



Neighborhoods Workshop

Niu Valley - Kuli'ou'ou - Hawai'i Kai

Panelists:

Cherie Tsukamoto, R, Hawaii Life

Carole Manuwa, R, Coldwell Banker Realty

Moderator:

Peter Chessen, R, Coldwell Banker Realty

Niu Valley Neighborhood

- **Niu, or “coconut,”** valley is nestled between ‘Aina Haina and Kuli’ou’ou in East Honolulu
- Most of today’s Niu Valley real estate originated from Alexander Adams, who was given the land from Kamehameha I
- Estate was held by granddaughter Mary Lucas, who subdivided the area in 1950s. The area created by the filling of Kūpapa Fishpond is now the site of numerous oceanfront homes.
- Offered as affordable homes in good proximity to town.
- Layout of single family residences – large lots with wide streets.



***Niu Valley, Kalanianaʻole Hwy
1900s***

Kuli'ou'ou Neighborhood

- **Kuli'ou'ou meaning is sounding knee drum**
- Kuli'ou'ou is nestled between Niu Valley and Hawaii Kai and was the site of a large coastal wetland and pool named 'Elelupe
- Kuli'ou'ou was known to be a dairy farm. Residents received daily milk delivery
- Most homes were built in the 1950s and 60s
- While primarily single family homes, there are 3 condominiums in Kuli'ou'ou – Haleloa, Haleloa 2 & Kuli'ou'ou Kai (all townhome style)

Kuli'ou'ou Neighborhood

Celebrities who lived in Kuli'ou'ou

- Keanu Reeves' Family
- Robi Kahakalau
- Olin Kruetz
- Green Band
- Mana'o Company

Rooted in Kuli'ou'ou Valley

Descendants of Charles and Rose Reeves total more than 500

By Will Hoover and Wade Shirkey
ADVERTISER STAFF WRITERS

Early this morning, if all goes according to plan, a handful of Kuli'ou'ou Valley residents will gather outside the house at 360 Kuli'ou'ou Road and proceed on foot to Nālealoha Place, the dusty lane a short distance away. There, official greeter Keolani Nee, chanting in Hawaiian, will call out neighbors one by one and welcome them into the fold.

The growing procession will continue on to the next lane, and then the next, calling out and welcoming more and more neighbors, until, by the time it reaches Manukapu Place — three tenths of a mile from its starting point — the throng will number more than 150 people.

Each one is linked to Charles Armistead Reeves and Rose Lokalia Miguel Reeves, who were married in 1903 and raised nine children.

Reeves' descendants have scattered since the clan's beginnings. Amazingly, though, of the more than 500 kinsfolk, 29 families still reside in 26 homes within the original nine-acre Reeves homestead tract in Kuli'ou'ou Valley — a virtual one-family village.

Today's procession marks the "10th Annual Reeves 'Ohana Kuli'ou'oulympics" — the latest in a long line of excursions hatched by the family to throw a reunion, play games, eat lots of food and acquaint younger members with their relatives, past and present.

The games consist of obstacle courses, volleyball, three-

Of the hundreds of Reeves' family relatives who have scattered far and wide since the clan began in 1904, today 29 families in 26 homes still reside within the original nine-acre family homestead in Kuli'ou'ou Valley — a virtual one-family village.

Rose Lokalia Miguel Reeves, circa 1930s

1ST generation, PARENTS	Charles Armistead Reeves				Rose Lokalia Miguel				
	Charles	William	Joseph	Henry	Elizabeth	Alfred	Lacy	Wallace	Barned
2ND generation (1904-1921)	4	4	4	9	3	9	9	5	5
3RD generation (1924-1961)	9	26	8	17	10	24	25	10	12
4TH generation (1941-1997)	15	70	5	18	20	16	30	10	11
5TH generation (1962-2002)	3	43	0	2	3	3	5		
6TH generation (1980-2002)									
7TH generation (1998-unknown)				2					

Jeff Womler • The Honolulu Advertiser

Bobbi Ka'aihili takes pictures of family members at Kāhala Beach park. The Reeves family gatherings are designed to acquaint younger family members with their relatives, past and present.

See REEVES, A6



Hawaii Kai Neighborhood

Celebrities who lived in Hawaii Kai

- Henry Kaiser
- Jackie Onasis
- Dolly Parton
- Dog Chapman

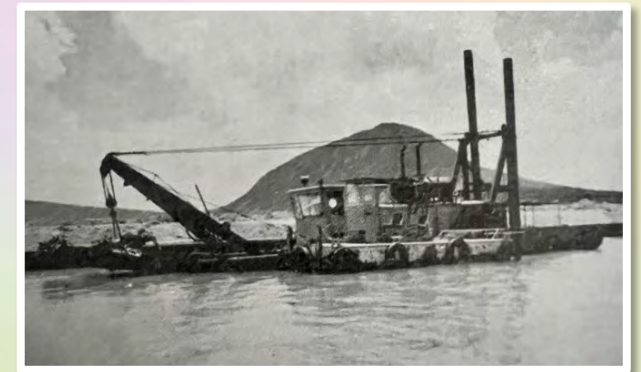


Hawaii Kai Neighborhood

- Origin as a Hawaiian fish pond, **Kuapa** or “wall of fish pond (523 acres). Largest among the Hawaiian islands
- Barrier built to farm mullet – mullet can still be found throughout the marina
- Hawaii Kai is one of Oahu's premier planned communities, developed by Henry Kaiser in the 1950s.
- Hawaii Kai was formed by dredging and filling Kuapa Pond in 1959.



1953. Taken from Koko Head, looking across Kuapa Pond into Hahaione Valley



Dredging was a familiar sight to Hawaii Kai residents for many years

Hawaii Kai Neighborhood



1961. Marina 1-E (area between Hawaii Kai Drive and Kawaihae Street). First Marina homes built on the undeveloped Kuapa Pond sold for as little as **\$19,000**



1961. Mr. and Mrs. Paul Clakins, center, are credited as being the first residents to move into Hawaii Kai



Hawaii was the first state to adopt a condominium law in the United State and Kaiser built the first low-rise condominiums in Hawaii, Terrace Lanais on Kawaihae Street

Hawaii Kai Neighborhood



Few houses start to show up in Maunaloa Triangle in 1961

INTERESTING FACT

- **1960.** First homes in the Maunaloa Triangle ranged in price from **\$40,000** to the low **\$50,000's**
- Hundreds of people came to see models but few bought
- Same happened when the first homes on the Marina were opened for inspection, starting at **\$19,000.**

Surveys indicated the public liked the houses and thought they were of good quality – but Hawaii Kai “was so far out of town”. There was only a narrow two-lane road and they feared traffic congestion.



