

**South Kohala Community Development Plan
Community Meetings of August 29th and 30th
DRAFT Notes**

**Waimea Community Meeting
August 29, 2007**

Preserve Culture / Sense of Place Breakout Group

Topic 1: "How would you define the "culture/sense of place" of South Kohala

- Open pasturelands and vistas
- Agricultural lands – Farming and Ranching
- More skate parks – Community Centers
- Teen Activities
- Native forests / plantings
- Removing power poles
- Preserving the Pu'u
- Rural country lifestyle
- Paniolo and ranching influence
- Cultural festivals
- Ranching / agricultural history
- Rural lifestyle
- Blending of rural and urban spaces
- Keeping the essence of Waimea for future generations
- Preserving Paniolo / Historic architecture
- Reconnecting with past / identity
- Relationship of community and nature

Topic 2: "What are some of the major 'threats' that are impacting the cultural qualities and sense of place of South Kohala?"

- Job security – lack of commitment to the area
- Too much tourism
- Agricultural water supply threatened by development
- Controlling sale of farmland
- Rapid development
- Lack of self sufficiency
- Loss of ranchland to development
- Traffic impacts
- Destruction of historical architecture
- Super Ferry

- Destruction of natural / agricultural lands
- Infrastructure lagging behind development
- Planning / permitting process
- Lack of cultural awareness
- No High School
- Urban sprawl – cultural and economic
- Lack of affordable housing; keeping people who grew up here
- Poor planning of development
- Over developed oceans edge

Topic 3: “What are possible ways of mitigating threats and impacts?”

- Require agriculture on agricultural lands – no rezoning
- Regulations on infrastructure and environment
- Regulations on development – sustainability
- Public info / monitoring of environmental concerns – ocean and reef
- Visioning stewardship – long term – 50 plus years
- Mandating ordinances by law – enforce what we have
- Build a community center for intergenerational contact
- Personal involvement – get involved
- Cutting of trees – Create regulations
- Save the trees from unregulated cutting
- Regulating / improving recycling
- Improving alternate transportation – non-vehicular
- Higher education – (build high school to reinforce sense of community)
- Mitigating threats by active involvement in the CDP process

Emergency Preparedness Breakout Group

Topic 1: What are the emergency events that are of most concern for South Kohala and what areas of the district are most vulnerable to these events?

- Tsunami, hurricane, warning signals at Kawaihae
- Drought – Waimea
- Flooding – including reservoirs above town
- Wildfire – Puakō, Waikoloa, Kawaihae
- Communication regarding: earthquakes
- People are not prepared, they build in hazardous areas
- Communicable diseases; ex: avian flu
- Fire is really critical; food self-sufficiency is important if disaster happens, no food
- Animal shelters no place for pets
- No boat ramp to remove boats from tsunami

- Fuel and oil spill – Kawaihae

Topic 2: “What emergency preparedness facilities and programs are already in place in South Kohala?”

- Shelters are damaged from last quake
- Kawaihae no shelter, closest is in Waimea
- Some sirens in Puakō, Wailea
- Four fire stations
- Volunteer fire department at Kohala Ranch don’t service Kawaihae
- DWS put in alternative water stations in Waimea; none in Kawaihae
- We have Civil Defense organization
- 30 cots in the Waimea shelter, 10 in Waikoloa shelter
- Are hospital facilities adequate?
- Collaboration in place for fire mitigation plan around Puakō and Mauna Lani Resort area
- Food independence conference in October 3rd to 5th at Sheraton Keahou
- During emergency, Kawaihae has no escape road
- Radio station

Topic 3: “What programs and facilities are needed for emergency preparedness for South Kohala?”

