

# kapiwai

A modern return to living  
in the natural world

URBAN  
SANCTUARY  
-HNL-



Artist's rendering

## A Place to Call Home

### A SENSE OF PLACE

*Discovery of the Past  
Dictates the Future*

### BUILT TO LAST

*With Smart Design  
& Durable Materials*

### FOR EVERYONE

*A Community Dedicated  
to the Environment*

» Minutes from downtown. A world away.



Modern homes in a private streamside community  
minutes from the heart of downtown.

**kapiwai**  
urban sanctuary | honolulu



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Exclusive Project Broker  
Better Homes and Gardens Real Estate Advantage Realty  
Sisi Takaki, RA, MBA  
808.799.8800

Kapiwai is a new, beautiful and private community just moments from downtown in Pauoa Valley. This eco-friendly development has been designed with respect for the land and its history, with only twenty-four homesites available on fifteen acres of land along Pauoa Stream. Each homesite will be accessed from a new private road and serviced by underground utilities.

Life at Kapiwai starts by choosing your extraordinary 'fee simple' CPR homesite. From tree-top 5,500 sf sites offering expansive views without the burden of a larger yard, to incredible 18,000+ sf stream-adjacent estate sites, Kapiwai will fit your desires and your budget. Nearly every homesite overlooks and opens onto The Gardens, offering expansive views over the spring-fed stream, waterfalls, hiking paths, and the abundant stonework of ancient lo'i. Smart, simple condominium covenants prohibit further development and ensure that your lifestyle is preserved.

Each homesite is matched with a custom three or four-bedroom eco-luxury residence designed by world-renowned residential architects Mark de Reus and Joel Turkel and carefully adapted to each site by Dr. Janine Clifford of Honolulu. Constructed of high-strength steel, concrete, natural materials and quality finishes, every home can be customized with extensive choices in colors, finishes, and options.

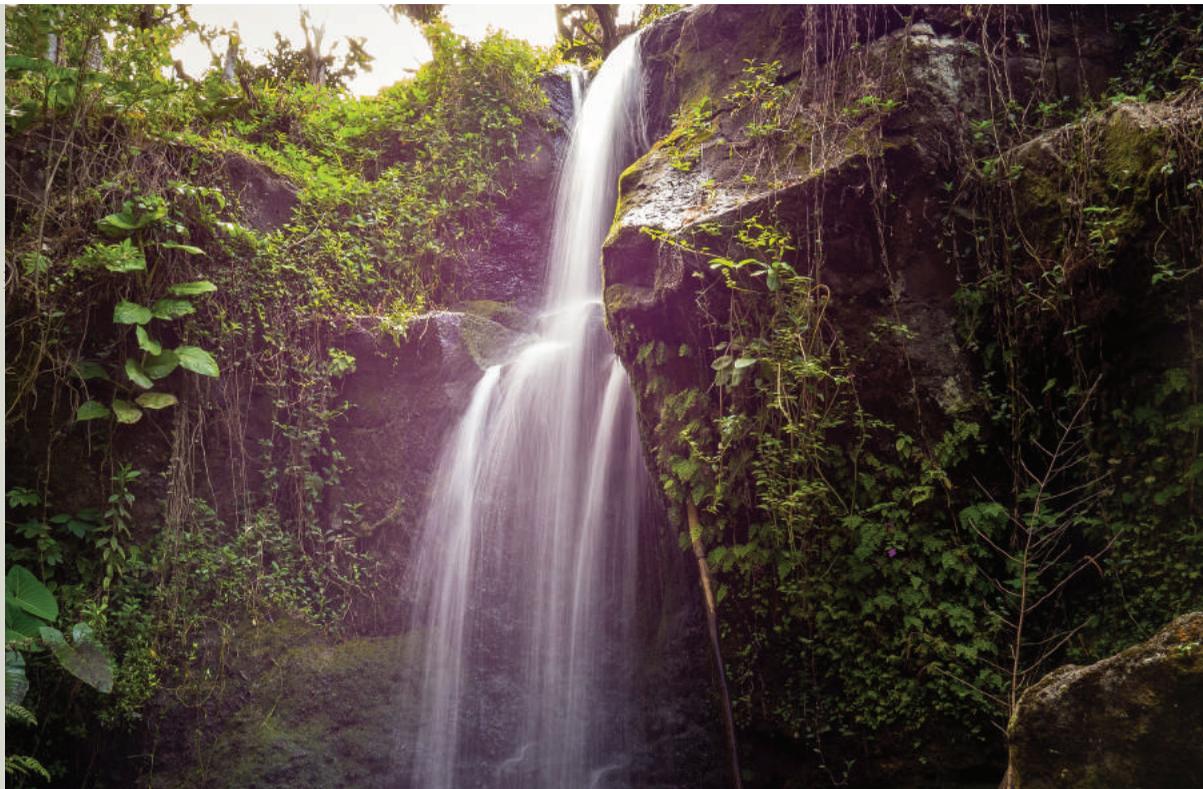
Limited Homesites and home packages are available.

