



DEADLINE TO FILE BY FEBRUARY 26, 2021
 COUNTY OF HAWAI'I
 Public Access, Open Space, and Natural Resource Preservation Commission
SUGGESTION FORM
 For Lands and/or Property Entitlements for Acquisition

Reserved for office use:
SUGG. 21-007
 RCVD 2/25/2021

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: Connecting the Holualoa Royal Complex *An Urban Trail - Walking In The Footsteps Of Our Ancestors*

Ahupua'a, Council District, and Location within: Holualoa, North Kona, District 7

Tax Map Key (TMK) Number(s): 7-6-021:016; 7-6-021:017 Land Area (Acreage): 71.038 acres

Landowner(s): Kona Three LLC

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

Contact Name: David and Diane Blancett-Maddock

Mailing Address: 76-101 Kamehamalu Street, Kailua-Kona, HI 96740

Phone/Fax: 808-443-9794 Email: dbmkona@aol.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)

Hawai'i County is an Equal Opportunity Provider and Employer

➤ **Attachment E:** Provide summaries or abstracts instead of full reports. Include within the summary, citations or links to reference the documentation related to the suggested site or project. This would assist the Commission in their assessments. Do not send original documents or pictures, as they will not be returned.

Please answer the following questions in the attachments above to assist the commissioners in their scoring.

- 1) How would the general public benefit from this proposed acquisition or project?
- 2) Describe any significant historic, cultural, or natural resources on the property (please be as specific as possible and include only a summary of documentation. i.e. archaeological reports)
- 3) Describe and include maps showing any significant relationship to larger historical, cultural, and/or natural landscape. (i.e. corridor, agricultural field systems, conservation strategy, etc.)
- 4) Describe level of urgency (i.e. is property currently on the market/for how long, has an active rezoning/subdivision application been filed, high public use, etc.)
- 5) Describe any special opportunities for acquisition that presently exist. (Special funding available, etc.)
- 6) Has partnering with other government agencies, private or nonprofit entities to leverage resources (funding, grants, managing partnerships) been identified? Yes No Unknown If yes, please describe.
- 7) Is/Are the landowner(s) aware of this suggestion and willing to participate? Yes No Unknown If yes, please submit a letter form the landowner (s).
- 8) Is/Are the property(s) or property easement(s) available for acquisition? Yes No Unknown If yes, please describe.
- 9) Are there any covenants, encumbrances, restrictions (i.e. association or maintenance), or easements? If yes, please describe. **Unknown**

Please send completed forms to:

County of Hawai'i
Public Access, Open Space, and Natural Resources Preservation Commission
25 Aupuni Street, Suite 1101
Hilo, Hawai'i 96720 – 4252

For further information contact: Maxine Cutler at (808) 961-8069, Email: maxine.cutler@hawaiiicounty.gov

For online information go to: <http://records.co.hawaii.hi.us/Weblink8/Browse.aspx?startid=13770&dbid=1>

DEADLINE TO SUBMIT IS THE LAST WORKING DAY IN FEBRUARY BY 4:30 P.M.

FOR OFFICE USE ONLY:

