

SOUTH KOHALA VISION STATEMENT

The people of South Kohala are united by our love and reverence for the beauty and peace of our land and waters and by our respect for the richness of our various cultures and traditions.

We desire to preserve the past, thrive in the present, and dream about a future that honors economic viability and environmental responsibility which is sustainable and desirable for current and future residents.

We are blessed to live in one of the most unique, exquisite places on the planet, and we know it. We promise to plan to do everything possible to live responsibly and wisely on this sacred island for current and future generations.

Our actions are guided by our Hawai'i State motto:

“Ua mau ke ea o ka ‘āina i ka pono”

(The life of the land is perpetuated in righteousness.)

South Kohala Community Values

“We are a family oriented place.”

“We love the old stories about our people and places and want them to live on in the hearts of our children.”

“Our Hawaiian and Paniolo pasts contribute to our unique sense of place.”

“We honor ~~our~~ **the** kupuna by accepting the values and concerns of Native Hawaiians who have known for centuries the limits of island resources and the need to protect the ‘āina.”

“We understand that the natural and cultural resources of South Kohala are unique and to be cherished.”

“We embrace rural values and lifestyle.”

“The pu‘u of South Kohala are of great cultural and scenic value and are loved by all.”

“We treasure gathering places revered for cultural, historical, and social reasons.”

“We enjoy moving about the South Kohala landscape: on foot, by bicycle, and on horseback.”

1.2 PURPOSE OF THE CDP

The purposes of the South Kohala CDP (Community Development Plan) are to:

- Identify the South Kohala community's **Priority Issues** to be addressed by the CDP
- Develop **Policies** and **Action Programs** to address those Priority Issues

According to the Hawai'i County General Plan, the CDPs are intended to:

- Be the forum for **community input** into **managing growth** and coordinating the delivery of government services to the community
- Create a long-range framework and direction that guides future decision making and actions
- Translate the broad General Plan statements to **specific actions**
- Direct physical development and public improvements within a specific area
- **Focus on action**

The South Kohala CDP will be enacted as a County Ordinance.

The South Kohala CDP will be enacted as a County Ordinance, which means the provisions of the CDP have the force of law. The CDP contains both mandatory directives and guidelines.

A "mandatory directive" is a required course of action and can be identified by the word "shall" or "required" or "prohibit". A "guideline" is a course of action that is considered advisable and should be followed unless a determination is made that under certain circumstances, or because of specified reasons, that general guideline is found to be inappropriate, ill-advised, or impossible.

1.3 PLANNING PROCESS

The South Kohala Community Development Plan has been organized into four focused area plans for the communities of Waimea, Waikoloa Village, Kawaihae, and Puakō. The South Kohala CDP is built upon a foundation of ideas generated by the public. Opportunities to gain public input were integrated in the planning process. Through the first phase of community outreach, the "Community Readiness Process" (CRP), the community was asked to identify priority issues that the plan should address. During the second phase of outreach, the community was asked to identify policies and actions that they felt would be reasonable solutions to address the priority issues that they had identified. The South Kohala CDP is the result of an extensive public process summarized below. A more detailed listing of specific meeting dates is included on the following page.

- **CRP Process** – The Community Readiness Program (CRP) was intended to prepare the South Kohala community for the CDP process. It consisted of over 60 small group meetings that took place during 2006 and 2007.
- **Steering Committee** – An 11-member Steering Committee was formed to broadly represent the South Kohala community and assist in the preparation of the CDP. The Steering Committee met once a month between June 2007 and September 2008 (15 meetings) to review CDP material and plan for upcoming events. Many Steering Committee members also participated in Focus Groups.

- **Focus Groups** – Focus Groups were formed for four communities in South Kohala: Waimea, Waikoloa Village, Kawaihae, and Puakō. Each Focus Group met several times to discuss and decide on the issues, strategies, and action plans for their individual community.
- **Public Community Meetings** – Eight Community Meetings were held throughout the CDP process to get community input as ideas were developed by the Focus Groups, Steering Committee, the Planning Consultant, and the County of Hawai'i.

