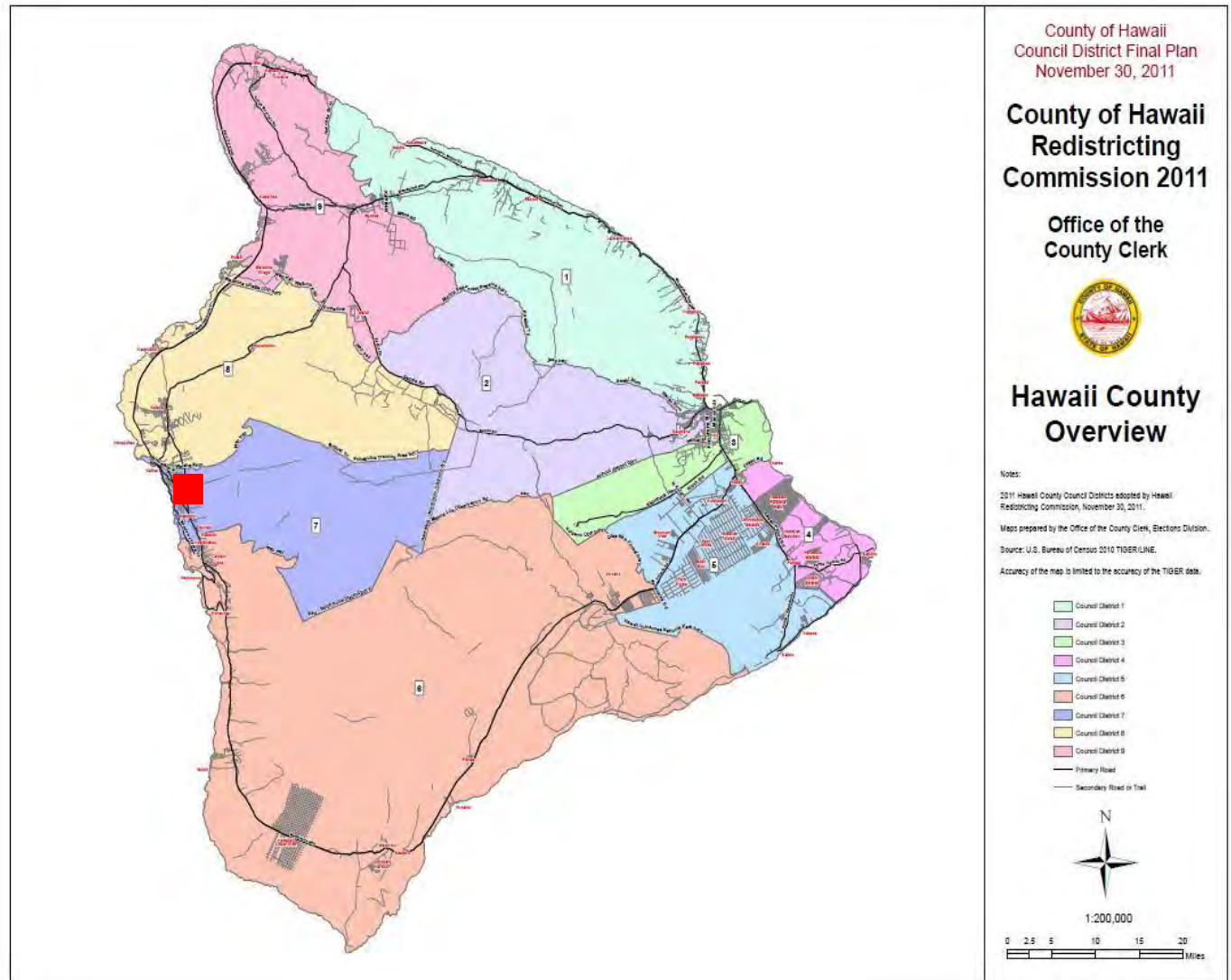


fig. 1. Hawai'i County - District 7 - Holualoa - Subject parcel is located under red square

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# 'Hōlualoa Community Forest' – PONC (re)suggestion 21-002