Attachments: A B C D E Other

County of Hawaii
Council District Final Plan
November 30, 2011

County of Hawaii Redistricting Commission 2011

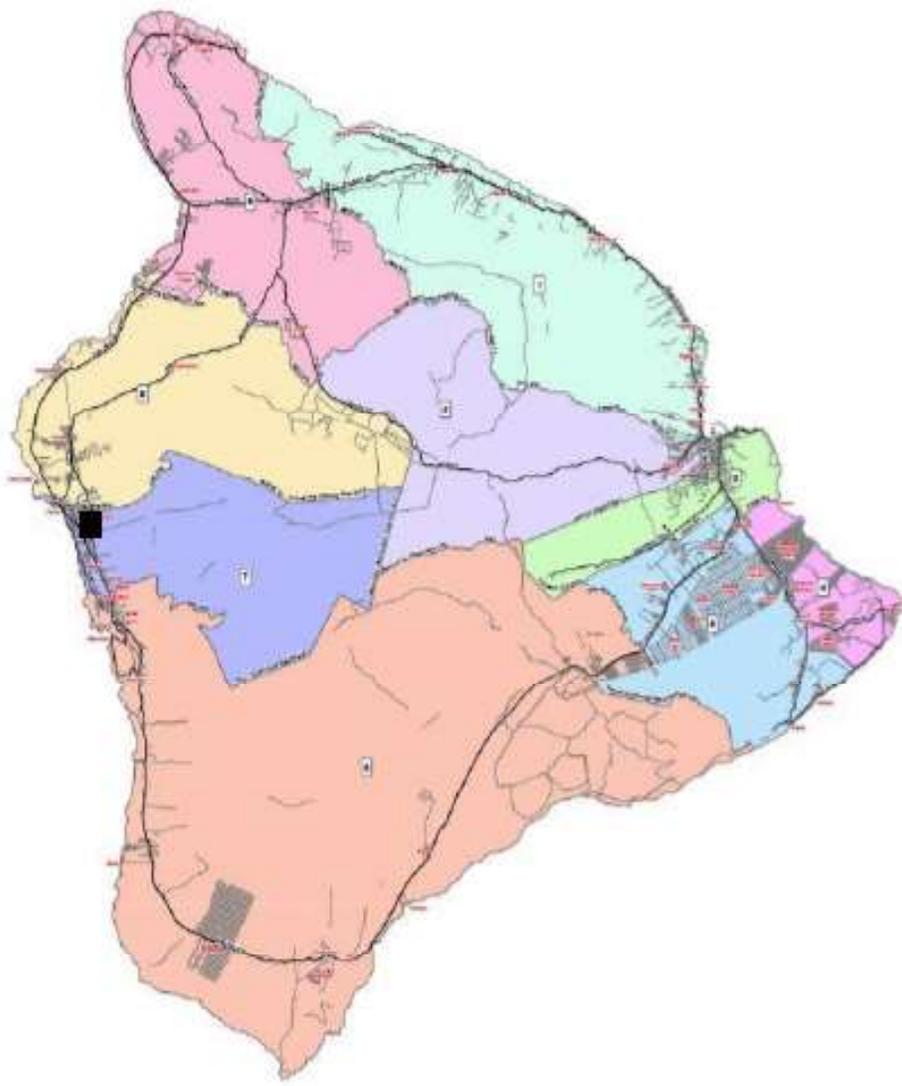
Office of the
County Clerk



Hawaii County Overview

Notes:
2011 Hawaii County Council Districts adopted by Hawaii
Redistricting Commission, November 30, 2011.
Approved by the Office of the County Clerk, Gaston Ziviani.
Source: U.S. Bureau of Census, 2010 Tract Data.
County of Hawaii is bound to the County of the 2011 map.

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- District 100



ATTACHMENT - A

Parcel ID 760210160000	Situs/Physical Address	Market Land Value \$741,300	Last 2 Sales
Acres 37.936	Mailing Address KONA THREE LLC	Dedicated Use Value \$0	Date 12/3/2015
Class APARTMENT	101 HUALALAI ST	Land Exemption \$0	Price \$300000
	HILO HI 96720 3865	Net Taxable Land Value \$741,300	Reason INVOLVED ADD'L PARCELS U
		Assessed Building Value \$0	Qual U
		Building Exemption \$0	
		Net Taxable Building Value \$0	
		Total Taxable Value \$741,300	
Brief Tax Description	LOT 2 37.936 AC DES POR RP 4475 LCAW 7713:43 RP 8217 LCAW 3360 TOG/ESMTS		
	<i>(Note: Not to be used on legal documents)</i>		

Parcel ID 760210170000	Situs/Physical Address	Market Land Value \$641,600	Last 2 Sales
Acres 30.901	Mailing Address KONA THREE LLC	Dedicated Use Value \$0	Date 5/11/2018
Class APARTMENT	101 HUALALAI ST	Land Exemption \$0	Price 0
	HILO HI 96720 3865	Net Taxable Land Value \$641,600	Reason RELATED INDIVIDUALS OR CORPORATIONS
		Assessed Building Value \$0	Qual U
		Building Exemption \$0	
		Net Taxable Building Value \$0	
		Total Taxable Value \$641,600	
Brief Tax Description	LOT 1 30.901 AC DES POR RP 4475 & 8217 LCAW 7713:43 AND 3360 HOLUALOA SUBJ/EXCL USE ESMT V-1		
	<i>(Note: Not to be used on legal documents)</i>		