Niu Valley – Kuliouou – Hawaii Kai

Historical Statistics

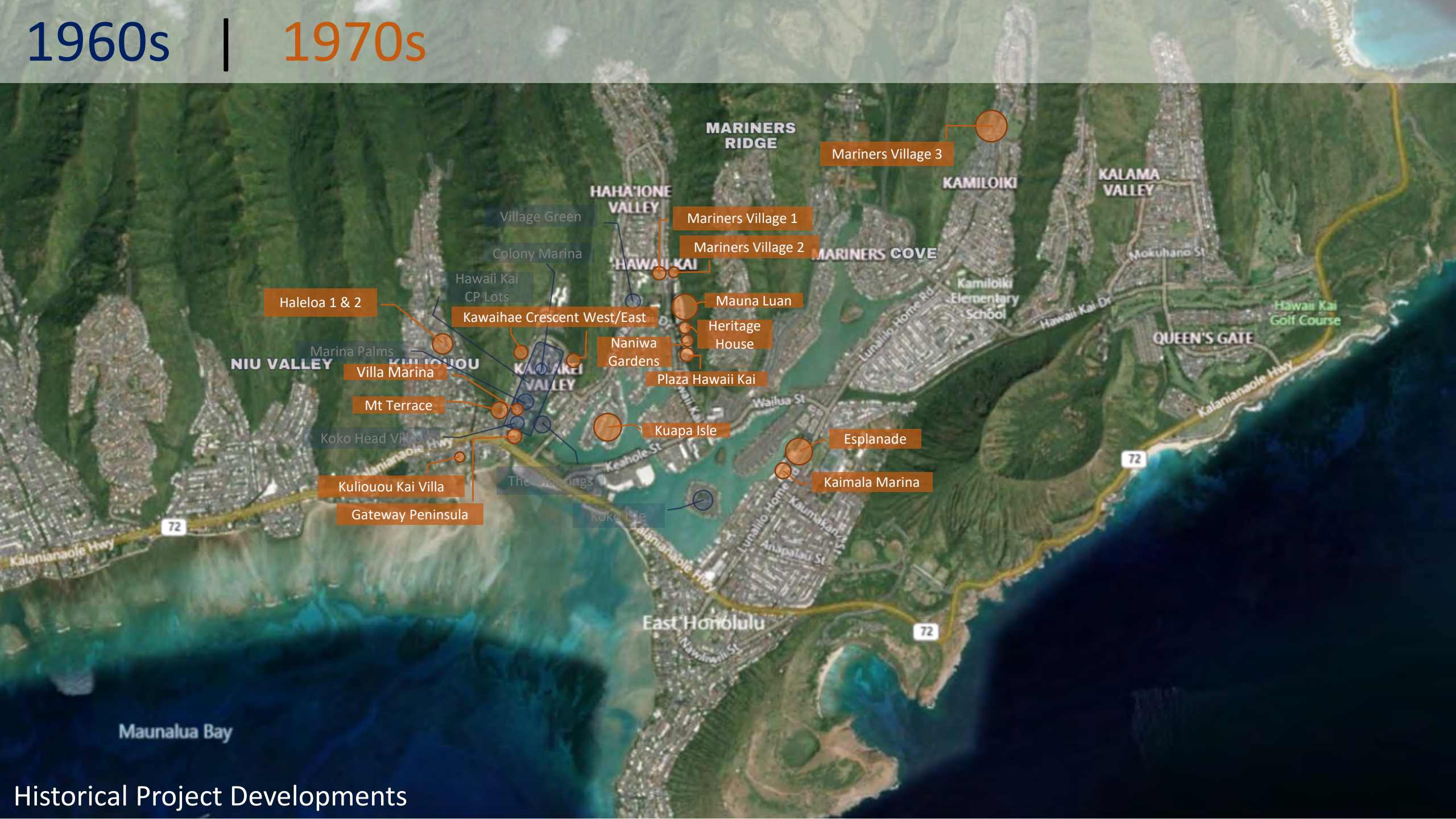
1960s



Historical Project Developments

1960s

| 1970s



Haleloa 1 & 2

Villa Marina

Mt Terrace

Koko Head Villas

Kuliouou Kai Villa

Gateway Peninsula

Kawaihae Crescent West/East

Hawaii Kai CP Lots

The Moorings

Kuapa Isle

Kaimala Marina

Plaza Hawaii Kai

Heritage House

Mauna Luan

Mariners Village 2

Mariners Village 1

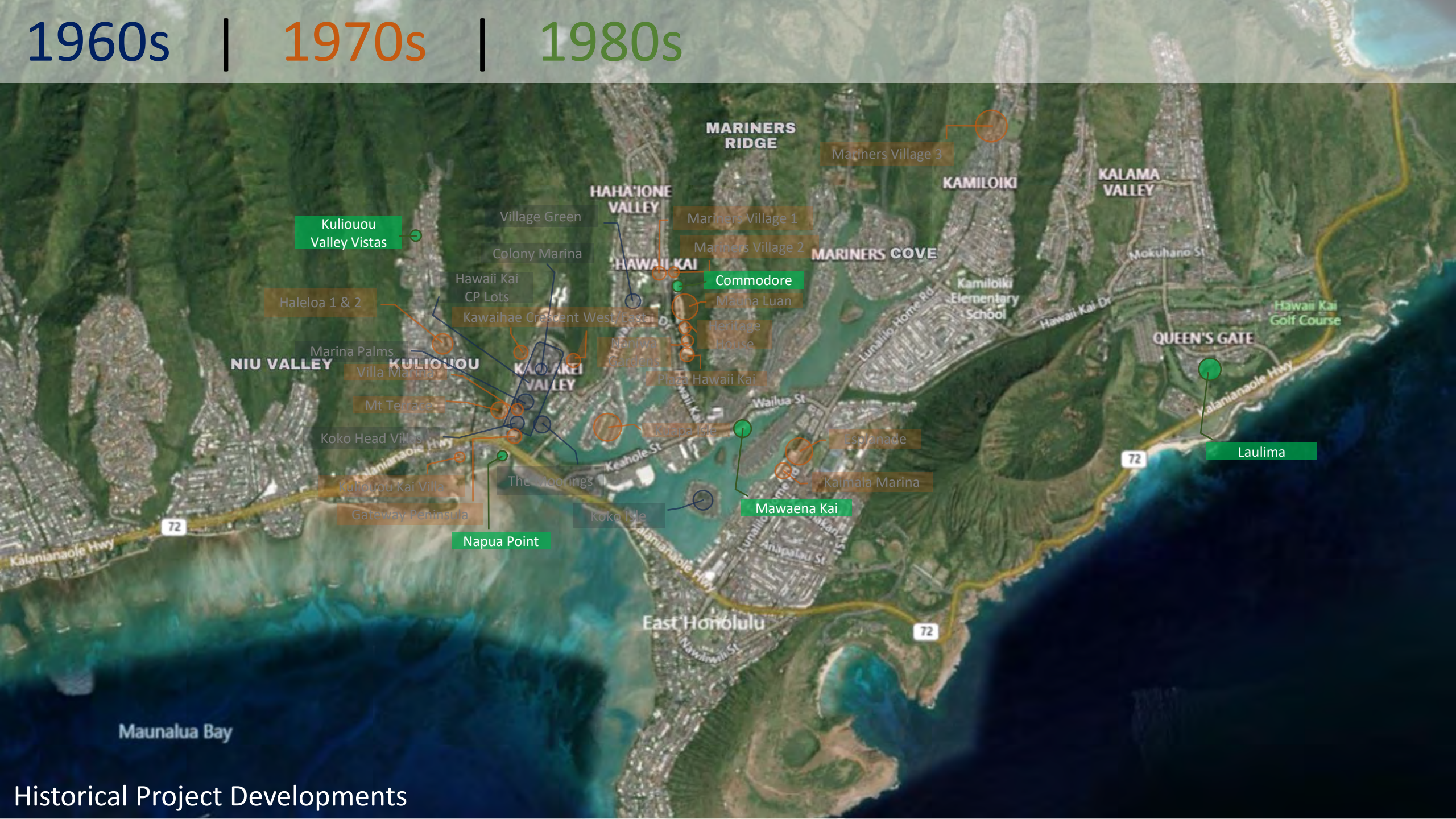
Mariners Village 3

Esplanade

1960s

1970s

1980s



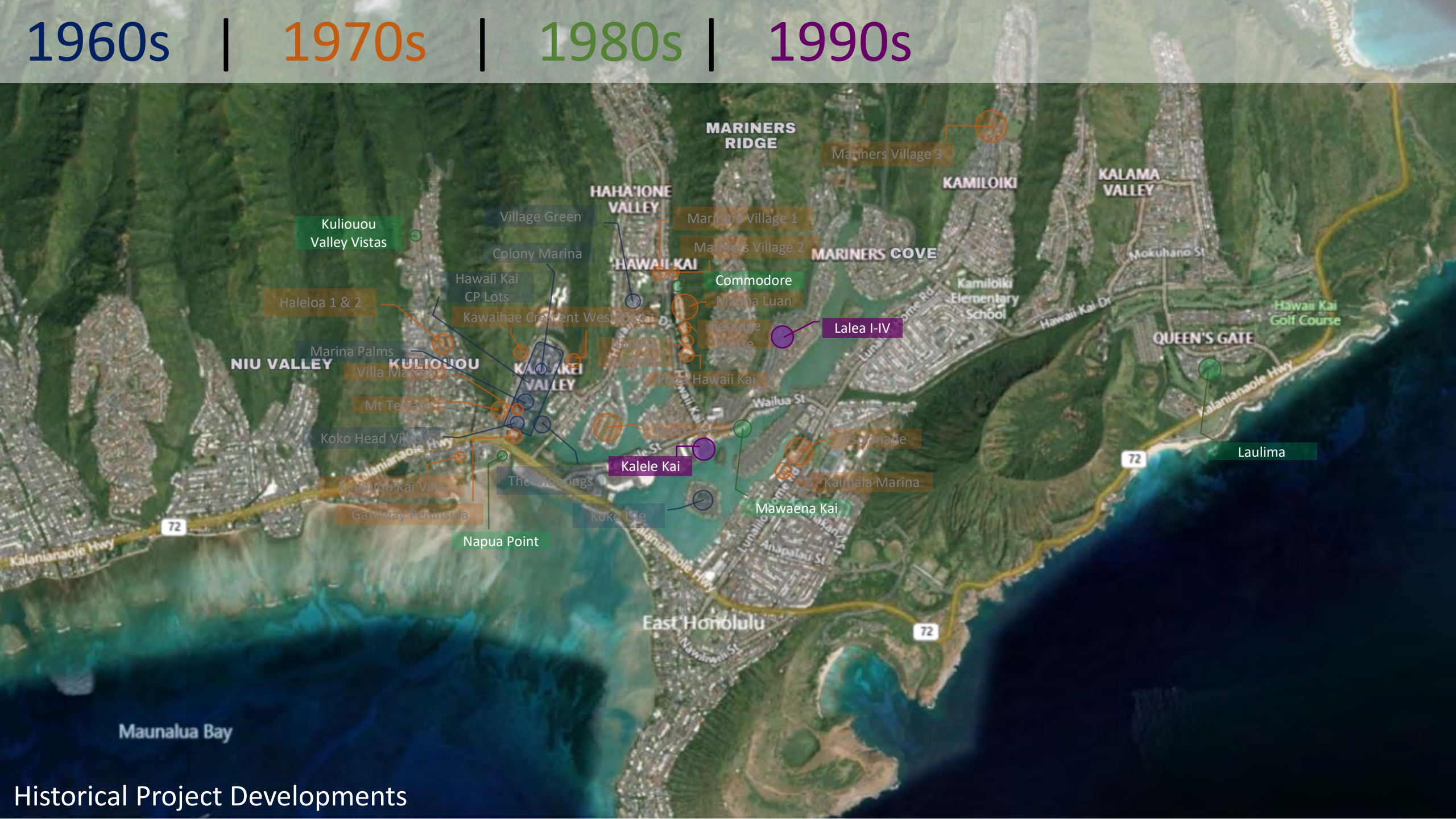
Historical Project Developments

1960s

1970s

1980s

1990s



Kuliouou Valley Vistas

Haleloa 1 & 2

Ni'u Valley

Kuliouou

Mt Tenaka

Koko Head Vistas

Kuliouou Kai Villa

Gateway Peninsula

Napua Point

Village Green

Colony Marina

Hawaii Kai CP Lots

Kawaihae Crescent West/East

Marina Palms

Villa Maunaloa

The Moorings

Koko Isle

Hahaione Valley

Hawaii Kai

Naniwa Gardens

Kalele Kai

Mariners Ridge

Mariners Village 1

Mariners Village 2

Commodore

Mauna Luan

Heritage House

Plaza Hawaii Kai

Waiopa Isle

Mawaena Kai

Mariners Village 3

Kamiloiki

Mariners Cove

Kamiloiki Elementary School

Lalea I-IV

Escplanade

Kaimala Marina

Kalama Valley

Mokuhano St

Queen's Gate

Laulima

Hawaii Kai Golf Course

East Honolulu

Maunaloa Bay

1960s

1970s

1980s

1990s

2000 to present



Historical Project Developments

1960s

1970s

1980s

1990s

2000 to present



Historical Project Developments

Historical Project Developments

All projects in Hawaii Kai up to ~1990 were Bishop Estate Leasehold