A place of brilliant sunlight and iridescent rains, Kapiwai is...

**modern urban natural**



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# Welcome

► **In 2003, my partners and I discovered** 16 acres of densely overgrown land in upper Pauoa Valley, less than five minutes from downtown. In the years that followed, we uncovered a rich and vibrant history of these lands that have



been known from the time of King Kamehameha as Kapiwai – the land of sprinkling and wonderfully iridescent rain that is common in the mornings.

In first studying, and then restoring, what we now call “Kapiwai Gardens,” our vision has been of a sustainable, modern community that is at once at home in and respectful of this special place. Working with some of Hawaii’s most creative architects and planners, and some of its best engineers and builders, we have realized Kapiwai – a private community of only 24 homesites and

“eco-luxury” residences that will bring new life to this remaining vestige of Old Hawaii in the heart of Honolulu. We hope you enjoy reading about Kapiwai as an example of “sustainable luxury” in the 21st Century.

– Barry Sullivan

## **KAPIWAI TEAM:**

Better Homes and Gardens  
Real Estate Advantage Realty  
de Reus Architects  
Turkel Design  
Clifford Planning & Architecture LLC  
Jeff Brink Inc.  
Lyle Hamasaki Construction Inc.  
RMY Construction Inc.  
RPAPA Construction LLC

Kapiwai Gardens Inc.  
Pauoa Valley Preserve LLC  
Pauoa Valley Builders LLC  
Homeowners Design Center  
Studio Becker Hawaii  
87Zero Hawaii  
Hi-Tech Plumbing Corp.  
Cavanah Associates Inc.  
Monarch Insurance Services Inc.  
RevoluSun

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# Kapiwai: A Sense of Place

High up in Pauoa Valley, a new 15-acre, natural development will provide the best in modern living just minutes from busy downtown Honolulu.

► **An important agricultural site** for Native Hawaiians and immigrant communities for centuries, Kapiwai was used to house its workers and cultivate kalo, rice for sake, fruits, coffee and even a cattle farm. “When we first bought it, we didn’t know what we wanted to do,” says Barry Sullivan of

*“Even though we’re close to town, families can develop a connection to the land ... where kids can roam free rather than in a concrete jungle.”*



Developer Pauoa Valley Preserve LLC, who bought the land 12 years ago. “It was our discovery of the history that dictated the development.”

Sullivan says an important goal – to restore and renew use of the lo`i (agricultural terraces) – came from the realization that Kapiwai were important lands held by royalty and actively cultivated for centuries. “Every photo we could find showed this robust, bountiful and beautiful farmland along the stream,” Sullivan says. “Then, all of the sudden, around 1980, the use of the land just stopped and it went completely fallow for decades.”

Sullivan and his partners had a simple, straightforward vision: Develop a community that fits the land and its history – one that you’d want to live in.