~~NOTE TO SC: PLEASE CONSIDER THIS LANGUAGE BY YOUR FELLOW SC MEMBER:~~

~~Public Input concerning the Public Review Draft:~~

~~Overwhelmingly the focus group members and the residents who attended the community meetings were very positive about the proposed CDP draft, including voicing support for public facilities "concurrency" requirements when subdivisions and other types of plans are approved by the County.~~

~~There were however some important criticisms and suggestions made during this public review period, such as:~~

- ~~1) each important CDP policy should be stated as mandatory directive as "shall", and not simply as a recommended guideline;~~
- ~~2) to be more emphatic about the urgent need for adequate traffic circulation especially in light of the imminent arrival of the Superferry, the military build up on the island, the rapid increase in the District's population growth;~~
- ~~3) to be more emphatic about the need for adequate schools including the need to plan for a district located high school;~~
- ~~4) to be more emphatic about the need to protect the ecosystem especially the coastal waters and reef, and the corresponding need to incorporate into the CDP the "precautionary principle" in land use and water related decision-making; (The "precautionary principle" requires conservation when there is uncertainty about the harm to natural resources, including land and all water resources);~~
- ~~5) to better provide locations for small to medium sized businesses in Waikoloa village area to service year round residents;~~
- ~~6) include more sustainability requirements in all areas, including relating to energy, and food sustainability;~~
- ~~7) to be more emphatic about the topic "water", including the availability of potable water for the foreseeable future and beyond, distribution systems and storage facilities, providing for agricultural uses (especially given the emphasis on food sustainability in the CDP); storm water retention systems, cleaning up the coastal waters, stream bed protection, in-stream flow;~~
- ~~8) mandate a strong implementation plan that incorporates community input into a CDP action committee that will be in a position to oversee implementation of the CDP and address those issues that were not addressed in this CDP due to time constraints, and establish routine communication between the action committees and the planning department; and~~
- ~~9.) to strengthen the district wide policy section of the CDP, so that all of the four communities are working together on the key issues that they all see as important: traffic circulation, responsible growth management, environmental stewardship, disaster preparation, and affordable housing.~~

1.4 DRAFTING OF THE FINAL CDP PLAN

The South Kohala Steering Committee in cooperation with ~~the consultant, Townscape,~~ and the Planning Department have sought to incorporate the needs and concerns of the South Kohala community at large into the CDP, taking into account the divergent positions and points of view. This process, as with all community planning, requires balancing the different interests involved:

- Balancing between the need for public facilities in the District versus the cost of funding those facilities;
- Balancing vested private property rights against the need to address the escalating problem of growth induced environmental problems as well as against the need to preserve the beauty and cultural heritage of South Kohala;
- Balancing developers' natural profit motivation against the community's insistence that it is time for developers to shoulder more of the cost of public facilities that will be needed as the result of the impact of the proposed development;
- Balancing between the interest of the farm lot owner to develop his land so as to maximize his profits versus the community's interest in preservation of farm land and open space;
- Balancing between providing a meaningful forum for public participation in the development approval process --which has heretofore been completely lacking at the critical subdivision stage --versus the need for efficient and timely consideration of subdivision and plan approval applications;
- Balancing between increased development on mauka slopes versus ~~ham~~ sedimentation to the coastal waters and reef; and,
- Balancing the needs and desires of the current population against the needs of future generations.

1.5 PRECAUTIONARY PRINCIPLE

Recently the Hawaii Supreme Court provided some guidance for those engaged in this balancing process at the County level. The Court espoused a trust theory framework for natural resource decisions both at the State and County level. The Court clarified the constitutionally mandated Public Trust Doctrine imposes upon the Counties the stewardship responsibility to "future generations" to conserve and protect Hawaii's natural beauty and all natural resources. See *Kelly v. 1250-Oceanside* 111 Haw. 205, 221-223; 140 P.3d 985, 1001-1002 (2006)

On this point, the Hawaii Constitution Section XI subsection 1 provides:

For the benefit of present and future generations, the State and its political subdivisions shall conserve and protect Hawaii's natural beauty and all natural resources, including land, water, air, minerals and energy sources, and shall promote the development and utilization of these resources in a manner consistent with their conservation and in furtherance of the self-sufficiency of the State. All public natural resources are held in trust by the State for the benefit of all people.