Developments Built Prior to 1960: Niu Valley – 286 units | Kuliouou – 307 units | Hawaii Kai – 66 units – (TOTAL – 659 units)

1960s

1970s

1980s

1990s

2000
to present

Niu Valley – 361 units
Kuliouou – 95 units
Hawaii Kai – 2,630 units
TOTAL SFH+CND = 3,086 units

Niu Valley – 62 units
Kuliouou – 186 units
Hawaii Kai – 5,055 units
TOTAL SFH+CND = 5,303 units

Niu Valley – 271 units
Kuliouou – 268 units
Hawaii Kai – 1,361 units
TOTAL SFH+CND = 1,900 units

Niu Valley – 62 units
Kuliouou – 186 units
Hawaii Kai – 5,055 units
TOTAL SFH+CND = 5,303 units

Niu Valley – 168 units
Kuliouou – 84 units
Hawaii Kai – 1,623 units
TOTAL SFH+CND = 5,303 units

~481 units

~2,164 units

~403 units

~512 units

~1,123 units

- Hawaii Kai CP Lots
 - Hale Makani Kai
 - Kala Kai Marina
 - Garden Lanai
- Marina Palms
- Koko Isle
- Colony Marina
- Moorings
- Village Green
- Koko Head Villas

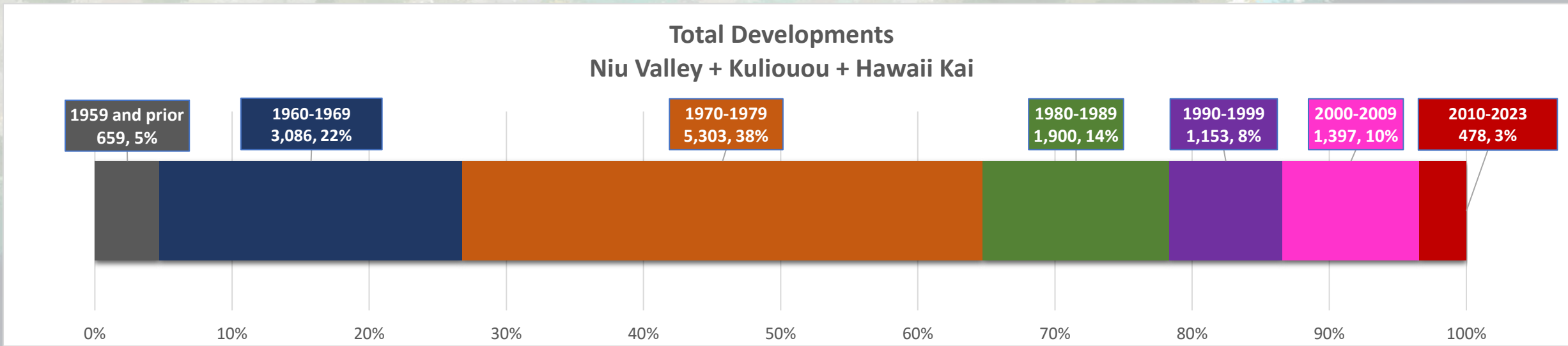
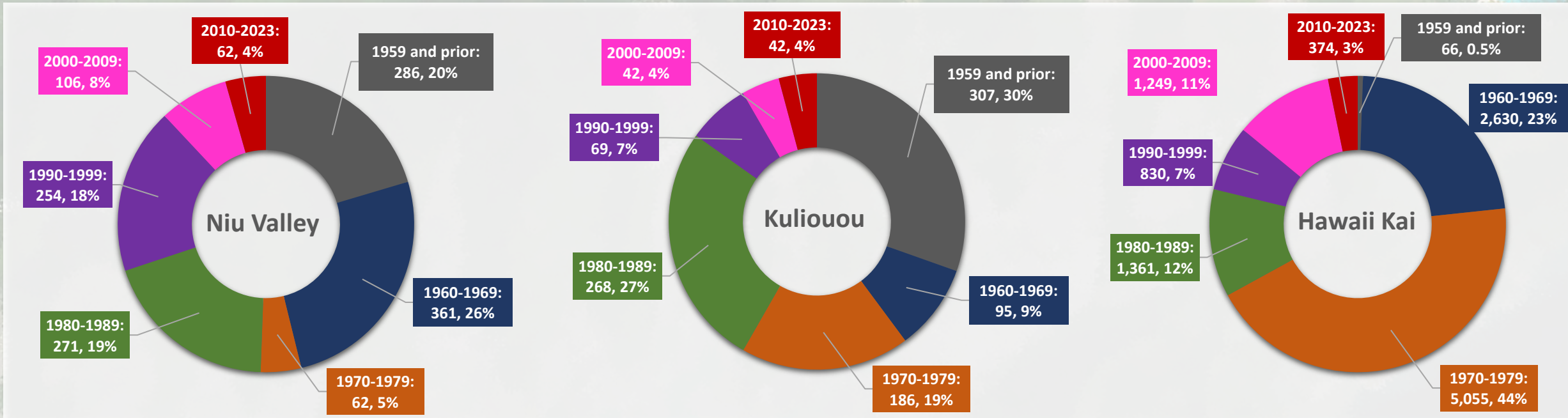
- Kuapa Isle
- Villa Marina
- Mariners Village 1
- Kaimala Marina
- Gateway Peninsula
- Mariners Village 2, 3
- Haleloa
- Esplanade
- Kawaihae Crescent West
- Kawaihae Crescent East
- Mt Terrace
- Plaza Hawaii Kai
- Heritage House
- Naniwa Gardens
- Kuliouou Kai Villa
- Mauna Luan
- Haleloa II

- Napua Point
- Commodore
- Kuliouou Valley Vistas
- Laulima
- Mawaena Kai 1, 2, 3
- Kuliouou Valley Vistas II

- Kalele Kai
- Lalea at Hawaii Kai
1, 2, 3, 4

- Kaluanui
- Kalama Ku'u
- Peninsula at Hawaii Kai
- Nanea Kai
- Colony at the Peninsula
- Moana Kai
- Hale Ka Lae