## ATTACHMENT A

## LOCATION & CONTEXT

### Hōlualoa Community Forest

North Kona - In the historic village of Hōlualoa  
Abutts the Māmalahoa Highway (CR 180)  
Within the riparian area adjacent to the Hōlualoa intermittent stream  
Next to Hōlualoa Elementary School  
A short walk from the Kona Imin Community Center  
Partially surrounded by coffee farms  
SW about 1.5 mi. of the Waiaha Springs Forest Reserve (not accessible to the public)  
On the western slope of Hualālai  
Mauka (southeast) of Kailua-Kona

Parcel TMK 7-6-004-003

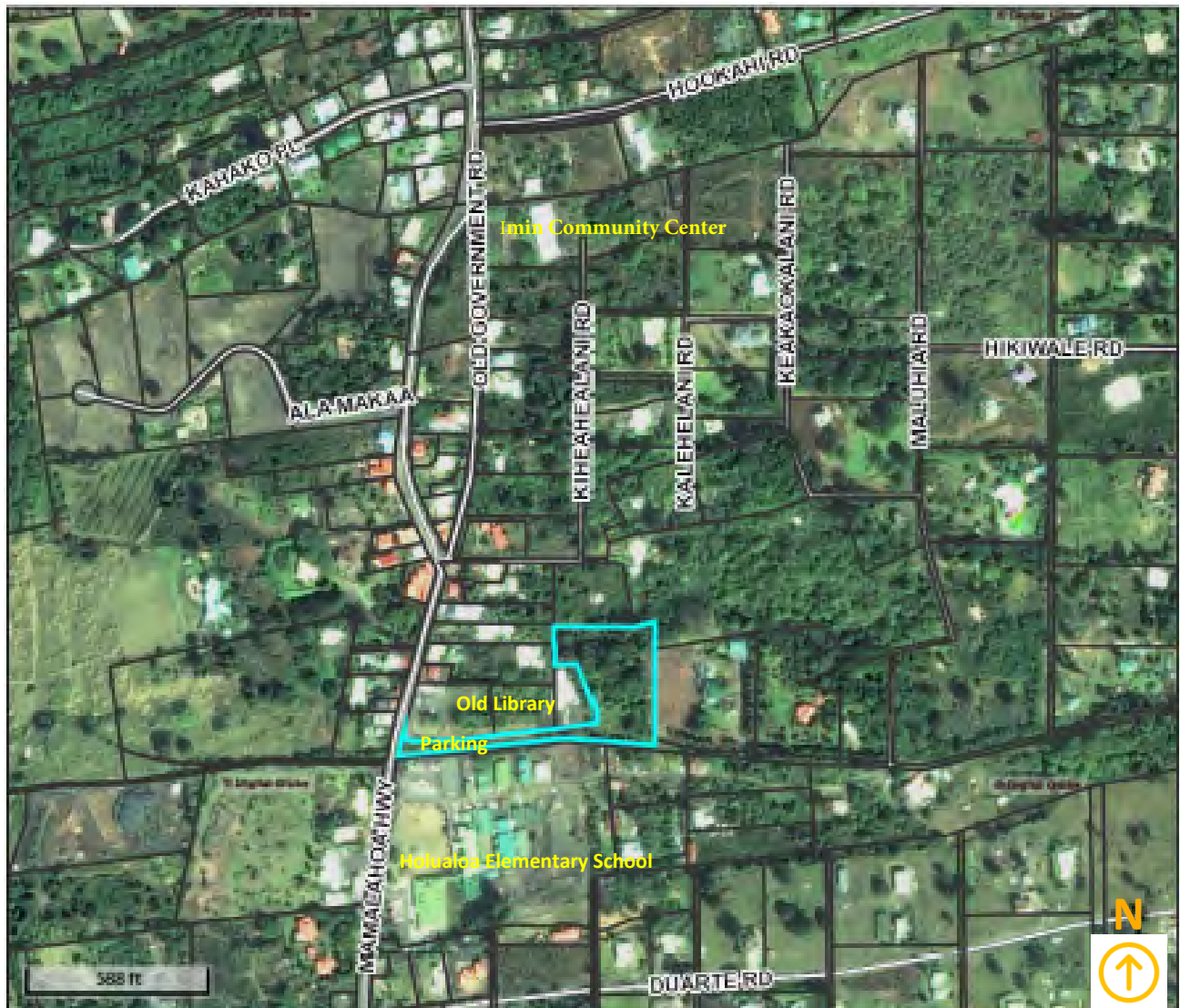


fig. 2. Hōlualoa, Māmalahoa Hwy, Hōlualoa Elementary School, Kona Imin Community Center, Subject parcel outlined in blue