Exhibit 1

ATTACHMENT – B

The intent of this proposed acquisition is to secure and preserve this historically and culturally important site for the benefit and enjoyment of the Hawaiian people for generations to come. We believe that this site can be developed and preserved for its very special and unique recreational, educational, esthetic, environmental, historical and cultural contribution. With proper management, coordination and oversight, we believe that it can serve not only as a historical monument, but play an important role in the training and preparation of our keiki to carry on professional preservation of the Hawaiian history and culture. It will also serve to preserve a place of rest and refuge from the advancement of urban development and a window of pride into the challenges and accomplishment of the people who came before us.

We believe that our local community is prepared to not only accept the great benefits of this privilege, but stand up and contribute to the care, maintenance and oversight of this precious resource. We must and will do what it takes to ensure the sustainability of this project.

The proposed acquisition fulfills all of the purposes listed in this application.

1. The local and general public as well as visitors will benefit from new access to outdoor recreational, educational and new and rare expanded public access to the mauka lands in an otherwise rapidly developing urban environment

This unique acquisition provides an opportunity to preserve an expansive 70 acre open-space buffer between increasingly dense urban developments on three sides. (Attachment A) It will provide public access mauka from the Kuakini Highway, linking two highly popular and highly trafficked established historically and recreationally important local amenities, the Walua Trail and Sadie Seymour Botanical Gardens.¹ The proposed acquisition will span from the Kuakini Highway, through the urban developments and mauka to the rural borders of Holualoa.

This will provide a wide variety of recreational opportunities for residents and visitors to the County. The property and its history contain a natural diversity of environments for active and passive pursuits, while maintaining the natural beauty through development of appropriate recreation areas.

Restoration of agricultural terracing dating back to pre-Contact era to Historic era agriculture will provide a unique opportunity for hands-on learning programs to restore these historical farming practices through educational on-site programs.²

Linking the Walua Trail and the ancient Kealakowa'a Heiau of the Sadie Seymour Botanical Gardens with preservation and access to what was described as the

¹ Note: yellow lines added to first tax map to show convergence of the Walua Trail with Proposed Site and Kealakowa'a Heiau of the Sadie Seymour Botanical Gardens. (See Attachment A, Exhibit 1)

² See West Hawaii Today, Restoring Ancient Agriculture, March 11, 2019. (Attachment E; Exhibit 7)

ATTACHMENT – B

Kealaowa'a trail,³ canoe hauling road on which canoe logs were dragged from the forest for carving at the Heiau, will provide a destination for extended and repeated physical and esthetic exploration of the natural beauty and historically rich site.

In 1927, the U.S. Geological survey identified an ancient trail running the entire length of the property, mauka to makai.⁴ This trail was mapped again in 1936, by U. S. Department of Commerce, National Oceanic and Atmospheric Administration.⁵ This is a public treasure that will guide visitors to explore the history in the very footsteps of their ancestors.

Other features on this property include a historically significant lava tube burial site and an important portion of the old railroad berm.

Restorations along with trails construction will provide an important teaching tool for this important and threatened historical element. And, by linking these three important geographical treasures, the urban public will obtain access to the mountain and the peaceful enjoyment of open spaces and expansive mountain view in a rich learning environment that tells the complete story of the sacred construction of Hawaii's earliest and most important technologies and industries – foresting and canoe construction.

2. The people of Hawaii will benefit from the preservation of a historically and culturally important land site.

The acquisition, restoration and enhancement of this important historical and cultural site will provide and preserve public access of the diverse archeological and biological areas of interest in their own community.