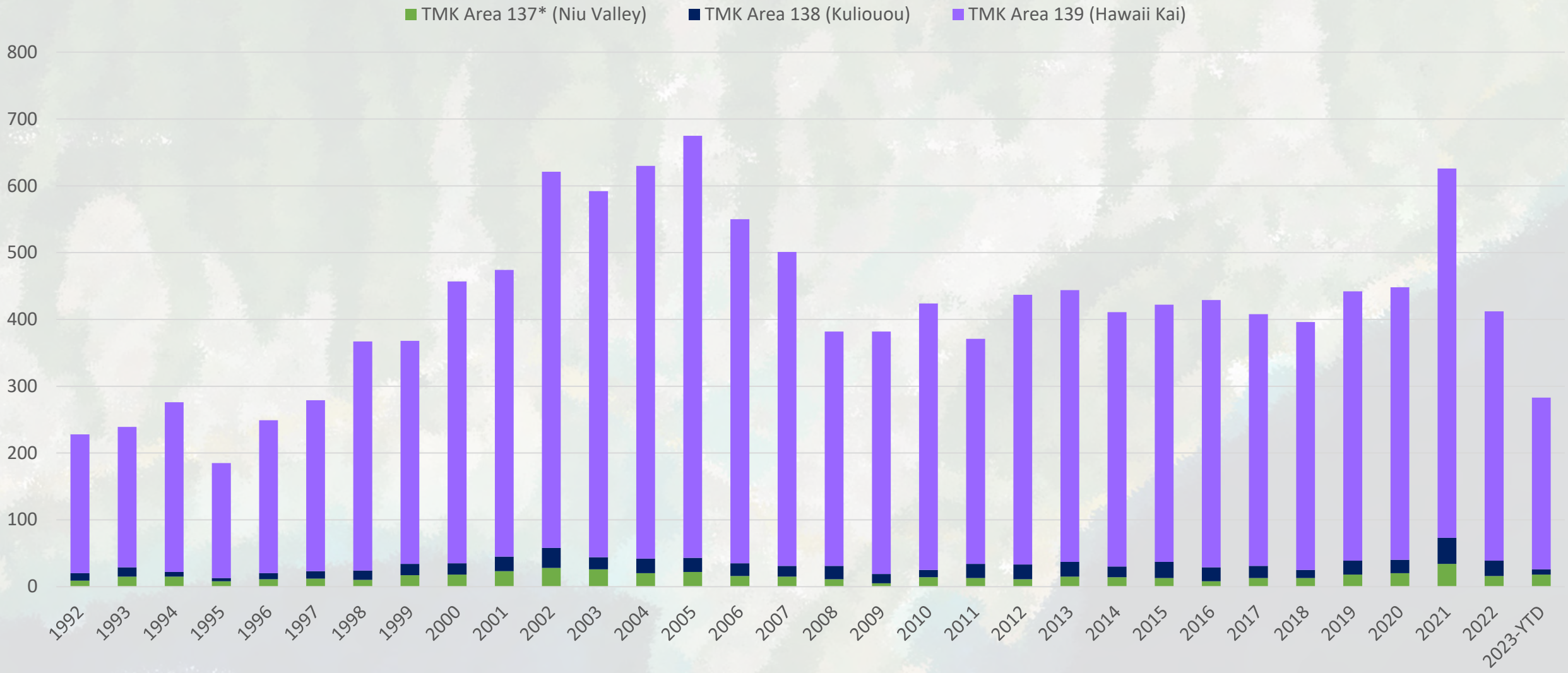
Historical Developments (Single-Family Homes + Condos: units built, %share)