**'Hōlualoa Community Forest' – PONC (re)suggestion 21-002**

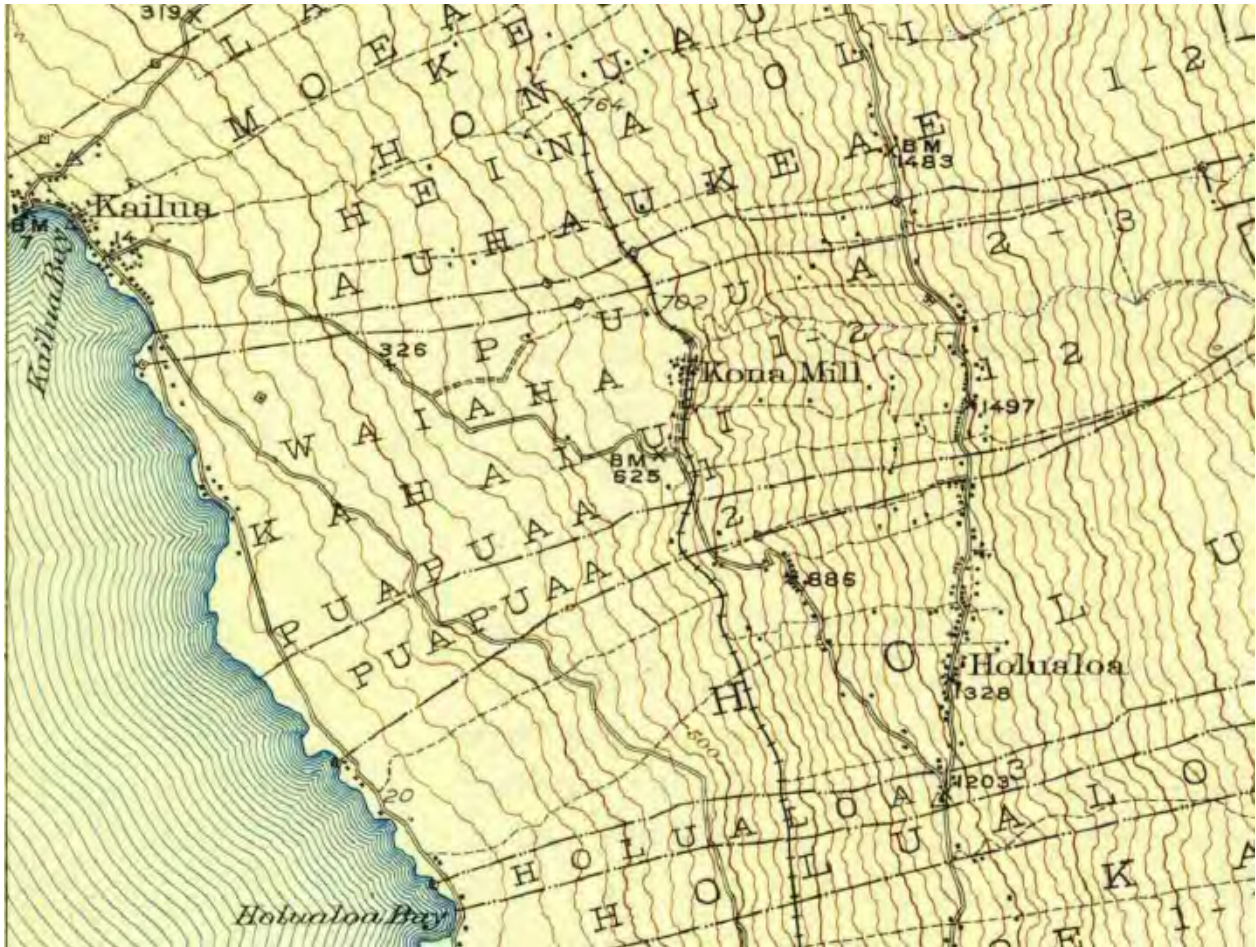


fig. 3. 1928 USGS Topographical Map of Hōlualoa

# 'Hōlualoa Community Forest' – PONC (re)suggestion 21-002

## ATTACHMENT B

## PURPOSE, INTENT, VISION

### A. PUBLIC OUTDOOR RECREATION AND EDUCATION

We are rapidly losing any opportunity to take a few minutes or hours and step gently into a nearby natural place to experience its wonder and wisdom and effect on us.