It is on the basis of this constitutional "Public Trust" provision that decisions involving land and water, must be guided by the "precautionary principle" when we weigh our private wants against the ability of the environment to accommodate those demands. The precautionary principle requires long-term vision and mandates that government entities favor caution and conservation in any case in which information is uncertain. The burden of proving the adequacy of the resource and that its

proposed use is consistent with the sustainable health of the ecosystem falls on the party proposing to use the resource.

~~As an island community we are aware of the limitations of our resources and must base decisions on the best possible data available, least we irreversibly damage our fragile eco-system. For example without adequate knowledge of the amount of water available in an aquifer, and without knowledge of its foreseeable ability to recharge, we risk permanent loss of that fresh water aquifer. Other areas of the County have already exceeded the available source of water and are having to have water trucked into their communities. It is unknown whether those aquifers will in fact recharge.~~

We must also be mindful that if a privately owned resource is of significant value and is worthy of preservation for the benefit of the community at large, that it may well be appropriate for the community to compensate the property owner for the loss in value resulting from significant limitations imposed upon his use of the property.

In its efforts to draft this CDP, the steering committee has sought to balance these interests consistent with its stewardship role in preserving the Beauty and natural resources of South Kohala for the welfare of both present and future generations.

Hawai'i Community Hospital, Lucy Henriques Medical Center, Parker School Trust Corporation, Hawai'i Preparatory Academy, and the Richard Smart Fund of the Hawai'i Community Foundation.

Waimea has also been bolstered by the philanthropic energies of Dr. Earl Bakken, creator of the first battery powered pacemaker. Dr. Bakken moved to Hawai'i in 1989. In 1996 he helped to dedicate the North Hawaii Community Hospital. Dr. Bakken also helped to establish Tutu's House, "a safe place for people of all ages to learn, share and explore health and healing of the mind, body, and spirit" (www.tutushouse.org); and a non-profit organization known as "Five Mountain," all of which have served to enrich and anchor a healthy, engaged community.

2.2.2 BRIEF HISTORY OF WAIKOLOA VILLAGE

Contrary to belief of many, Waikoloa does have a history of its own. Waikoloa is known as the "kula" lands, the "plains". Waikoloa and its neighbors were identified as "ili`aina" (small land divisions" within larger political land unit) -- the ahupua`a or kalana -- of Waimea, may indeed help explain why Waikoloa (containing c. 95,000 acres), apparently had no direct connection to the ocean.

Waikoloa, known for its uplands, has two ancient major trail systems; one trail extended between the coastal settlements and marine fisheries of Puakō vicinity and the Waikoloa-Waimea uplands. The second trail extended from the Puakō shore to Napu`u, meeting the upland trail between Waimea and Kona, near the Ke`amuku-Kuainiho vicinity. Both trails remained in use through the nineteenth century. ~~By the 1900s,~~ Use of the Puakō-Waimea Trail appears to have been discontinued primarily a result of ~~changing residency~~ **shifting population**, and the development of long-term leases between the Territorial Government and plantation-ranch business interests. The Puakō-Napu`u Trail remained in limited use through the 1960s, as a part of the operations of Pu'uwa'awa'a Ranch and Parker Ranch.

Waikoloa Village is only a few decades old. Established in 1971, the Waikoloa Village Association is an incorporated property owners' association whose purpose is "to provide for the management, maintenance, protection, preservation, architectural control and operation and maintenance of the common property within the development. Waikoloa Village was originally designed to be a retirement community, but today it has grown to be a more family-oriented community.