- Building code revisions to handle disasters especially those in vulnerable areas
- Evacuation plans
- Adequate fuel breaks around fire prone areas
- Fix Lindsey Road Bridge, jacks are needed to support larger vehicles’ weight
- Elderly vulnerable, need to keep a record of them and plan to evacuate them
- Fire mitigation plans need to be more comprehensive
- Need agriculture farmer incentives for food preparedness
- Ensure adequate infrastructure and community escape routes
- Need flood mitigation in Kawaihae
- Manage grazing lands for fire mitigation
- Expand farm lots
- Mitigate flooding into farms
- Current programs and infrastructure inadequate
- Fuel spill response capability
- Is there a fireboat at Kawaihae?
- Invasive species ex: honey bees getting reduced because of varroa mites
- Delineation of who is responsible for what
- What role can hotels play

- Gates on some emergency escape routes

Summary statements

- Emergency preparedness is not just plans, it's infrastructure personal and implementation

Transportation Breakout Group

Topic 1: "What kinds of new roads are needed – including bypass roads and new access roads – and what should be the general corridors for these new roads?"

- Connector road to bypass town center
- Need to update on where bypass is
- Parallel corridors
- Upper road improvements under shoulders etc.
- Route Heavy traffic around Townscape, Inc. Build roads that will have greater impact – serve most of people (best cost / benefit ration)
- Focus on alternatives – not just roads
- Focus on bypass – don't spend energy on other projects
- Connector roads that are interconnected / parallel so more than one route
- Connectors to existing thoroughfares
- Alternatives to car use in town – connector road
- Widen Māmalahoa Hwy. from hospital going east
- Add turn lanes
- Connect the dots, roads should go directly to destinations
- Bypass road skirting Waimea and going to Queen Ka'ahumanu not Kawaihae Road
- Bicycle lanes and sidewalks for safety
- Better maintenance of present roads
- Fewer stoplights – more roundabouts
- Better funding method for road maintenance
- Bypass can have negative impact on business
- Need alternative routes in case of emergencies
- Roundabouts
- Community wants to connect with Hele-On Shuttle, Airport etc.
- Safe routes to schools and parks

Topic 2 – "What other kinds of transportation improvements are needed and where should these improvements be provided – for walking, bicycling, horseback riding, bus transit, Superferry, other?"

- In – town transit
- Vans for public transit in town

- Trails to town – alternative to driving
- Provision for left turns
- No more roads in urban areas without sidewalks and drainage
- Bicycle plans in place so they can be implemented as new projects come online
- Around – island mass transit
- Containers should go to Hilo – reduce impact on our roads
- Consider – flood plain, drainage, EPA flood control, watershed and other issues affecting roads
- Keep the business area walkable
- Have sidewalks that are safer for children
- Pedestrian overpass
- Staggered start / stop for school and work
- Loop bus route – Waimea Waikoloa, resort, Kawaihae and another in the opposite direction

Topic 3 – “What the community can do to get important transportation projects and programs implemented?”

- South Kohala Transit Steering Committee – gather information, data, consider regional issues
- County planning process – lobby county and state to release environmental documents so community can comment
- Community communication
- More voting to decide how tax money is spent
- Require that EA’s and EIS be released within a specified time frame
- Accept paying slightly higher road taxes
- Petition County to use existing \$9.5 million to widen Māmalahoa Hwy.
- County and state have to work together
- Pick one or two projects to focus on

Summary Statements

- Focus on one or two projects
- No substitute for big idea, planning
- Bikes, paths, pedestrians, trails

Affordable Housing Breakout Group

Topic #1—Participants were asked to prioritize who most needed affordable housing the most out of these categories: Young families, Elderly, Young Singles, Single Parents, Other

Below are the results with #1 being the highest priority and #5 being the lowest priority:

1) Young families, 2) Single Parents, 3) Young Singles, 4) Elderly, 5) Handicapped

Topic #2 – Participants were asked ‘what kinds of affordable homes are needed – for sale single family homes?’ Rental apartments? Eldercare units? Other?

Below are the results, with #1 being the highest priority and #5 being the lowest priority:

1) For sale single family homes*, 1) Rental apartments*, 3) Ohana units 4) Elderly care 5) Co-op housing, equity in housing

*Note: For sale single family homes and rental apartments received the same number of votes

Topic #3 – What is affordable for South Kohala people – What are affordable purchase prices? Affordable rents?