This little parcel would be the only (first) preserved open space along the entire 12-mile Mamalahoa Kona Heritage Corridor to be publicly owned and accessible. Accessible mauka open space is almost nonexistent in Kona. From this parcel, the next generally accessible point northward is the Pu'u Wa'a Ranch, 38 miles distant; or southward is the Amy Greenwell Ethnobotanical Garden, 1 miles to the south. These mauka landscapes are critical to the environmental diversity of our island. Even remnants can be important to who we are.

RECREATION - Residents and visitors would enjoy a short stroll here from Hōlualoa's village center for pleasure or exercise and enjoy a little 'pocket' of riparian forest.

- People will be welcome to walk along a quiet relatively level boundary path that will (eventually) lead to the Kona Imin Community Center (330 meters beyond, northward) for a half mile round trip.
- People could come sit on a bench to observe, listen and inhale the forest landscape; feel the filtered sunlight, and breeze; and gaze makai for a small view of the ocean and Kona's ao pua'a clouds.

EDUCATION – This parcel would provide a setting for multiple educational opportunities:

- Heritage forest restoration
- Native plants and animals in Kona mauka Kalu'ulu zone
- Riparian zones and their importance including to the near shore reef health
- Traditional aloha aina connection and stewardship
- Traditional cultural practices in situ
- History and culture of Hōlualoa and Kona mauka
- Ethnobotany and Kona Field System in the heart of Kona's Kalu'ulu zone

Hōlualoa Elementary School is adjacent to this site. Keiki groups from this and other schools will be able to visit this as an 'outdoor classroom' and participate in projects that fit into their curriculum and can be designed and implemented in partnership with non-profit organizations.

Visitors and residents will be welcome to visit and learn via self-guided interpretive signage along a boundary path.

The stewardship organization will partner with other non-profit organizations to offer educational programs and enrichment events at this site. Visitors and residents will be able to participate in organized docent and instructor lead programs on environmental and/or cultural themes.

Initially, the programs and partnerships will be to restore the site into a demonstration of a riparian zone restoration landscape.

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### B. PRESERVATION OF HISTORIC AND CULTURALLY IMPORTANT LAND AREA

This parcel is in the piko of the Kalu'ulu zone of Kona. Ulu is the embodiment of ancestors and a unifier of families and cultures. We can malama Ulu and demonstrate other traditional plants on this parcel.

The property to the north is still in active coffee production which could provide a filtered view plane for visitors to become more aware that Hōlualoa as been a landscape shared by both natural forest, grazing lands and farms.

This parcel was at one time part of the parcel makai (westward) which is still the home of the Kona Koyasan Daishiji Mission. In 1925, Rev. Kobo Takeda established a miniature version of the Shikoku Henro. These grounds were a pilgrimage site of the '88 Holy Places of Kobo Daishi' for 40 years until a rain storm in 1968 destroyed the minature temples. The original 1925 kanji enscribed 12' tall obelisk style monument still stands at the bottom of the subject parcel's driveway and is visible from the Māmalahoa roadway.



fig.4. 1925 Monument marking the way to the miniature model of the Shikoku Henro - 88 shrines (at left)



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## C. PROTECTION OF NATURAL RESOURCES

This kipuka, as a riparian area serves an important function to also protect adjacent natural resources all the way down to the nearshore ocean.

Functioning riparian corridor areas help slow and infiltrate storm water but are rapidly being destroyed by development and impervious surfaces which impede the natural functions of our landscape and degrade our natural resources including reducing aquifer recharge, loss of precious soils, and degradation of recreational waters and reef ecosystems. By preserving this sensitive natural area as open space, we help protect our natural resources both mauka and makai.

Protecting even small kipukas of open space can contribute to the overall health of the natural environment. Re-planting with suitable trees, shrubs and ground covers will help re-establish a beautiful and beneficial section of the Hōlualoa stream corridor.

Its accessibility makes this parcel a highly visible and valuable resource to the community. Programs' demonstration projects here can invite people to observe, participate and learn about natural resources and how natural, rural and urban areas can co-exist with thoughtful stewardship.