Closed Sales

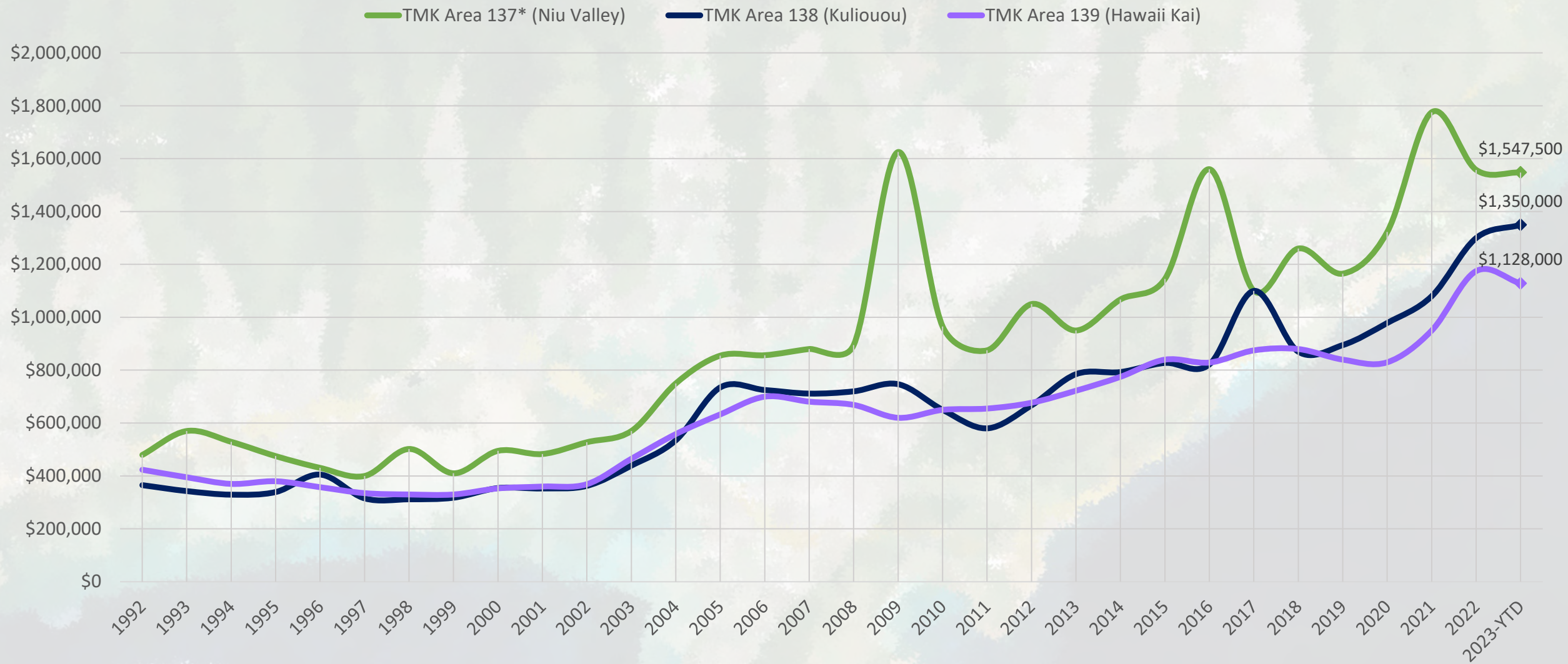
Niu Valley + Kuliouou + Hawaii Kai

Combined: Single-Family + Condo/Townhouse



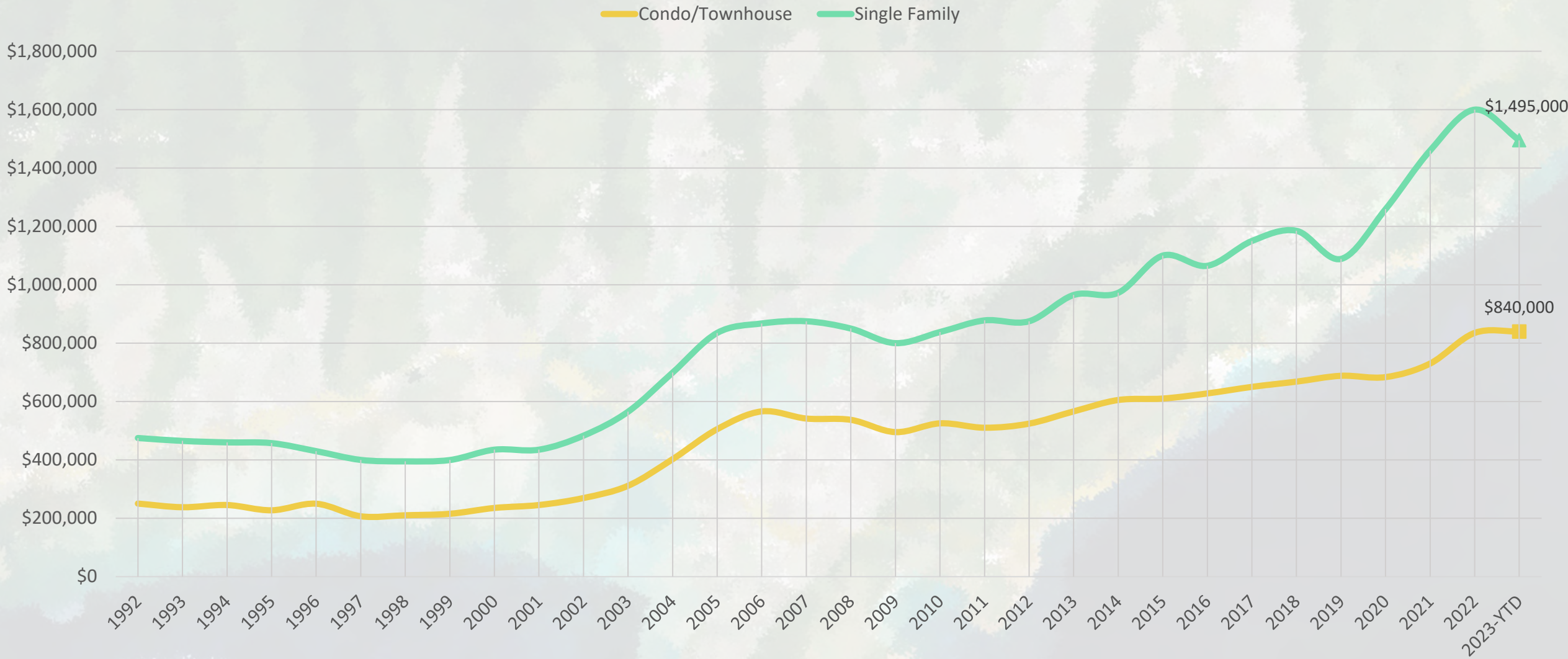
Median Sales Price by TMK Area

Combined: Single-Family + Condo/Townhouse



Median Sales Price by Property Type

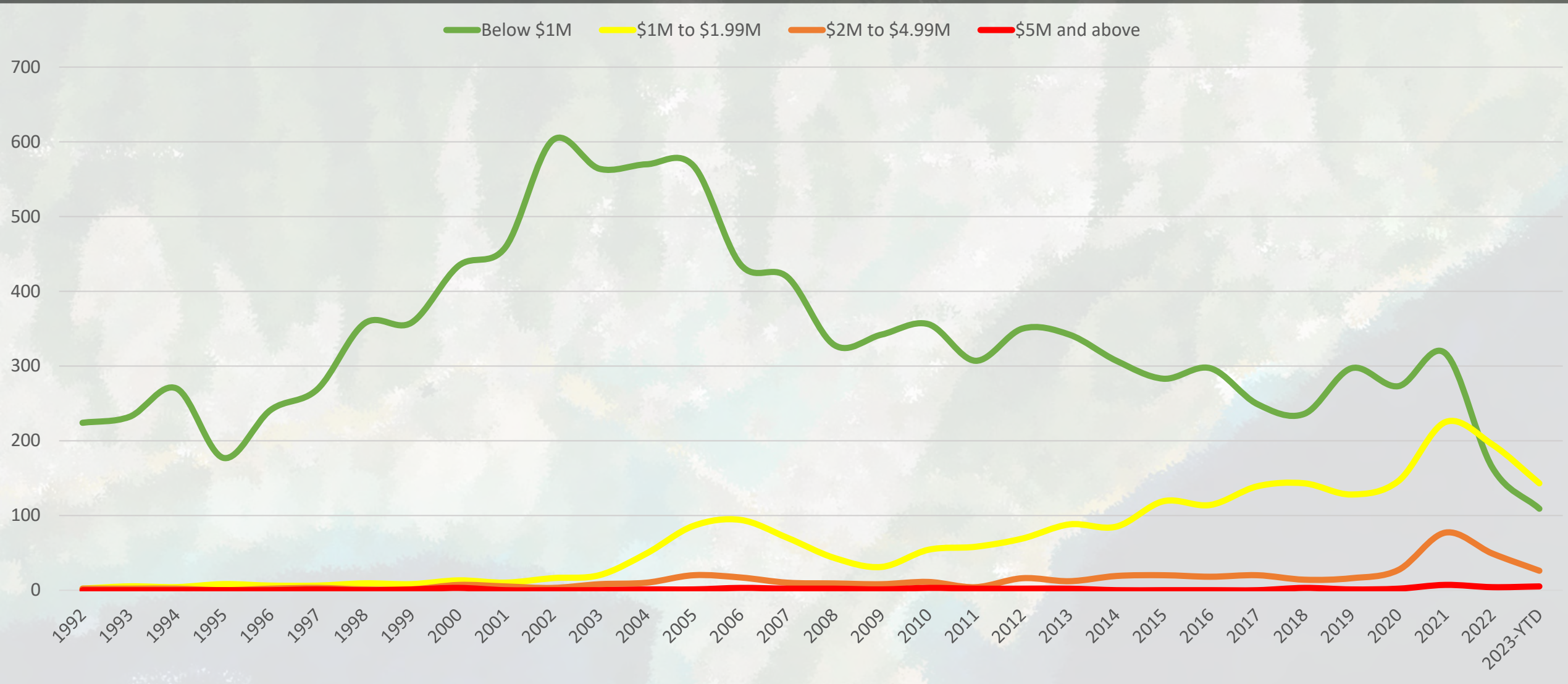
Niu Valley + Kuliouou + Hawaii Kai



Closed Sales by Price Range

Niu Valley + Kuliouou + Hawaii Kai

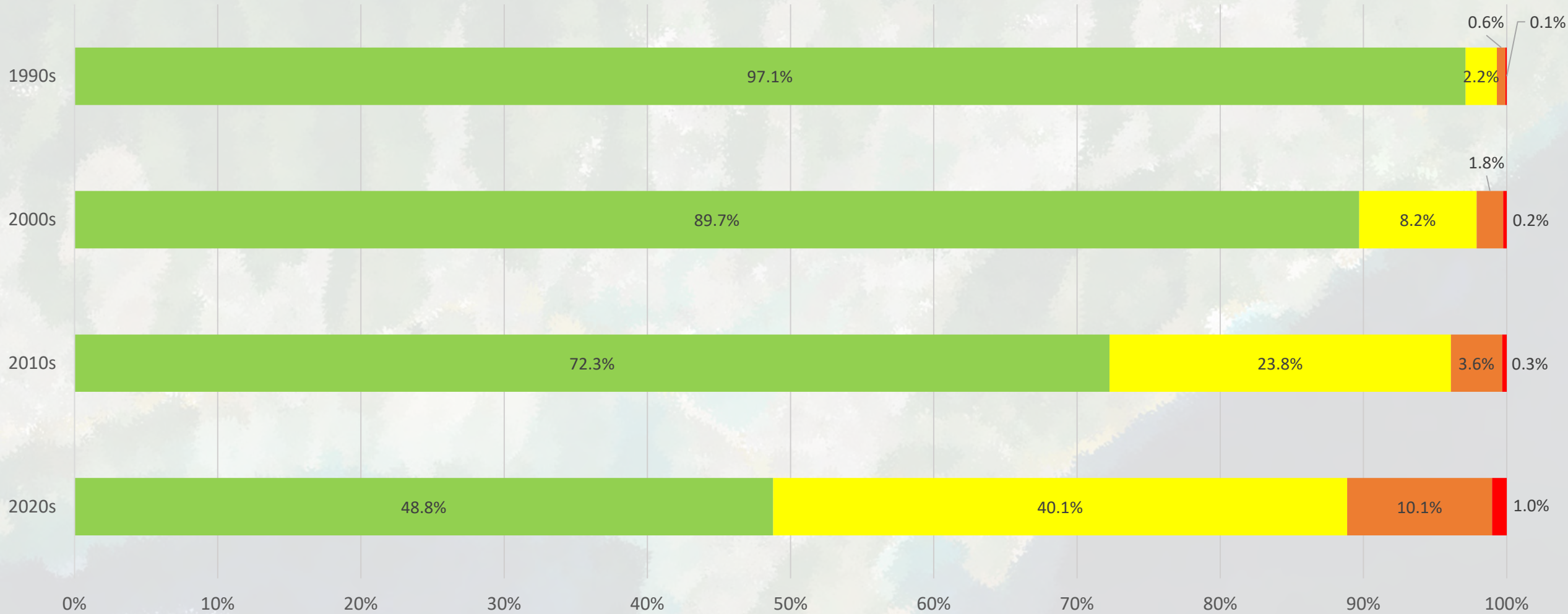
Combined: Single-Family + Condo/Townhouse