“I grew up working a small farm similar to Kapiwai, with a stream running through it,” says Sullivan. “And, as a result, I’ve always had a strong connection to the land. The idea for Kapiwai is to combine sustainable, modern tropical architecture – really, the best of urban living – with the sanctuary that only nature can provide.”

Sullivan and a dedicated team spent more than a decade planning and designing a smaller, environmentally-aware community with just 24 homesites, set on a gentle bluff overlooking spring-fed Pauoa Stream, the abundant stone terraces, and a stunning 25-foot waterfall and grotto. Incredibly, it is all less than five minutes from downtown and close to shopping, nightlife, hospitals and schools.



A SENSE OF PLACE

“Even though we’re close to town, families can develop a connection to the land and enjoy the sounds of nature, where kids can roam free rather than in a concrete jungle,” Sullivan says. “It is similar to how I grew up – except there will be none of the work!”

The nearly 7-acre Kapiwai Gardens has been deeded to a nonprofit, offering homeowners the experience of being in nature but without the burdens of upkeep. “For those who enjoy a private walk in nature or perhaps the space to garden a terrace of their own, Kapiwai Gardens offers that,” Sullivan says. “For others, it is just a breath of space to look out and enjoy from their home and lanai.”

*HERE’S WHAT PEOPLE ARE SAYING  
about Sisi Takaki, RA...*

★★★★★

Sisi was very responsive and kept us informed throughout the whole process. Her expertise and thoughtfulness were very helpful. She provided us with good options and recommendations, which helped us to make timely decisions that ultimately allowed us to purchase a home we are pleased with.

- Scott & Yeuk of Honolulu

★★★★★

Sisi followed up and reminded us on the many deadlines we had to meet which was a huge help. She also was flexible and worked around our busy schedule. Sisi is friendly and upbeat and I always felt better after talking it through with her. I highly recommend Sisi. She’ll go above and beyond for you and your family!

- Pauleen S. of Honolulu

★★★★★

Sisi’s knowledge and expertise helped pull together a transaction that involved many parties. She was organized and detailed with her communication so that everyone was aware of what was going on and aware of timelines. She gets the job done!

- Pat S. of Honolulu



Scott and Yeuk



Sisi Takaki, RA  
Luxury Homes Specialist

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# High Style. Low Impact.

With smart design and durable materials, Kapiwai units are built to last for the long run.

## Mark de Reus

—  
Architectural  
Digest Top 100  
Residential  
Architects and  
Designers

—  
Featured on  
HGTV's  
"Amazing  
Waterfront  
Homes"

—  
Multiple Home  
Design Awards

► **With more than four decades** of experience working with developers, award-winning architect Mark de Reus thought he had seen everything — until Kapiwai.

"This project is very, very unique because one of the partners wants to live there," says Mark de Reus, head of de Reus Architects. "It's truly a labor of love and that doesn't happen very often."

De Reus has been working with Kapiwai for more than a decade and says, in the end, the project was all about finding the perfect balance between economic, social and environmental needs. "The

planning objective became not about what is the maximum capacity of land, but what is the optimum?" de Reus says. "What development is really going to balance that triple bottom line?"

After much consideration, the decision was made to permit just 24 units on the property even though Kapiwai is zoned for up to 137 units and designated as "Urban." "Twenty-four ended up being the ideal number," says de Reus, who designed the units with award-winning modern architect Joel Turkel. "The emphasis for this project became social and environmental rather than economical. That is just incredibly rare to see and exciting to be a part of."

*“The emphasis for this project became social and environmental rather than economical.”*

—Mark de Reus, architect

Each homesite, ranging from 5,000 square feet to more than 18,000 square feet, was plotted by the accomplished Honolulu architect and urban designer Dr. Janine Clifford and matched with a three- or four-bedroom tropical modern residence. “Careful planning pays huge dividends in terms of livability,” says Dr. Clifford. “Every home has been placed to bring the natural world inside, with butterfly roofs allowing abundant light and creating airy spaces ideal for Hawaii’s tropical climate.”