*fig. 5. view alongside streambed down subject parcel's driveway toward Mamalahoa and ocean*



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## D. PRESERVATION OF FORESTS... AND NATURAL BEAUTY AND AG LANDS

The kipuka is in a bountiful agricultural area of mauka Kona which has been cultivated by generations of land stewards. Although the kipuka is currently overgrown with invasive species, with stewardship this parcel has high potential to be productive due to the good quality soils and natural moisture available. This is a prime location for appropriate biocultural agricultural or forest restoration that preserves and enhances the riparian functions.

In Kona, we have limited soil resources which are very valuable to our agricultural heritage and continued sustainability. Riparian flood corridor zones like this kipuka, are areas of opportunity to capture and preserve our precious soil and nutrient resources from being lost from mauka areas and turned into contaminants of nearshore water bodies.



*fig. 6. view from top of driveway looking up to historic rock wall and main area of subject parcel*

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## E. PROTECTION OF WATERSHED LANDS TO PRESERVE WATER QUALITY

This kipuka is located in a riparian area. Preserving this parcel would protect the riparian area which contributes to protection of our aquifer recharge and coastal environment. During heavy rain events, this parcel functions to slow stormwater and infiltrate through the porous basalt substrate and provide aquifer recharge, which in turn helps replenish coastal springs and anchialine habitats. In addition, preserving this functioning riparian area helps protect coastal water quality.

These riparian flood corridor areas are a part of our natural water cycle but are also highly susceptible to contamination from both surface or subsurface (e.g. wastewater) pollutants because the area occasionally flows with water and “flushes” any contaminants either into our recreational coastal waters and aquatic ecosystems, or down into our drinking water aquifer. Therefore, preserving these riparian areas from development and contamination is critical to the long-term sustainability and quality of our water resources.

Due to the easy public access to this location, by preserving and enhancing a functioning riparian area, we can also create greater awareness within the community to recognize and understand the valuable functions these riparian areas provide throughout Kona.



fig. 7. Hōlualoa Bay - destination of the water that flows down the Hōlualoa stream

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## ATTACHMENT C

## COMMUNITY SUPPORT

### A. COMMUNITY ENDORSEMENTS -

“We would like to visit this unique mauka open space place and/or participate in educational, restoration and enhancement programs”

Link to letters and signature of support lists received for this property:  
<Insert Link to last year's community outpouring of support letters, not / including signature sheets.>

[LINK to Key letter from supporting non-profit organization](#) (on last page)

### B. CONTACTS FOR FURTHER INFORMATION ABOUT THIS PROPOSED ACQUISITION

#### Holualoa Village Ohana

- Maki Morinoue, Vice President (and 4<sup>th</sup> generation Holualoa coffee farmer)
- Lele Kimball, Holualoa 2020 Committee member (and urban forestry advisor)

#### Pūlama Īa Kona Heritage Preservation Council

- Antu Harvey, President (and Holualoa village resident)

#### Kona Koyasan Daishiji Mission

- Karen Hasegawa, member of the mission
- Shane Akoni Nelson, friend of the mission

#### Owner's Representative

- Ed Rapoza



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## ATTACHMENT D

## VERIFICATION OF STEWARDSHIP WILLINGNESS

### **Hōlualoa Village Ohana (HVO)**

This 51c3 community organization is dedicated to “Promote and perpetuate the history and heritage of Hōlualoa Village ...To provide educational community events highlighting Hōlualoa Village’s coffee growing heritage, artistic assets and cultural traditions.”

We would be the primary stewardship organization. HVO organizes volunteer work parties to maintain the shared community landscapes. Maintaining this parcel would be a natural extension of heart and kuleana. We plan programs and manage projects to preserve and enhance the quality of life for our historic village and continue to be an inviting destination to visitors. We will ensure all requirements are met including necessary permits for work and semi and annual reports.

### **Pūlama Īa Kona Heritage Preservation Council**

This 501c3 local organization is dedicated to the “Preservation of the intrinsic qualities of Kona”

We would be the main partner steward; focusing on organizing programs and projects to restore, preserve, enhance, educate and promote the historic connections to our environmental, cultural and agricultural landscape. We are experienced leading grass roots projects that include coalescing community and governmental support, resourcing grants, experts, organizing volunteers so participants are satisfied achieving good sustainable results. We will help organize and participate in volunteer maintenance activities.