Percent Share of Sales by Price Range and Time Period

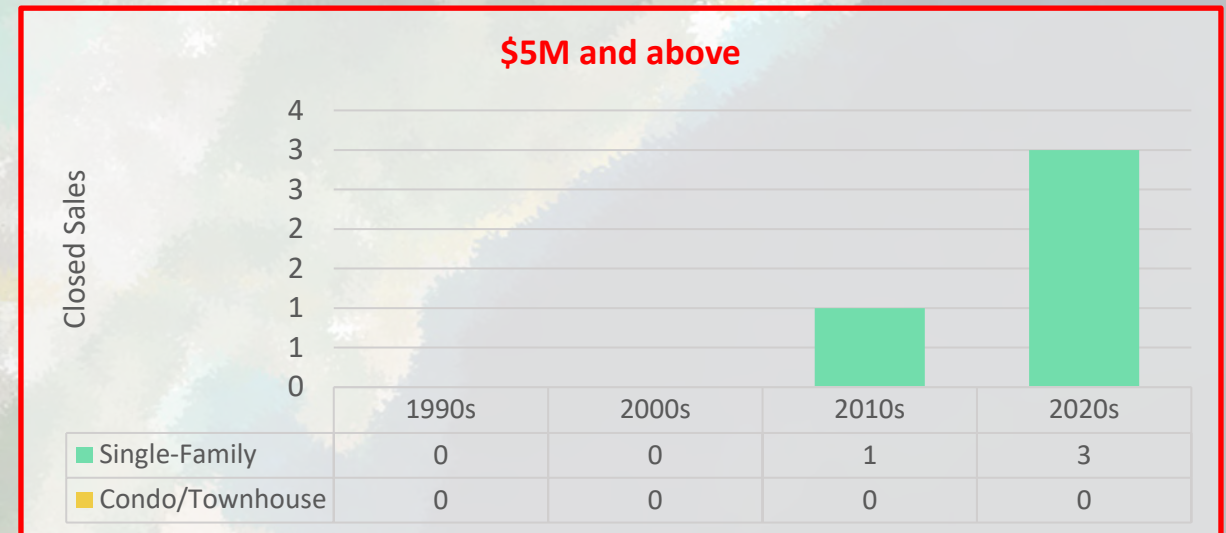
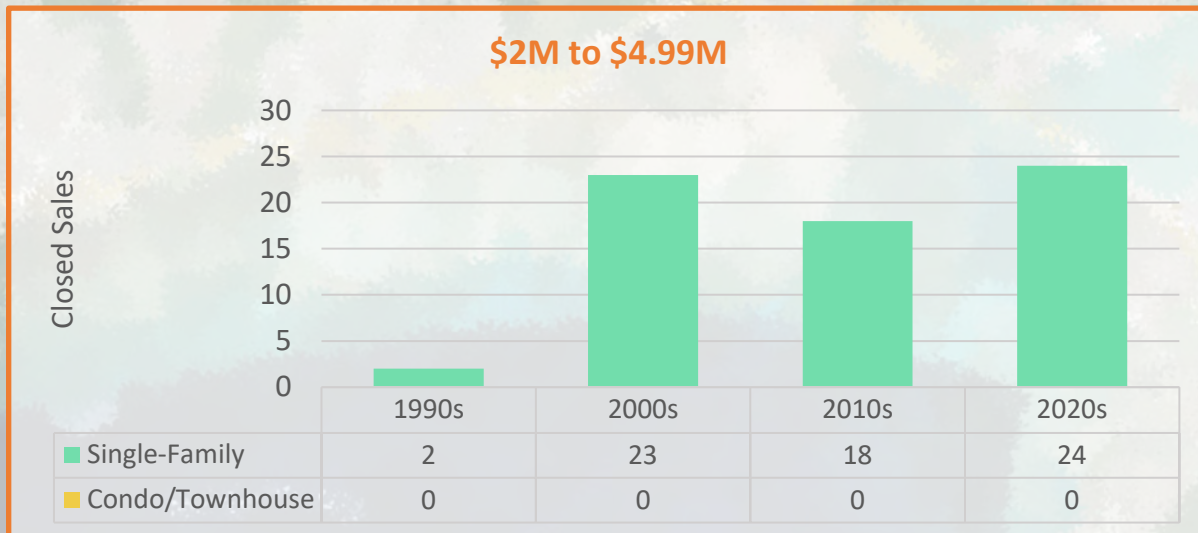
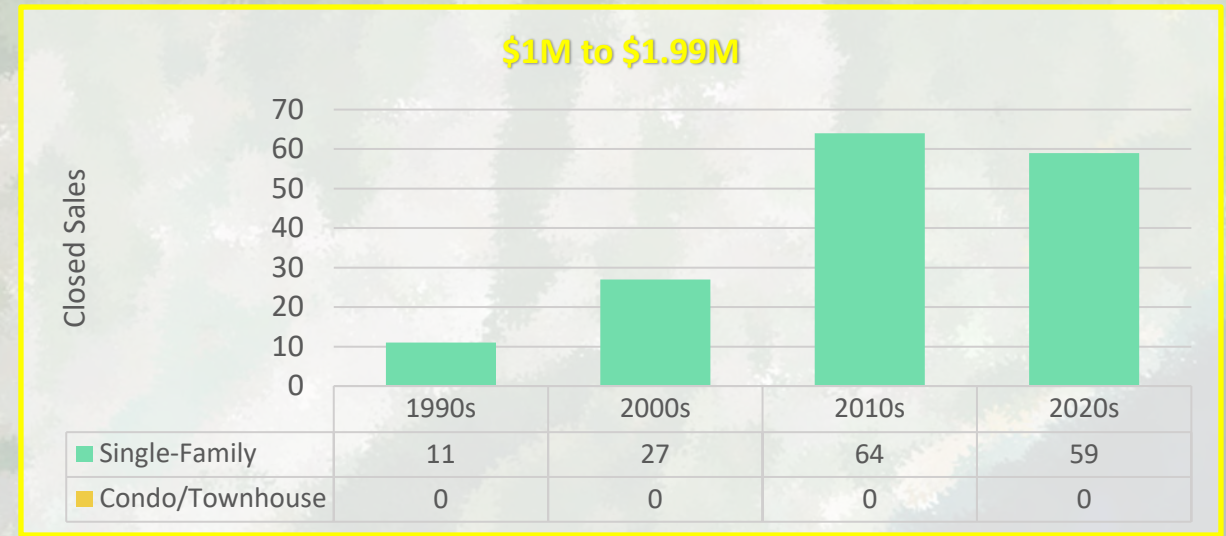
Niu Valley + Kuliouou + Hawaii Kai
Combined: Single-Family + Condo/Townhouse