“A big part of answering the question of what makes a project sustainable comes at the design stage,” says Barry Sullivan of Kapiwai developer Pauoa Valley Preserve LLC. “We challenged our architects to design the best possible spaces and living environments and our engineers to translate that vision into homes that could be built with respect for the landscape that will stand the test of time.”

An important component of that is how much material is required to provide the type of living experience that today’s demanding luxury market requires. “A Kapiwai home that may be 3,000 square feet will live much larger and better than many 4,000-square-foot homes being built today,” says Dr. Clifford. “I was also pleased to see my client take the extra steps whenever required to ensure the best living experience, such as adding insulation throughout the interior walls to control noise. That is just not typically done in Hawaii and certainly not at this price point.”

There is an old adage that, while architects design spaces, realtors sell finishes. The Kapiwai team is convinced the right com-





combination of both is the key. “Kapiwai was designed to concentrate and direct noise activity away from other homes, while protecting views and ensuring privacy,” says Dr. Clifford. Kapiwai Sales Director Sisi Takaki of exclusive project brokerage Better Homes and Garden Real Estate Advantage Realty, adds, “Great design that fits the landscape combined with beautiful, durable and sustainable materials really resonates with Hawaii buyers. I frequently hear the comment that these homes offer the conveniences of a luxury high-rise condominium but without any of the downside!”

De Reus believes this project strikes the perfect balance. “Kapiwai combines the best attributes of urban living in a completely natural landscape. I have been fortunate to have been part of such a great team.”

### **BUILDING MATERIALS**

Hawaii’s tropical climate can be hard on any building, especially when construction material costs tend to favor traditional residential construction methods that, while less expensive to build, do not do well over time. A key differentiator is that every Kapiwai residence is built of high-strength steel, concrete main floors, engineered bamboo or sustainable wood surfaces, and other durable, natural finishes. “I’ve been in business for more than 35 years and typically this type of steel

construction and poured concrete floors is reserved only for commercial construction. These are going to be special homes,” says Jimmy Hamasaki of Hamasaki Construction Inc., the award-winning construction company that is handling the vertical build.

Sullivan explains the material choices, “Sustainability is not about looking just at your cost at day one. I think it requires that you look at the entire lifetime of the home – how long will the home last? How much will it cost to repair and maintain over that period? What new materials will have to be consumed when portions of the home reach their useful life? Yes, this method of construction costs more and that cannot be avoided, but the result is a home that is designed and engineered to last a lifetime.”

De Reus thinks the homes at Kapiwai are definitely designed to last. “A lot of thought went into every material selection, from the big items like the steel foundations and durable concrete main floors to the details, like naturally antimicrobial wool carpets in the bedrooms and simulated wood Trex® lanai decking that are all particularly well-suited to the tropical climate,” he says. Other de Reus favorites include the natural color palettes of the individual homes that were designed to blend into the surroundings



Residence III Exterior



Residence III Kitchen

## BUILT TO LAST

*“Kapiwai combines the best attributes of urban living in a completely natural landscape.”*

— Mark de Reus,  
architect

“The layout of nearly all of these homes is also ideal for aging in place,” says Kapiwai Sales Director Sisi Takaki at Better Homes and Gardens Real Estate Advantage Realty. “Having at least one en suite bedroom on the main floor, having wide doorways throughout the home and eliminating or minimizing transitions even in bathrooms is a huge advantage. Buyers today think about what intergenerational living means or what is required for a home to work for the entire lifetime of the buyer. Kapiwai delivers on that.”

and complement the unobtrusive rooflines. “The rooflines work in a contemporary architectural sense, allowing nice interior volumes and ceiling heights up to 12 feet high or more, without getting the roofs too high to disrupt the overall visual impact of the development,” de Reus says. “Kapiwai shows that a combination of thoughtful, efficient design and quality, appropriate building products can deliver a home that is both luxury and sustainable.”