In order to understand the true historical and cultural import of this site, we must recognize that it represents one of the last remaining vestiges of undeveloped sites containing historically important archeological structures and locations in the trail and infrastructure that made possible the historical harvesting of koa and construction of canoes in ancient times.⁶

Sadie Seymour Botanical Gardens, is a sacred site that includes both a botanical garden as well as an ancient Heiau known as the Kealakowa'a Heiau. Kealakowa'a Heiau is an important archaeological site located on the grounds of the Kona Outdoor Circle Educational Center. Hawaiian for "temple on the way for dragging canoes," this ritual site

³ See references to Historical Cultural Authorities: Kepa Maly; Tom Pohaku Stone; and Henry Kekahuna. (Attachment E; Exhibits 1-3). See also; Kona Outdoor Circle Library. (Attachment E; Exhibit 4). See also: Photo's of Historic Wall on Property (Attachment E; Exhibits 5-6); Wall can also be seen by zooming-in on Tax Maps (Attachment A; Exhibit 1).

⁴ Official Map of Ancient Trail- 1927 U.S. Geological Survey (USGS), Kainaliu Quad. (Attachment E; Exhibit 9)

⁵ Official Map of Ancient Trail – 1937 Office of Coastal Survey, National Oceanic and Atmospheric Administration (NOAA) - U.S. Department of Commerce 1937 Map #4115. (Attachment E; Exhibit 10)

⁶ Map Showing the area of the Holualoa Royal Centers taken from Exalted Sits the Chief, Ross Cordy, Mutual Pub. 2000. (ISBN 1-56647-340-3) (Attachment E; Exhibit 8)

ATTACHMENT – B

was built in the 1600s during the age of Umi and was used to construct and bless canoes. The site contains the ruins of a priest's house, an astrological temple, a ceremonial platform and a meetinghouse.

An important section of the Kealakowa'a Trail is referenced to be located on our proposed acquisition site that leads from the upland Koa forests down to the Kealakowa'a Heiau. The site also contains an ancient trail running the entire length of the site.⁷ The remainder of the canoe trail to Holualoa Bay has been lost to development. Our proposed acquisition contains the last remaining undisturbed remnant of this important historical vestige.

This acquisition is one of the last remaining opportunities to preserve the historical record of log hauling from the mountain to the sacred Heiau for manufacturing, thus preserving and completing this important story for all generations to come.

A study limited to 5 acres was conducted in 2012 also identified significant agricultural terracing dating back to pre-Contact era to Historic era agriculture.⁸

Acquisition of this site will also preserve a historically significant lava tube burial site and an important portion of the old railroad berm.⁹

The 2012 5-acre study also identified “22 newly identified archeological sites that were assessed significant...as they are likely to yield information important to pre-history and/or history.” We believe that this 5-acre sampling is only the tip of the iceberg regarding the historical treasures on that will be identified on the remaining 65 acres.¹⁰

3. This acquisition protects important Natural resources, including buffer zones.

Acquisition of this 71 acres of land will protect and conserve our natural resources from undue exploitation, encroachment and damage and protect and promote the prudent use of Hawaii's unique, fragile and significant environmental and natural resources. In particular it will preserve the natural Habitat for several endangered or threatened species. The I'O Hill on this site was named for the Hawaiian Hawk. The Hawaiian Hawk along with Giant Moth, share this property with the Hoary Bats, the only Hawaiian land mammal, which hatch their young on the property. The public will benefit from the preservation of these species and their native habitat.

⁷ Supra. See, Official Map of Ancient Trail - 1927 U.S. Geological Survey (USGS), Kainaliu Quad. AND See, Official Map of Ancient Trail— 1937 Office of Coastal Survey, National Oceanic and Atmospheric Administration (NOAA), U.S. Department of Commerce 1937 Map #4115. (Attachment E; Exhibits 9-10)

⁸ (Archaeological Inventory Survey Report for 5.0 Acres Located in Holualoa 1st Ahupua'a, North Kona District, Hawai'i Island, HI. [TMK:(3) 7-6021:017 Por.], Glenn G. Escott, M.A. & Suzan Escott, B.A., May 2018) (AISR 2018) Note: study was actually conducted at least a decade earlier and republished.

⁹ Id. AISR -2018

¹⁰ Id. AISR -2018.