■ Below \$1M ■ \$1M to \$1.99M ■ \$2M to \$4.99M ■ \$5M and above

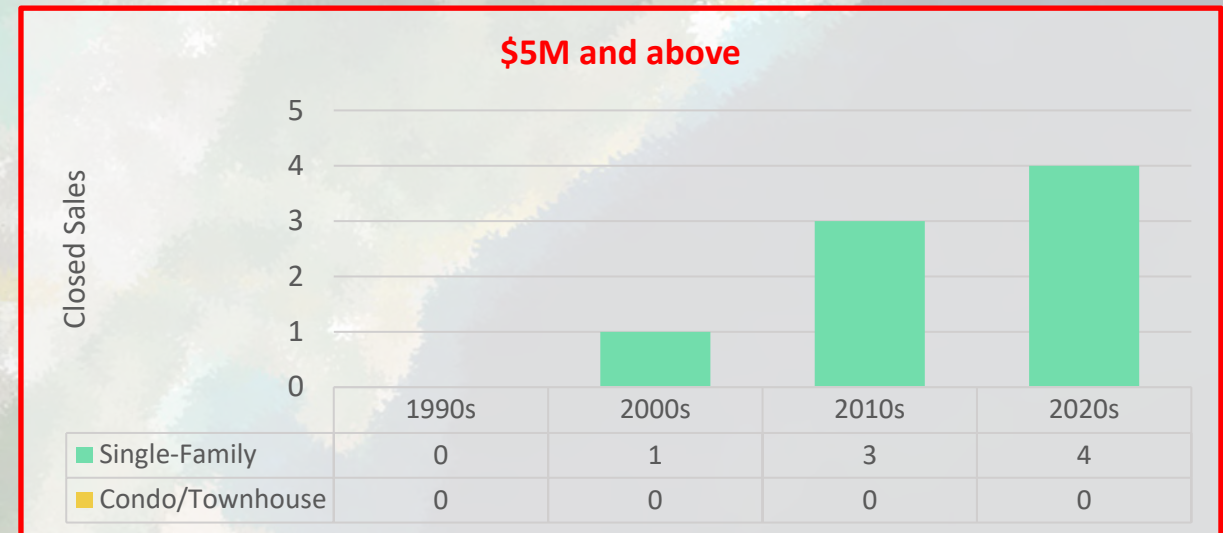
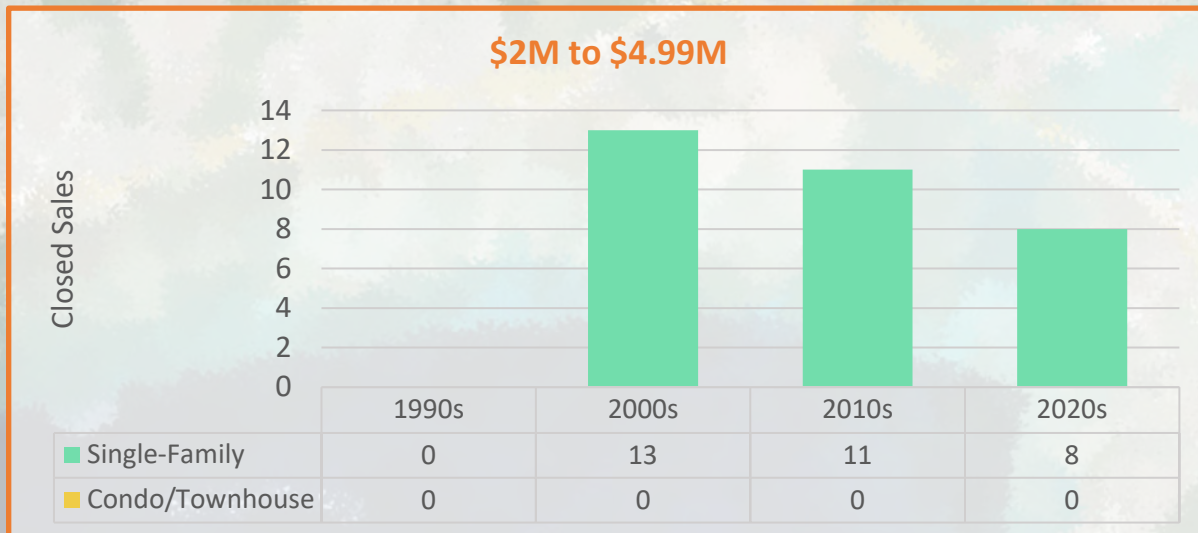
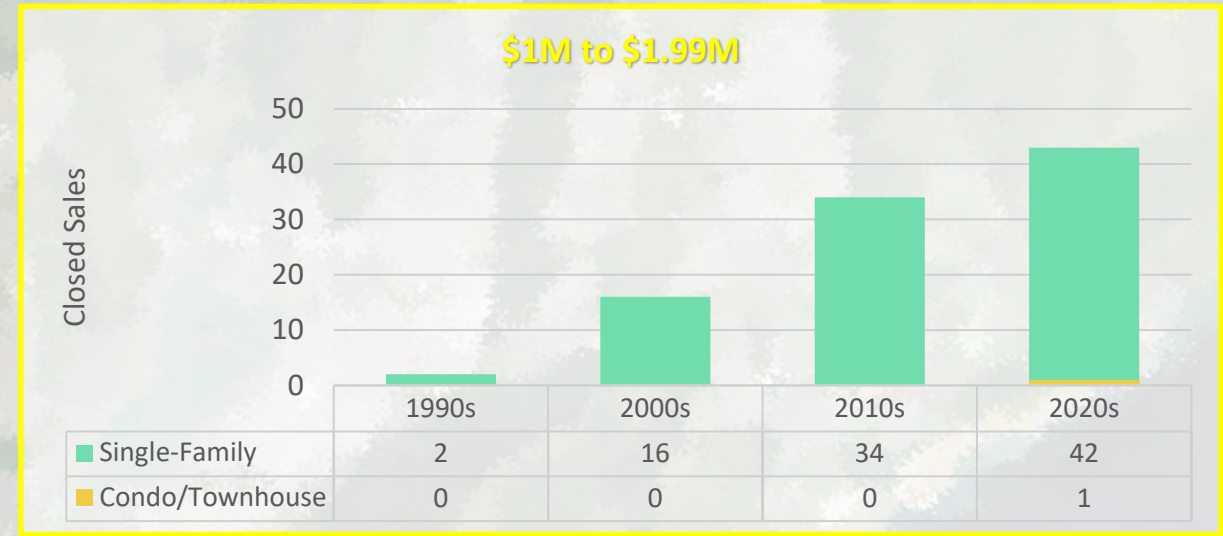
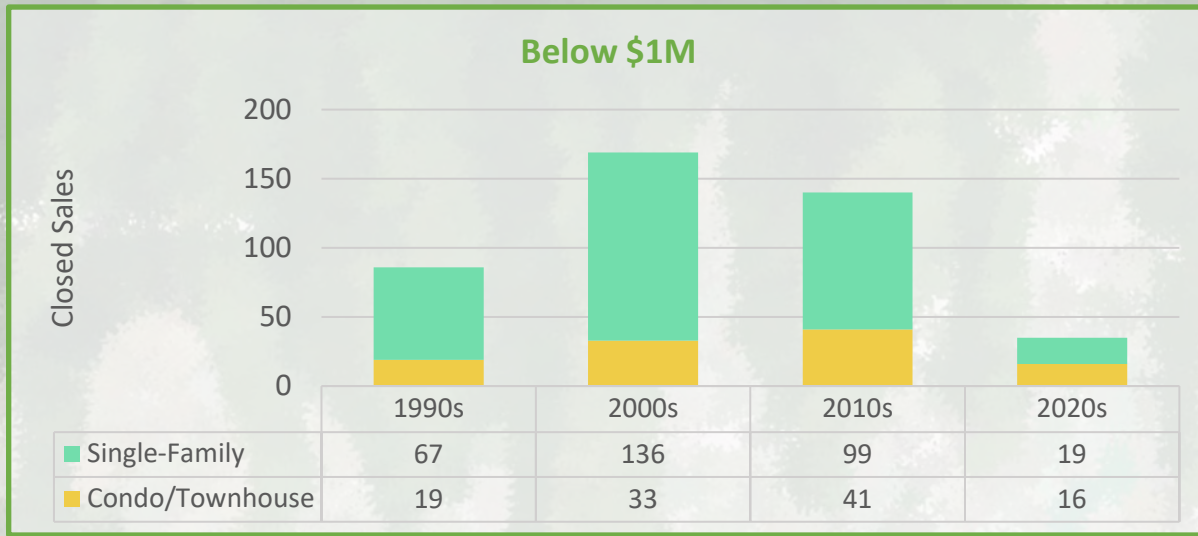