### FLOOR PLANS

Kapiwai consists of four modern, clean residential designs that, depending upon which homesite, may be “flipped” or altered to best take advantage of the site. This approach gives a great deal of visual and living area diversity while at the same time maintains a consistent “tropical modern” architectural theme to the project.

Kapiwai Residence I and Residence II offer expansive, easy living three- and four-bedroom plans on a single floor. Kapiwai Residence III and Residence IV offer more affordable three- and four-bedroom plans on two stories. Every home comes with an attached large two-car garage, oversized windows looking over the stream and Kapiwai Gardens, and ample lanai and transitional space to take advantage of the natural setting.

### WORLD-CLASS DESIGN

The high-ceiling residences create open, sunlit spaces that blend into the lush landscape. The homes, built with abutting-wall garages to concentrate noise activities away from residential spaces, take advantage of the natural surroundings. “Each of the residences sits like a fully detached, single-family residence,” says de Reus. “However, with the garage walls abutting you gain greater flexibility with the living spaces and decrease the impact on the site. We are able to get great natural ventilation all around, taking advantage of wind effects so that every dwelling can truly breathe.”

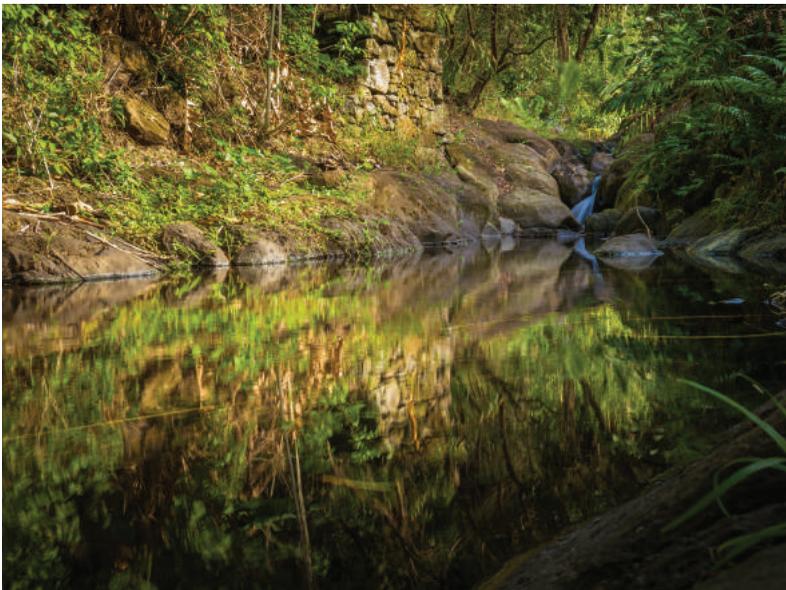
Sullivan and de Reus both note the importance of sophisticated 3D-computer renderings in the creative process. “You can see and even feel the space much more accurately, and you have much greater confidence that the final built product will meet your expectations,” Sullivan notes. De Reus called upon fellow Big Islander Jeff Brink to develop a series of renderings that would accurately depict the spaces and capture a clear sense of the finished homes. “Jeff’s skills enable architects, developers and buyers alike to really see what they are getting, before the first dollar is spent on construction,” says de Reus.

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# Luxury Retreat. Prime Location.

Located on a new private road in upper Pauoa Valley, Kapiwai residents can enjoy luxury living amid completely natural surroundings yet still be only minutes from everything that city life can offer – shopping, entertainment, health services, schooling and vibrant city life. “Kapiwai is truly unique,” says Kapiwai Sales Director Sisi Takaki of Better Homes and Gardens Real Estate Advantage Realty. “You have a modern, luxury and sustainable home right in the middle of an incredible nature preserve, yet you are just minutes from everything you need. You never have to sacrifice family time stuck in traffic.”



► **Tucked a short drive away** in the upper stretch of the valley, Kapiwai averages nearly 550 feet above sea level, providing a number of homes and outdoor spaces with beautiful views of downtown, Punchbowl and the ocean, in addition to their primary vantage overlooking the Kapiwai Gardens and Pauoa Stream. “There isn’t a new development like this in town,” Takaki adds, “and I cannot see this happening again.”

