

US EPA ARCHIVE DOCUMENT



EPA Region 9 Brownfields Program Success Stories Former Hakalau Sugar Mill, HI



For the Hakalau Community, an Oceanfront Park is a Sweet Reuse for a Former Sugar Mill

Project Description

Property Address:	2306 Old Mamalahoa Highway, Hakalau, HI 96710
Property Size:	3.2 acres
Former Uses:	Sugar Mill
Contaminants Found:	None
Current Use:	Public park
Planned Use:	N/A
Current Owner:	County of Hawaii Department of Parks and Recreation

Project Partners

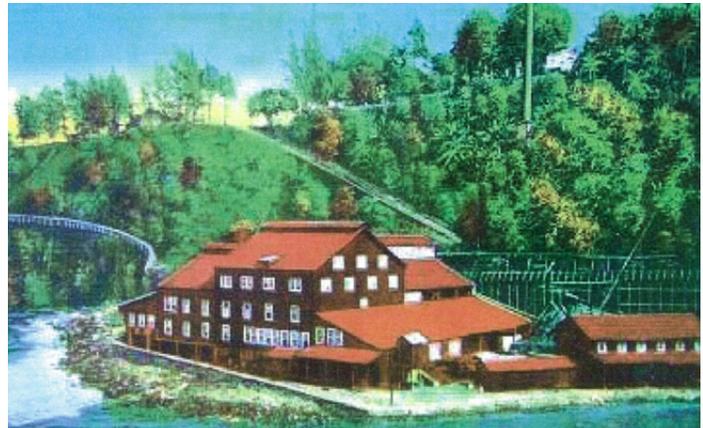
- Continental Pacific, LLC
- County of Hawaii Dept. of Parks and Recreation
- County of Hawaii Dept. of Environmental Management

Property History

The Hakalau Sugar Mill was built in 1890 by the Hakalau Plantation Company on the shores of Hakalau Bay, on the big island of Hawaii, which became a busy shipping port during the days of inter-island sailing ships. The mill was severely damaged by a tsunami in 1946 but rebuilt and resumed operation that same year. Sustained by the mill, Hakalau remained a thriving, multiethnic sugar plantation town up until the early 1960s, when operations began to decline. In 1974, with expenses outweighing demand, the mill shut down operations and the site became idle. Major mill structures were demolished and removed in 1979, though concrete slabs, partial walls, and remnants of the mill's cart rail and water flume were left behind to rust amidst the heavy vegetation. The dormant site was purchased by Continental Pacific, LLC in 2003, and donated to the County of Hawaii Department of Parks and Recreation in May 2006—the same month that the County of Hawaii received \$200,000 in Brownfields Assessment grants from EPA.



*The former sugar mill site, prior to cleanup and reuse (above);
An old postcard depicting the Hakalau Sugar Mill during its operation (below)*



Highlights

- Assessments funded through the EPA Brownfields grant found no evidence of hazardous contaminants left behind by the sugar mill's operation
- Property was donated to the County of Hawaii Department of Parks and Recreation by Continental Pacific, LLC in May 2006
- A group of local volunteers cleared all remaining debris from the site and provided the necessary landscaping improvements; picnic tables were donated by a local carpenters' union

Drivers for Redevelopment

This long-idle property, comprised of 3.2 acres of prime oceanfront land in Hawaii, was ripe for cleanup and redevelopment. A Phase I Environmental Site Assessment (ESA) in 2006, funded by the EPA Brownfields grant, uncovered no evidence of soil or ground water contamination at the site, clearing the path for reuse. The only tasks required before the site’s planned reuse as a public park were clearing of all remaining debris, and landscaping modifications such as public trails and oceanfront access.

Project Results

With assessments of the property giving a green light to cleanup and reuse, the oceanfront site was cleared of all debris by local volunteers and opened to the public as a recreational park in 2009. This state-owned park now features picnic tables (donated by a local carpenters’ union) and access to Hakalau Bay, and is enjoyed by hundreds of visitors a year.

Funding Information

\$200,000 EPA’s Brownfields Assessment Grant in 2006

Project Timeline

- 1974** The Hakalau Sugar Mill ceases operations
- 1979** Major structures demolished and removed
- 2003** Site is purchased by Continental Pacific, LLC
- 2006** County of Hawaii conducts EPA-funded environmental assessments indicating no major contaminants of concern
- 2006** Site is donated to the County of Hawaii Department of Parks and Recreation
- 2007-2009** Local volunteers clean remaining debris and prepare the site for reuse
- 2009** The property begins reuse as a public park

For additional information, please contact:

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