### **Kona Koyasan Daishiji Mission**

This small adjoining missiony has been here since at least 1925 and originally also owned the subject parcel. Deeply connected to land, local culture, and people of this area, it would feel very special to help restore and maintain this special place.

We will observe the use and monitor the condition of the parcel.



*fig. 8. Preparations for the annual Obon festival at Koyasan Mission. Looking southward toward the subject parcel’s driveway, a hedge in front of the the stream and Holualoa Elementary School beyond.*

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## ATTACHMENT E

## IN SUMMARY – RESPONSES TO 9 QUESTIONS

### 1. GENERAL PUBLIC BENEFIT

- The people of Kona need accessible places mauka to visit, enjoy and feel connected to the natural environment and its beauty.
- This close by place can offer visitors a little experience of what this area used to be like, a portal to the past, an outdoor 'classroom' for the present, and a place to feel hopeful for the future.
- The aina deserves a some loving care, too. This little riparian area is small, but it directly connects to the ocean. Big impacts can be accomplished by small increments.
- LINK: 'Quality of Public Open Spaces and Recreational Walking'
  - <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4638241/>

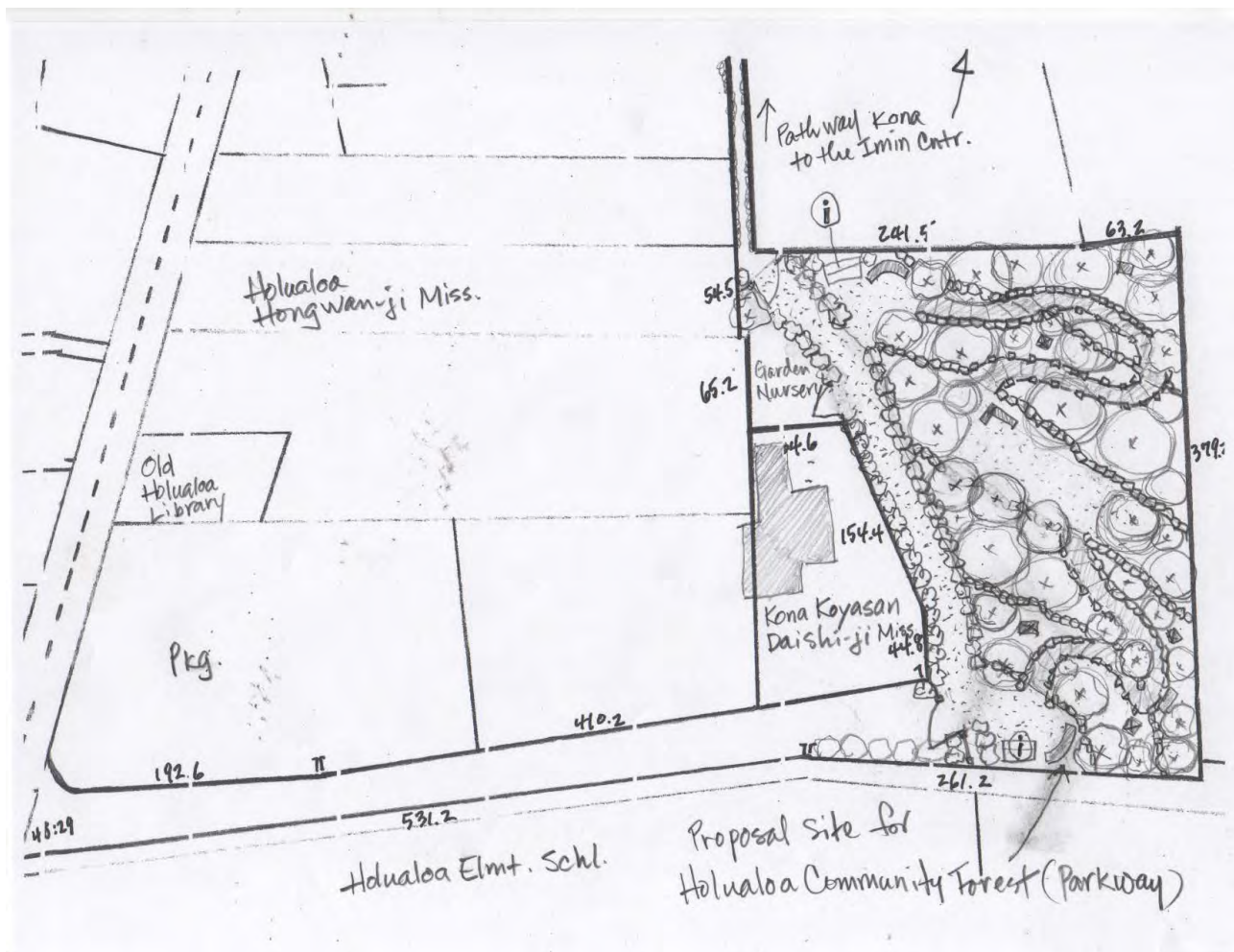


fig. 9. A concept of what the parcel could become - with path and riparian landscaping - in the location's setting.

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## 2. SIGNIFICANT HISTORIC, CULTURAL OR NATURAL RESOURCES ON THE PROPERTY

- Hōlualoa has a rich heritage of families from many cultural traditions settling here to build farms, run businesses and raise families. Preserving this parcel as open space will contribute to a landscape shared with the nearly 100 year old Koyasan Mission and the 125 year old school. The historic rock walls on the parcel's boundary and the 95 year old obelisk are obscured by weeds. Preserving these features and restoring the territorial views would create space to more easily see into and learn about the past.
- LINK: Excerpt about the monument from 'Jizo In Hawaii', by John Clark
  - [https://www.google.com/books/edition/Guardian\\_of\\_the\\_Sea/UZBH52mvyHgC?hl=en&gbpv=1&dq=shikoku+henro+monument+%22kona%22&pg=PA134&printsec=frontcover](https://www.google.com/books/edition/Guardian_of_the_Sea/UZBH52mvyHgC?hl=en&gbpv=1&dq=shikoku+henro+monument+%22kona%22&pg=PA134&printsec=frontcover)