“It’s a very unique property,” says Myron Kiri, CEO and owner of Better Homes and Gardens Real Estate Advantage Realty. “Right now, there aren’t a lot of upscale new home communities in the Honolulu metro area. You’re getting a beautifully designed, contemporary residence in a country setting with the convenience of an urban lifestyle.”

Kapiwai homesites range from 5,000 square feet to more than 18,000 square feet, spread out along a gentle bluff overlooking the 7-acre Gardens. Residents can access the Gardens and enjoy hiking to the 25-foot waterfall, exploring the grotto or adding a garden of their own. A perpetual deed restriction precludes further development at Kapiwai. Unlike most areas of Honolulu, Kapiwai homeowners will not have their views obstructed or their experiences diminished by new development.

“Kakaako is for people who really want urban and concrete and everything right outside their door as far as shopping and dining,” says future resident James Tam. “At home, I prefer peace, serenity and solitude. That’s what you get at Kapiwai.”



URBAN SANCTUARY

*“It has it all — the natural setting, the architecture and design, and the sense of community.”*

— Douglas Codiga,  
future Kapiwai resident

► **Innovative architecture,** thoughtful design practices and a holistic approach to sustainability are key factors that drew Honolulu environmental and green-energy lawyer Douglas Codiga to Kapiwai. “It is moving in the direction of sustainability in a way that is important to us,” Codiga says.

“We also love the clean lines and efficient design,” says Codiga, who will share the home with his partner, Yong Houle. “One of our favorite features is the large

lanai off the living room. We expect to make a lot of use out of this space.” His future home is enhanced by its orientation, projecting over the bluff above a series of terraces and small waterfalls. “We love nature, and with this home, we can drink it in,” Codiga says. “But, we also have our careers. Kapiwai gives us the simplicity and ease of a modern home, a landscaping plan that minimizes yardwork, and the privilege of access to the stream and Gardens. This just works for us.”



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# Eco-Luxury Living: Experience the Difference

*“We have the ability to complement Kapiwai’s vision, capturing nature’s beauty and bringing it into your home.”*

— Melissa Vance,  
Interior Designer, Studio Becker Hawaii

With Phase One already sold and just nine units remaining in Phase Two, now is the time to reserve your spot in a private community just minutes from downtown Honolulu. Homesites range from 5,000 square feet to more than 18,00 square feet. With home construction already underway, it is easy to get started.

## 1. Select Your Homesite.

Kapiwai still offers a variety of fee simple homesites and luxury-home packages to fit your desires, needs and budget. Of the nine remaining homesites, you can choose from expansive sites offering views and private living without the burden of a yard, to stream-adjacent sites accommodating the largest floor plans and allowing room to play, or to simply enjoy the indoor/outdoor living.

## 2. Customize Your Home With a Personal Concierge.

Four clean, modern residential designs complement your Kapiwai homesite. Your personal concierge will guide you through your options and coordinate your visit to the model kitchen and Design Center where you can pick out colors, finishes and available upgrades. “It has been a very easy process,” says future resident James Tam. “It’s an exceptional team. There are lots of high-end options available.” Fully customized kitchen and bath options are available



from Studio Becker and complete, custom-designed furniture packages that reflect the special character of Kapiwai are available from 87Zero Hawaii. Whole home solar packages are provided through RevoluSun.

## 3. Relax as Your Dream Home Is Built to Your Specifications.

All home construction at Kapiwai is being performed by Lyle Hamasaki Construction Inc. Founded and based on Oahu, for more than three decades Lyle Hamasaki Construction has been building some of the most compelling and award-winning luxury homes in Honolulu, in addition to constructing the signature luxury suites at Halekulani and other top resorts in Waikiki. All homes have access to natural gas service.