Closed Sales by Price Range and Time Period

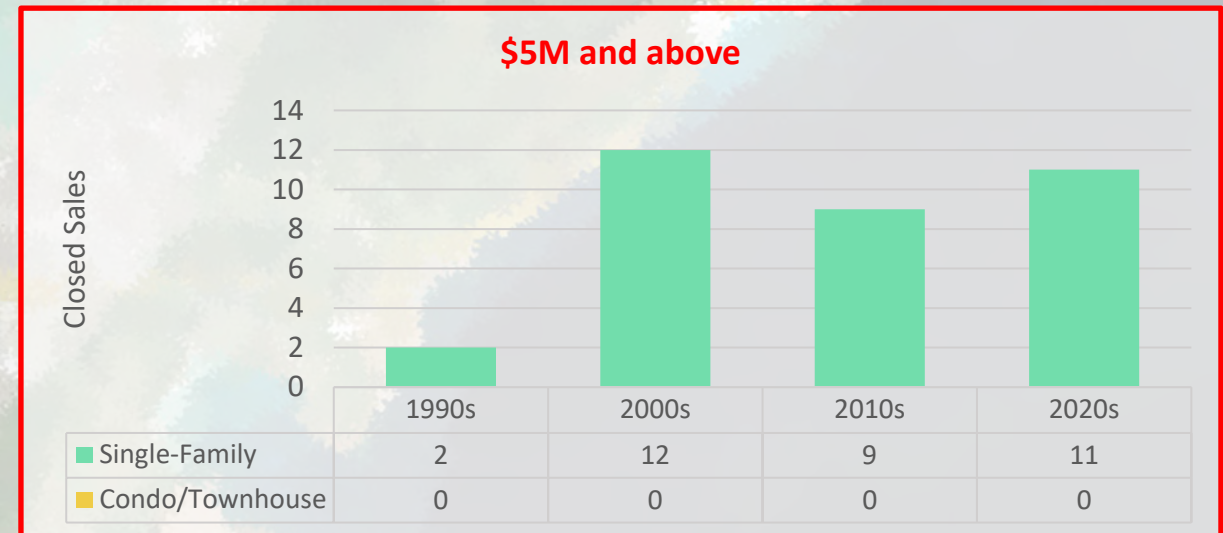
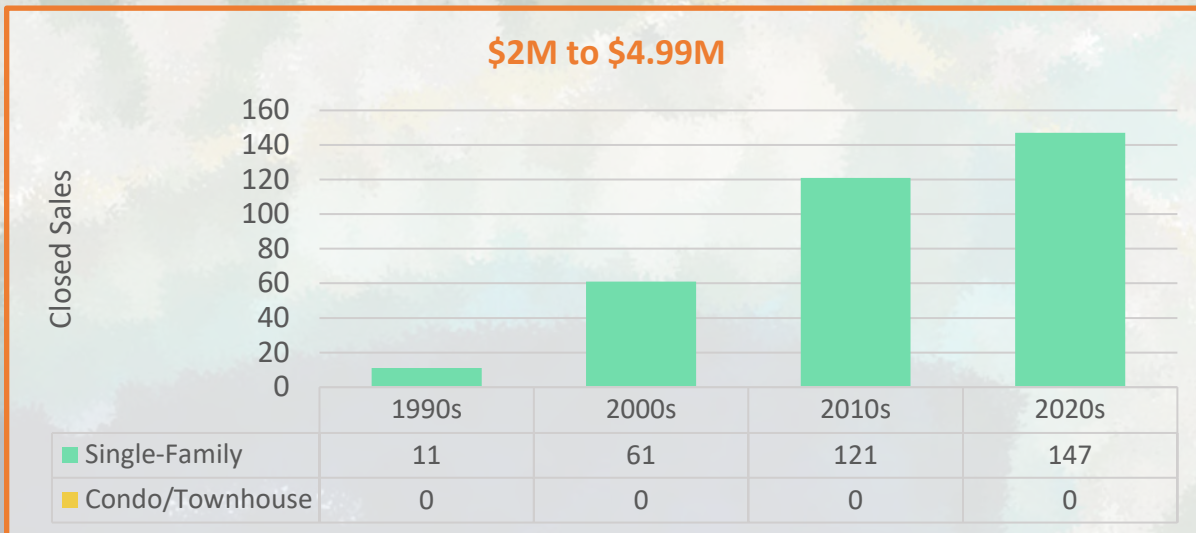
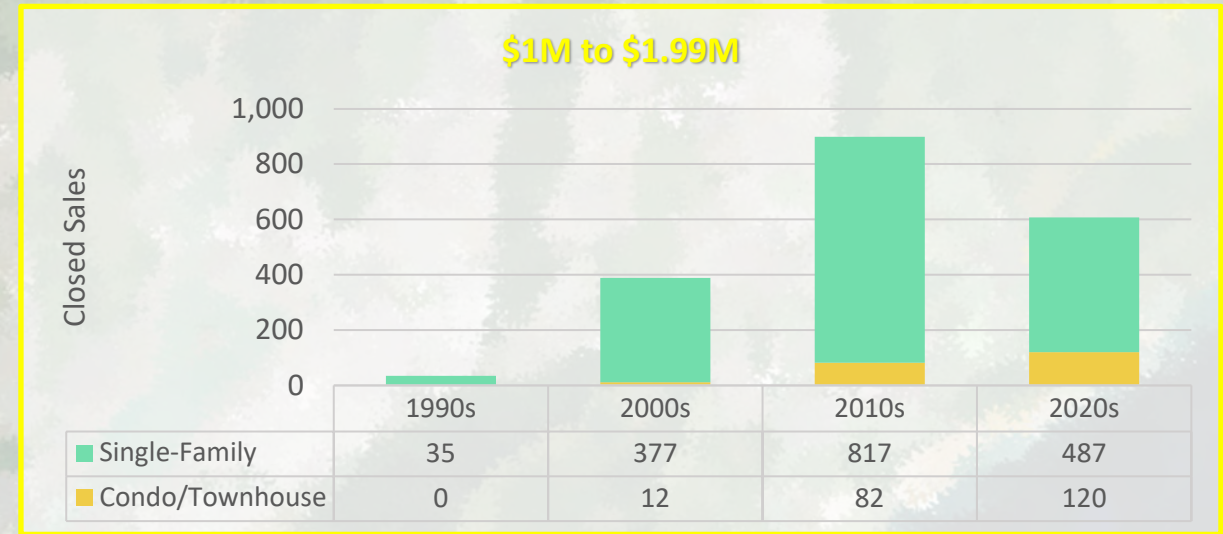
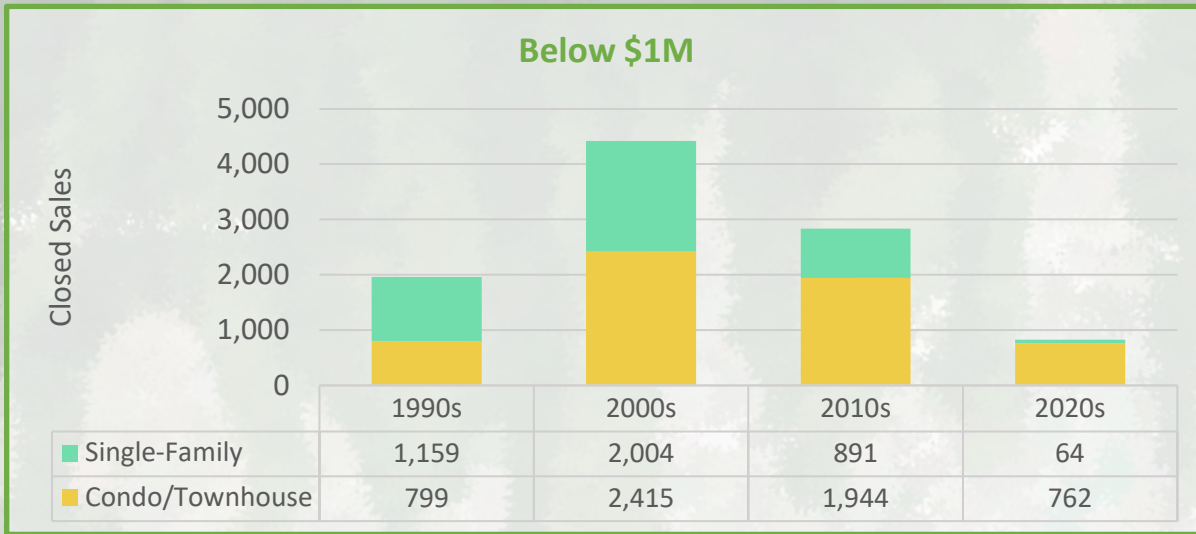
Niu Valley (TMK Area 137*)



Closed Sales by Price Range and Time Period Kuliouou (TMK Area 138)



Closed Sales by Price Range and Time Period Hawaii Kai (TMK Area 139)



Parks & Recreation

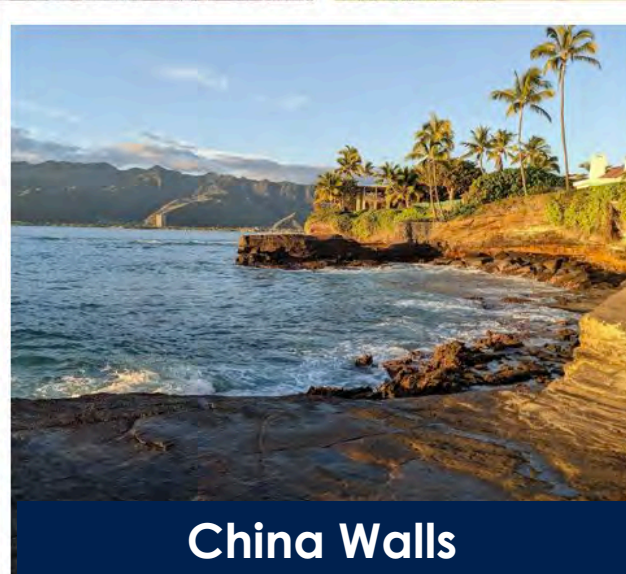
**Maunalua Bay
& Public
Boat Ramp**



Hanauma Bay



**Holona
Blow Hole**



China Walls

**Paiko Lagoon
Bird Sanctuary**



Parks & Recreation

Sandy Beach



Pahua Heiau



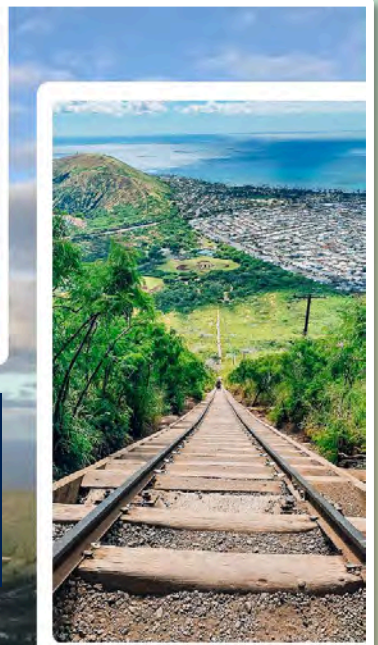
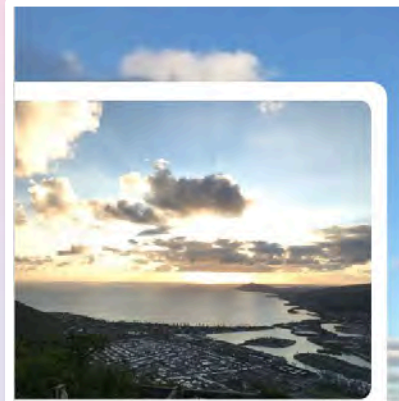
Keawawa Wetlands



Haweia Heiau



Koko Crater



**Koko Crater
Botanical
Gardens**

Koko Crater Stairs

Ka Iwi Coast



Shoreline Clean-Up



Hawaii Kai Holiday Parade

The Hawaii Kai Holiday Parade is a much anticipated and cherished community tradition (since 1969) in East Oahu.

The Parade is jointly sponsored by the **Hawaii Kai Lions Club** and the **Koko Marina Shopping Center** and has annually been held on the Saturday following Thanksgiving.





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Questions & Answers

Mahalo

**Honolulu Board of REALTORS® Winter GMM 2023
Niu Valley – Kuliouou – Hawaii Kai Workshop**

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