Per month – Level 1 (one person) \$500 -\$600 Entry level people have ability to pay
Impacts transportation;

Purchase Prices

1) Houses designated in existing neighborhoods = Community Land Trust (No “Area” of low income housing)

Per month – Level 2 (2 incomes) \$1,000 -\$1,200 per month – Increase density (ohana and land zoning changes needed)

Topic #4: Where should affordable homes be constructed? In/near the existing village centers? Along back roads? In new subdivisions?

- Located within 5 mile radius of workplace
- Mixed use buildings – European

Topic #5: “What are possible solutions to the affordable housing needs of South Kohala?”

- Doesn’t support low income housing – Use inclusionary strategy
- Put a cap on prices of homes so they remain affordable
- Perpetual affordable housing
- Co-op housing allows “renter or buyers” to retain equity indexed to CPI

Waikoloa Community Meeting
August 30, 2007

Preserve Culture / Sense of Place Breakout Group

Topic 1: "How would you define the "culture/sense of place" of South Kohala

- Mixed Culture: based on Hawaiian
- Rural based
- Appreciation of host culture
- Preserving and honoring the land open space
- Common Respect our diverse cultures
- Aloha Spirit – preserving Hawaiian Culture

Topic 2: "What are some of the major 'threats' that are impacting the cultural qualities and sense of place of South Kohala?"

- Commercialism
- Fire – Environmental Hazards
- Development
- Tourism

Topic 3: "What are possible ways of mitigating threats and impacts"

- Affordable commercial space for local business
- Intensifying grazing areas to ward off fires
- Plant fire resistant trees
- Identify open areas and view-scapes to preserve; and match areas with tool to preserve areas
 - Purchase
 - Easements
 - Down zoning
 - Transfer development rights

Overview Statements

- Preserving pastoral surroundings, while recognizing the host culture and it's contribution to agriculture, aquaculture as social values to which modern society can identify with
- Mitigation of threats and impacts by proper land management, reforestation and preservation of open spaces / agricultural lands

- Intensive involvement in the CDP process to insure by ordinances the mitigation of these threats
- Preservation of Pu'u Hinai

Emergency Preparedness Breakout Groups

Topic 1: What are the emergency events that are of most concern for South Kohala and what areas of the district are most vulnerable to these events?

- Fire – all four areas – windward
- Tsunami – coastal – Puakō / Kawaihae
- Hurricane – all four areas (Waimea, Waikoloa, Kawaihae, Puakō) – high winds
- Lava flow
- Flash flood – mauka Waikoloa / Waimea / Puakō makai
- Military / terrorist activity – all four areas

Topic 2: “What emergency preparedness facilities and programs are already in place in South Kohala?”

- Emergency Shelters
- Fire-wise
- Fire Station – Waimea / Waikoloa / Coast
- One emergency road – Waikoloa Puakō
- Civil Defense Sirens – Puakō Waimea
- Police
- Hospital – Waimea
- Community Plan – Waimea / Waikoloa / Puakō
- Civil Defense Community – All
- Red Cross

Topic 3: “What programs and facilities are needed for emergency preparedness for South Kohala?”

- Accessible roads
- Communication – timely – accessible
- Signage / evacuation route info
- More designated shelters that are safe and nearby – Puakō especially
- Community emergency map
 - Posted in key areas
 - Unique to each community
- Updated phone book
- Special needs plan

- Family count
- Neighborhood planning
- C.E.R.T teams
- Better fire breaks
- Dedicated Channel
- Coordination of services
 - Police
 - Fire
 - Civil Defense
 - Coast Guard
 - ** Community / Neighborhood Assoc. **
 - County
 - State
 - Red cross
 - Schools
- Command Post / Central supply area
- Education – continuous
- Emergency Power
- Mobile Community – Through Communities
- Improved infrastructure and better planning to address unmet emergency needs
 - Planning – household and community
 - Timely communication – before / during / after emergency
 - Coordination of services
 - Education and training
 - Emergency power and supplies

Transportation Breakout Group

Topic 1: “What kinds of new roads are needed – including bypass roads and new access roads – and what should be the general corridors for these new roads?”