## 4. Move in and Enjoy!

With the best that Honolulu has to offer only two minutes away, you can move into your luxury residence knowing that Kapiwai will continue to be the urban sanctuary you dreamed of. Phase One homes are under construction now, with occupancy starting later this year.



ECO-LUXURY LIVING

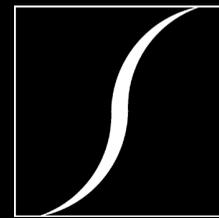
## Customization— Making it Your Own

► **Customize your home** with a variety of material and finish options. Experience first-hand the material quality at Kapiwai’s model kitchen and finish selection display, now open by appointment at Homeowners Design Center. The kitchen comprises luxury, renewable products, including engineered bamboo flooring and sustainable cabinetry and countertops, and Viking appliances. “It has a very elegant style and feel,” says Lori Matsushige of Homeowners Design Center. “It has very clean lines and great colors.” Asked to pick her favorite feature, Matsushige laughed. “Do I have to pick just one? I guess it would be the bamboo flooring,” she says. “It is a special engineered



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bamboo, very stable and exceptionally comfortable underfoot, quickly renewed and easy to maintain – all while looking beautiful.”

Studio Becker, Hawaii’s premiere custom kitchen and bath provider, has designed a series of customized kitchen and bath options just for Kapiwai in addition to state-of-the-art wine cellars and custom dressing room options with the ultimate conveniences. “We have the ability to complement Kapiwai’s vision, capturing nature’s beauty and bringing it into your home,” says Interior Designer Melissa Vance of Studio Becker. “Our product-development team is constantly working on product designs that make life both more luxurious and more organized.”

### Fine-Finish Upgrades

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- Undercounter wine storage and beverage centers
- Viking gas and induction stovetops
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- A variety of window-treatment packages
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- Home automation, entertainment and security systems
- Photovoltaic packages from RevoluSun

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## Aging in Place

**James Tam and his wife, Min,** had never thought about moving, but then something changed. “Our house is comfortable now, but it’s two stories tall on a steep hill,” says the 66-year-old attorney, who lives in Kahala Kua, a subdivision above Aina Haina Valley. “Navigating is not easy unless you’re healthy. While we’re OK now, we need to be able to joyfully age in place, so that’s why we started looking. “Our primary concern was finding a place aligned with our imagination of what a dwelling should be, where we could share the remaining time we have creating good memories.”

As he started his new home hunt, Tam spotted Kapiwai, a private, planned community that will be spread out along a gentle ridge overlooking 7 acres of open, green space. Every residence has been designed with an eye toward aging in place and intergenerational living. “What caught my eye was the setting,” says Tam, who was raised on Maui. “I grew up in the country where there was no shortage of peace and serenity. I don’t have that now where I live. It’s quiet, but all I see are other houses.”

Kapiwai will be built along the spring-fed Pauoa Stream with a 25-foot waterfall and grotto, a community area, hiking, and the stonework and waterways of ancient lo’i. “The setting will give me a chance to do what I did in my



*“I can go with my grandchildren and get muddy by the stream and watch them grow.”*

—James Tam, future Kapiwai resident

childhood — grow vegetables, catch critters in the stream and go for walks,” Tam says. “The setting is a blessing.” Tam also looks forward to the simplicity of single-floor living and, as he notes, “A home thoughtfully designed to accommodate our needs as we age.”

With his home expected to be completed later this year, Tam looks forward to digging into his new life at Kapiwai and cultivating his own plot in the Gardens right off his backyard. “I can go with my grandchildren and get muddy by the stream and watch them

grow,” Tam says. “I can have them become mindful of values my parents instilled in me — to preserve for their children what I believe is essential, which is to gratefully care for all we have been given.”

Besides the serene setting, there are other benefits to Kapiwai. Tam’s commute to his downtown office will be reduced from 45 to 5 minutes. “Sitting in traffic is such a waste of resources and it is only getting worse everywhere on the Island,” says Tam. “Besides burning gas, you can be doing so many better things with your time.” ■