- Preserving natural habitat next to the Hōlualoa stream makes an important contribution toward a healthy riparian system. That this parcel is also easily accessible, makes it a unique opportunity to share the meaning and beauty of this mauka-makai interdependence.
- Walking is one of our most important social activities as well as a mode of transportation and healthy exercise. The highway is currently the only route through Hōlualoa. There are no alternate lateral streets or pathways. This parcel would be able to provide half of the walking connector needed between the school and Kiheahealani Rd that continues on to the Kona Imin Community Center. Our villagers and visitors have expressed strong support to acquire a safe place to walk and be able to meet neighbors and visitors and socialize, leisurely.



fig. 10. Walking into Hōlualoa (the subject parcel driveway is just beyond diagonal black/orange bridge sign)



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## 3. DESCRIBE & INCLUDE MAPS SHOWING SIGNIFICANT RELATIONSHIP TO THE LARGER LANDSCAPE

This parcel is within a short walk from the Māmālahoa Hwy road and the village of Hōluāloa

The Māmālahoa Hwy is the State of Hawaii’s first Scenic Byway, the “Māmālahoa Kona Heritage Corridor”

This parcel is in a riparian zone that extends from the mauka lands high up on Hualālai down into the north end of Hōluāloa Bay.

LINKS:

Pulama’s 2013 Video tour of the Māmālahoa Kona Heritage Corridor

- <https://www.pulama.org/2013/03/23/video-tour-of-kona/>
- <https://scenicbyways.info/byway/81305.html>



fig. 11. Currently, along the upper road there is no publicly accessible place to walk in mauka woods between Pu'u wa'a Ranch and Amy Greenwell Ethnobotanical Garden in Captain Cook.

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## 4. DESCRIBE LEVEL OF URGENCY

There is an imminent risk in that this parcel is available for sale and development. The owner is highly motivated to liquidate it from his portfolio.

This parcel is within walking distance to the elementary school and the historic village of Hōlualoa. This area is a very beautiful and its temperate location with vestiges of Old Hawaii visible all along the Māmalahoa Kona Heritage Corridor make it an especially appealing place to live. It feels far away and yet is very close above Kailua-Kona. This is one of the most desirable residential locations on the Big Island. Development continues and will not stop until all the parcels near the Māmalahoa Hwy are developed and mostly gated. The value and prices will continue to go up over time.

