

HPP for Sustainable Development Committee

Summary Report and Accomplishments 6/17/26

We have had 3 meetings on 3/25, 4/22, and 5/27/26

1) 3/25/26 Meeting. We reviewed and discussed the proposed Ohana Foods and Gas commercial presentation that was on 3/7 and 3/11 in the HPP Activity Center. We listened to the resident's pros and cons following this event. We later compiled their questions for the Planning Department's Director.

Many residents were concerned if a the 20acre commercial Town Center will be built in our private Agricultural community.

What is allowed in Agricultural Ag-1a zone, what is the permitting process, and what effects might this have on our roads, resident's safety, noise, environment, archeological sites, and our country life style?

2) 4/22/26 Meeting. We voted to approve and introduce 8 Committee Members.

We informed the attendees of our objectives, goals, current and future projects. Reviewed the residents Pros and Cons list on building a commercial Phase 1 Convenience Store & Gas Station then Phase 2 Town Center.

3) 5/27/26 Meeting. Reviewed and discussed Director Darrow's answers to 12 zoning and permitting questions.

Information and Accomplishments:

Parcel# 150392300000 is 20 Acres on Kaloli Dr. between 25th and 24th Ave. It is zoned Ag-1a and could result in up to 20 commercial businesses.

We obtained the DEED to study for any commercial zoning allowances. It does not.

We were told by Ohana Foods that a Special Permit, environmental assessment, archeological study, and traffic study will be done. There has been No sale or Permits to this date being made public on the County Property Tax & EPIC website.

The Planning Department is comparing HPP Town Center proposal to the Orchidland Estates Convenience Center.

Sure Save Supermarkets LTD dba Wiki-Wiki Mart, Carl Okuyama VP, was the Special Permit Applicant on 12/19/84. The Orchidland Convenience Center land is owned by Orchidland Gulsons, LLC that is owned by Watumull Investments Co. in Honolulu.

These are the same applicants and owners involved in the HPP Town Center proposal.

We have obtained the 1984-2003 Special Permit for the Orchidland Wiki-Wiki Mart and Convenience Center.

We are currently studying the Special Permit process and its effects on the Orchidland Estates Community.

We discovered Orchidland Estates is not being paid road fees by 6 commercial businesses on Orchidland Dr.

This Information was found on the Orchidland Estates website.

Orchidland.org/priorities/use-of-roads-and-services-by-commercial-entities/

Found under the Critical Issues: Use of Roads and Services by Commercial Entities

Who is responsible and required to pay for infrastructure improvements and maintenance?

HPP property owners, Developer, County, or State?

What is similar between Hawaiian Paradise Park and Orchidland Estates:

Orchidland Estates and HPP are both zoned Agricultural.

Both are private subdivisions. The roads are paved and maintained by property owners' road fees.

What is Different:

Orchidland Center on Orchidland Dr. is on the first block off of Hwy 130. It was developed in 1984 with very few neighboring houses.

Orchidland Center sits on 2.07 acres of land with a convenience store, gas station, restaurant, and general store with a propane filling station. The restaurant has been sitting empty without a tenant.

HPP Town Center will sit on 20 acres 7 blocks away from Hwy 130 which is ten times the land size as the Orchidland Center. HPP Commercial Town Center will be built in a highly populated community without adequate infrastructure and safety measures in place. HPP has substandard roads, no lights, no shoulders, no sewers, no waterlines, no entrance and exits on Hwy 130 makai side, and no sidewalks for pedestrians and pets. We do not know for sure how many commercial businesses will be permitted on 20 acres? 20 or more?

Watumull Property Corp. currently own 4 Shopping Centers between Keaau and Pahoa. Keaau Shopping Center, Pahoa Shopping Center, Pahoa Village Center, and Orchidland Convenience Center.

Recommendations and Future Projects:

Follow up if there is a transfer of title and/or Special Permit application, EA, Traffic study, Archeological study, Grubbing permit, etc.

Find out if the County or State has money in the budget, or if there are Federal grants to assist HPP to improve Kaloli Dr., Shower Dr, Paradise Dr., or Makuu Dr.?

What is the County's progress on the Hawaii District Park on Kaloli & 25th Ave.? EA is completed.

Find out the State's timeline for Hwy 130 improvements at HPP's 4 major intersections?

Invite Carl Okuyama, Ohana Foods and Gas, back to update HPP residents on his progress and requirements.

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