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But wildlife is not the only important natural resource threatened in this urban community. The rapid saturation of the urban district and private ownership in which this site is located had oppressed the most basic public access. People treasure their access to open space, vistas and views and the simple pleasure of intimate interaction with their aina. Development has encroached on the open agricultural and natural habitats in this urban district and denied access to these trails and the heritage of the people. Returning access to the people to the essence of their history and heritage provides a sustainable and viable ecological balance and quality of life essential to the Hawaiian culture and is by far the most desirable use of this unique and culturally significant land.

The open space would provide activities based on traditional values that contribute to Kona's community based economic future. The skills required for the cultural practices can contribute to our economy as we see fit. Open spaces that provide a "safe zone" or kipuka are incubators to build and share skills cross culturally.

4. Protection of forests, beaches, coastal areas, natural beauty and agricultural lands.

This site is located where it will protect scenic vistas and view planes from becoming obstructed, and its acquisition and preservation in a natural state will uniquely maximize opportunities for present and future generations to appreciate and enjoy the natural and scenic beauty of this mountain agricultural landscape, a window from within the confines of an urban intruder. The need to preserve the beauty and tranquility of our magnificent open spaces, to roam, explore and contemplate the natural mountainside beauty and the undeveloped view mauka and makai in this densely populated urban setting cannot be emphasized enough. This site is surrounded by existing and ongoing urban construction which is depleting the open spaces. Construction and clearing of land are forcing the wildlife into the remaining opens spaces, which grow smaller day by day. We witness the owls, pigs, and other wildlife, congested on this site, trans versing our neighborhoods in the late hours of the night. Unless we are lucky enough to live next to the trail, we travel by car to the few public open spaces for a morning or evening walk, just to restore our natural selves.

Acquisition of this proposed site will also preserve entitled access to the ancient public trails not currently accessible to the public. In 1927, the U.S. Geological survey identified an ancient trail running the entire length of the property, mauka to makai. This trail was mapped in 1936, by U. S. Department of Commerce, National Oceanic and Atmospheric Administration.¹¹ This is a public treasure that will guide visitors to explore the history in the very footsteps of their ancestors. By Law these historical trails are intended to be protected for the benefit of the public.

¹¹ Supra. See, Official Map of Ancient Trail - 1927 U.S. Geological Survey (USGS), Kainaliu Quad. AND See, Official Map of Ancient Trail– 1937 Office of Coastal Survey, National Oceanic and Atmospheric Administration (NOAA), U.S. Department of Commerce 1937 Map #4115. (Attachment E; Exhibits 9-10)

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Ironically, this author lives next door to this 71 acres site, but cannot take a simple stroll on it without trespassing. When it falls to development, the natural beauty and energy of this land will evaporate - the views will be obscured, the vistas replaced with one continuous unbroken artificial landscape, and street lights and traffic substituted for the quiet, peace and the beauty of the natural tranquil darkness of night. Owls will perch on the street lamps and animal life will roam streets and yards, subject to extinction. The preservation of this important site will improve the existing environmental quality of life, even from the onset, by making access to a formally private restricted natural habitat available for the first time in four decades to the people of this Island for their peaceful enjoyment and appreciation.

5. Protection of watershed lands to preserve water quality and water supply.

The public benefit from the preservation of this important natural watershed structures, the Holualoa Ditch, and Horseshoe Bend.

6. The level of urgency to act to preserve

The urgency and threat are real. Developers secured rezoning of this property to the highest density use possible over 4 decades ago and have land-banked this property for years, with the hope of capitalizing on the ever-increasing private sector value that will come from holding such a liberal zoning in an ever-evolving urban landscape, where available open space and buildable land is disappearing.

The developer has not acknowledged the ancient trail running the entire length of the site¹² nor incorporated it into the planned development. The developer is aware of our application but is not interested in selling at this time. However, the zoning extension of record to develop this land has expired and the development is disputed, and this land may become available on short notice. It is, therefore imperative that that this body be positioned for quick acquisition, so that when the opportunity presents itself, it is not lost forever.

¹² Supra. See, Official Map of Ancient Trail - 1927 U.S. Geological Survey (USGS), Kainaliu Quad. AND See, Official Map of Ancient Trail– 1937 Office of Coastal Survey, National Oceanic and Atmospheric Administration (NOAA), U.S. Department of Commerce 1937 Map #4115. (Attachment E; Exhibits 9-10).