LINKS:

### Hōlualoa: Small Town Charm in the Heart of Coffee Country

- <https://www.hawaii.com/big-island/places/holualoa/>

## 5. DESCRIBE ANY SPECIAL OPPORTUNITIES FOR ACQUISITION THAT PRESENTLY EXIST

- This parcel adjoins the Hōlualoa Elementary School campus and offers possibilities as an 'outdoor education site' which could qualify for contributory funding.
- Most of this parcel is in a riparian zone and could qualify for possible State or Federal contributory funding.
- This parcel is a flag lot. The makai portion of its driveway is of interest to the County and State for acquisition as a public road.

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### 6. HAS PARTNERING WITH OTHER GOVERNMENT AGENCIES, PRIVATE OR NONPROFIT ENTITIES TO LEVERAGE RESOURCES BEEN IDENTIFIED?

Yes. Including:

- USDA Natural Resources Conservation Service (NRCS)
- UH Manoa - College of Tropical Agriculture and Human Resources (CTAHR)
  - [https://www.ctahr.hawaii.edu/rnre/Riparian\\_Restoration\\_Plant\\_Database.asp](https://www.ctahr.hawaii.edu/rnre/Riparian_Restoration_Plant_Database.asp)
- Three Mountain Alliance - <https://threemountainalliance.org/>
- Amy Greenwell Ethnobotanical Garden
- Kona Historical Society
- West Hawaii Community Health Center
- Holualoa Kumiai & Waiaha Kumiai
- E Mau Na Ala Hele
- PATH - Connecting People and Places

### 7. IS THE LANDOWNER AWARE OF THIS SUGGESTION AND WILLING TO PARTICIPATE?

Yes, Mr. Larry Smith is aware of this suggestion and his representative, Mr. Ed Rapoza has been supportive of our preparing this suggestion and for its advocacy.

### 8. IS THE PROPERTY AVAILABLE FOR ACQUISITION?

Yes. Mr. Larry Smith is highly motivated to sell.

### 9. ARE THERE COVENANTS, ENCUMBRANCES, RESTRICTIONS, OR EASEMENTS?

There are no known covenants, encumbrances, or restrictions on this TMK.

This parcel is a 'flag' lot. It includes a driveway containing access easements to three adjoining properties. This parcel's driveway runs mauka from the Māmalahoa Hwy road up to main area. Three properties between the road and this parcel's main area have access rights across this driveway. The two makai parcels and our subject parcel have the same owner and all are for sale. The other parcel with access rights is located between the two makai parcels and our subject parcel is owned by Kona Koyasan Daishiji Mission Inc.

Currently, the subject parcel is subdivided as 'condo parcels'. This is a vestige from the 1980 purchase with intent to develop the subject property into condominiums. They are all owned by the same owner as the 'master' TMK. They can be merged.

Mahalo nui loa for your consideration to recommend acquisition and preservation of this small but special place. We fervently hope that in 50 years it will still be a little treasure nestled in the Kona mauka landscape - loved and cared for by our community for the enjoyment of all who visit.



# 'Hōlualoa Community Forest' – PONC (re)suggestion 21-002

February 14, 2021

County of Hawai'i

Public Access, Open Space & Natural Resources Preservation Commission

Aupuni Center

101 Pauahi St

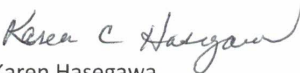
Hilo, Hawai'i 96720

Dear PONC Administrators,

I am writing you today in support of the Hōlualoa Community effort to establish a nearby place in nature to visit, enjoy and stroll through. And we support ultimately establishing a walking path that connects the school with the Kona Imin Community Center via this parcel. We used to own this parcel for almost 80 years and feel a close connection to it and the community. We believe the best and highest use for that land would be to serve as an oasis in our future that is closing in with private developments leaving people no place here to be in a natural environment. We also support that parcel being thoughtfully cleaned and planted so it can retain rain water better and keep the stream bed clear. We will happily participate in the restoration of the landscape, monitor it's care and help maintain it for continued use and enjoyment by all who visit.

We are the most impacted by what happens on that parcel. It wraps around 3 sides of our mission. We embrace preserving the unique history of Hōlualoa and the prospect of that land serving the community as a safe and welcoming place to walk or sit under a tree and be able to rest their minds and hearts for a short while.

Mahalo for all your hard work and perseverance.

  
Karen Hasegawa,

Representitive/Sec/Treas

Kona Koyasan Daishiji Mission

P. O. Box 424

Holualoa, Hawaii 96725