

# Puna Subdivisions

## Subdivision Overview

This overview, while believed to be reasonably accurate, is subject to changes made over the years caused by lot combining, further subdividing or changes made by the County Planning and Building Departments. It is meant to give a basic snapshot overview of some of the subdivisions in the Puna District of the Big Island of Hawai'i. Most of the lots are zoned Agricultural.

**HAWAIIAN PARADISE PARK (HPP):** 8,843 lots, most of them 1 acre. Closer to the ocean lots are smaller, mostly 1/2 acre. The 3 main roads into the subdivision, Kaloli, Paradise Dr. and Makuu are paved as well as a few others, mostly at the top of the subdivision. Others graded and covered with cinder (volcanic rock). No CCRs; road maintenance fees are \$150 annually. Lava Zone 3. Catchment water. SSPP may apply for power. Septic tanks required within 1,000 feet of the ocean or on lots smaller than one acre. Others can use cesspools currently. For more info on HPP go to: <http://www.hawaiianparadisepark.org/>

**ORCHIDLAND ESTATES:** 2,491 lots from 1 to 3 acres. Pavement on main roads which is being extended. Side roads are graded and cindered. No CCRs; road maintenance is \$65 annually. Lava Zone 3. Catchment water; SSPP may apply for power. Need to verify whether septic or cesspool.

### AINALOA:

3,637 lots that are around 12,000 square feet with some paved roads and some cinder. There are CCRs and association dues are \$90/year. Lava Zone 3. Catchment water and SSPP may apply for power. Septic tanks required.

**HAWAIIAN BEACHES, PARKS, SHORES, & SHORES RECREATIONAL ESTATES:** 3,195 lots from 9,000 square feet to 20,000 square feet all with paved roads, private water, power and phone; lots closer to the ocean are smaller. Only Shores Rec. has CCRs; private paved roads (remainder are county) and a community center and annual association dues of \$210. Lava Zone 2. Septic tanks required. Currently the private well for Hawaiian Beaches, Parks, and Shores has reached capacity and no new water meter accounts will be given until a new well is drilled and operational.

**NANAWALE ESTATES:** 3,440 lots of approximately 8,040 square feet on average, some larger. Main roads are paved, remainder are cinder. Water is by catchment, power available if Albizia trees not in the way. CCRs apply and annual association dues are approximately \$50 for lots and \$100 for homes per year. Lava Zone 2. Septic tanks required.

LEILANI ESTATES: 2,266 lots normally 1 acre in size. Roads are paved, water is by catchment, power is available. There are CCRs and annual association dues of \$63. Lava Zone 1. Cesspools currently allowed.

PUNA BEACH PALISADES: 151 lots approximately half acre in size. Roads are county and paved, water is by catchment, SSPP for power is \$2,820 per lot. There are CCRs, but no dues. Lava Zone 2. Septic tanks required.

KALAPANA SEA VIEW ESTATES: 993 lots 7,500 square feet and larger. Roads are paved, SSPP applies and is \$2,820 to connect to power. CCRs apply, roads are county, annual association dues are \$25. Lava Zone 2. Must use septic tanks towards front but can still use cesspools towards the back.

#### KAPOHO

BEACH LOTS: 185 lots from approximately 6,000 square feet and up. Roads are paved and private. Electricity available. Private water company, Kapoho Water Co., provides water. The bylaws of the Kapoho Beach Community Association, a road and maintenance association, apply and annual association dues are \$125 per vacant lot, \$250 per lot and house per year. Gated community. Lava Zone 2. Septic or aerobic septic tanks are required.

#### HAWAIIAN

ACRES: 3,944 lots and most are 3 acres. Private cinder roads some of which are rough. Voluntary road maintenance dues of \$25 per year. No CCRs. One area of subdivision is prone to flooding. Water is by catchment, SSPP applies and varies. Cesspools allowed. Lava Zone 3.

#### FERN

ACRES: 2021 lots and most are 2 acres. Most roads are paved and private. Annual road maintenance fees are \$75; association dues are \$25 and voluntary. Overhead electric is through the community association and costs \$600 per lot. This figure should be verified. Cesspools are allowed. Lava Zone 3.

There are many other subdivisions not addressed here. The newspaper at one time printed that there were over 55,000 lots in the Puna district and this district is bigger than the

island of O`ahu. Any specific lot should be thoroughly researched individually rather than relying on any information herein.