- We need upslope access from Mauna Lani and Puakō to Waikoloa; what happened to road by Sunset Ridge? Mauka to Makai and North to South roads are needed
- Relieving Traffic in Waimea
- Quicker access to Waimea
- Build Waimea and Kawaihae State Bypass Roads
- Build Lālāmilo connector roads and Parker Ranch connector roads
- Minimize residential impacts from road construction
- More off the highway connector roads
- Coastal access roads that runs between the resorts
- There’s a lack of alternative connector roads

- Finish Saddle Road
- Have a light at the main intersection of Waikoloa or roundabout
- We need connectors for safety as well as for convenience
- Use existing dirt road down by Kekumu
- Evacuation road at end of Puakō; need to negotiate with resorts

Topic 2 – “What other kinds of transportation improvements are needed and where should these improvements be provided – for walking, bicycling, horseback riding, bus transit, Superferry, other?”

- Bicycling – have a group
- Lace to bike, too dangerous now
- Dependable shuttle to Waimea, Kawaihae, and resorts
- Transportation for teens to water (ocean) or resort shops, to someplace fun
- Alternative transportation, monorail from Hilo, shuttle bus service that runs every 10 minutes
- Transportation for Puakō elderly and all community
- Safe walk paths, maybe around golf course
- Sidewalks that two people can walk on
- Paniolo Ave. traffic calming
- No police to enforce speed limit
- Passing lane on Queen Ka’ahumanu Hwy. and on Waikoloa Rd. too
- More efficient transportation to Kona, maybe a ferry service
- Expanding non-motorized trails
- Establish corridors / easements for future transportation
- Airport shuttle to resort for tourists
- Proper lights at resorts

Topic 3 – “What the community can do to get important transportation projects and programs implemented?”

- Capitol facility districts – community taxes themselves
- Get impact fees inline
- Pass on cost to developers require them to pay fair share
- Get existing laws enforced
- Community need to prioritize what projects that they want now; (South Kohala Traffic Committee currently does this)
- Become an incorporated community, we fund our own community; no tax money to Hilo

Summary statements

- Connector Bypass roads are key especially for Waikoloa because of growth; however, these roads should not go through single family streets
- We need an efficient / dependable mass transit such as a shuttle bus

Affordable Housing Breakout Group

Topic #1—Participants were asked to prioritize who most needed affordable housing the most out of these categories: Young families, Elderly, Young Singles, Single Parents, Other

Below are the results with #1 being the highest priority and #5 being the lowest priority:

1) Income-based 2) Young families,* 2) Single parents,* 4) Elderly, 5) Young Singles

*Note: Young families and Single parents received the same number of votes

Topic #2 – Participants were asked ‘what kinds of affordable homes are needed – for sale single family homes?’ Rental apartments? Eldercare units? Other?

Below are the results, with #1 being the highest priority and #5 being the lowest priority:

1) For sale single family homes,* 1) Ohana units,* 3) Rental Units, 4) Elderly units, 5) Fee simple affordable homes (not necessarily single family homes)

*Note: For sale single family homes and Ohana units received the same number of votes

Topic #3 – What is affordable for South Kohala people – What are affordable purchase prices? Affordable rents?

Rental apartments: \$800 - \$1,200 per month

Owned homes or condo payments per month: \$1,800 -\$2,500

Ohana units: \$600 per month

Topic #4: Where should affordable homes be constructed? In/near the existing village centers? Along back roads? In new subdivisions?

- New subdivision with 20% affordable integrated in – plus required maintenance
- Near shopping area around three sides – reduces crime and traffic
- End of Paniolo
- Mixed use store with unit above

Topic #5: “ What are possible solutions to the affordable housing needs of South Kohala?”

- Lease option to buy from one unit home to next
- Modular housing
- Mandate development to keep price down