Boise Cascade, the original developer of Waikoloa Village, agreed to convey approximately 10,000 acres of land and improvements to the Waikoloa Village Association (WVA). The Clubhouse, swimming pool, tennis courts, and approximately 2,000 acres of land were conveyed to the Association in 1975 and an additional 8,000 acres were conveyed in 1987.

The predominant features of the community include single family homes, a golf-course, a neighborhood shopping center, and ~~an elementary~~ **a public school** ~~which first~~ opened in 1994. The Waikoloa Elementary **and Middle** School is a little more than a decade old. Several residents in the community consider the Waikoloa Elementary **and Middle** School to be the "heart" of the community.

2.2.3 BRIEF HISTORY OF KAWAIHAE

Hawaii Island experiences thousands of earthquakes each year; the majority of the earthquakes are so small that they can only be detected by sensitive instruments. The most recent major earthquake on the Big Island occurred on October 15, 2006 when a 6.7 magnitude earthquake and magnitude 6.0 aftershock took place on the Big Island. The earthquake caused significant damage to infrastructure in South Kohala. The earthquake damaged Piers 1 and 2a at Kawaihae Harbor, severely limiting the amount of cargo and marine traffic that the harbor can accommodate.

The earthquake also caused significant damage to the Mauna Kea Beach Hotel. The hotel has been closed due to earthquake related damage and does not plan to reopen until November of 2008. Many of the hotel guests patronized the small shops and businesses in the Kawaihae area. The hotel's closure has caused the loss of jobs and has significantly reduced the number of people who have patronized local businesses in the last year.

In Waimea Town, there is a concern that future earthquakes may catastrophically damage the Waikoloa Reservoirs that are located above the town. With the recent Kaloko Dam tragedy on the island of Kauai, which resulted in the loss of lives, and the recent earthquake that occurred on the Big Island, it would be prudent for the County to consider establishing an early warning system for the reservoirs above Waimea Town. Currently there is an emergency *action plan* that is in place in case of flooding caused by reservoir water overflow from heavy rains, but there is no early warning signal or siren in place, should there be significant damage caused to the reservoir by earthquake or other means. Damage to the Waikoloa Reservoirs above Waimea Town is discussed in more detail in section 2.5.5.

General Community Readiness

To date, a small percentage of South Kohala residents have undergone CERT training. The Community Emergency Response Team (CERT) Program educates people about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.

During times of emergency, children who are attending school could be cut off from access to either their parents/legal guardians or their homes. This was the case during recent fires near Waikoloa Village and Puakō. Students and parents in these areas were cut off from each other. ~~The Mayor had taken the initiative to consider buses to take children to one of the Resorts. However, legal restrictions regarding guardianship prevented schools from releasing students. Currently there is no program in place to ensure temporary legal guardianship for safe transport and shelter of students in emergency situations.~~ There is a need to provide for safe transport of students should natural disasters occur when schools are in session.

Unexploded Military Ordnance (UXO)

From 1943 to 1953, the U.S. military used approximately 137,000 acres in South Kohala for "intensive live-fire training" leaving significant amounts of unexploded ordnance embedded over the landscape. In 1954, two Parker Ranch employees who were traversing the former training area encountered UXO and were blown up. Within the last decade, UXO have been found at Waimea Middle School and nearby homes in Waikoloa Village.

Over the last couple of years, the Army Corps of Engineers has been involved in the FUDS (Formerly Used Defense Site) clean-up program. The FUDS area covers 137,000 acres, about 50,000 acres of

The cattle ranching industry utilizes most of the land area within the district with pastures situated on the higher slopes of the mountains and extending down to the sea. Parker Ranch, one of the largest privately owned ranches in the world, has its headquarters in Waimea. The Ranch has approximately 230,000 acres of grazing land that supports 45,000 to 50,000 head of cattle. (Waikoloa Highlands EIS, 2006) Feedlots once allowed ranchers to raise cattle from birth to full grown adulthood. The closing of all feedlots within the County has resulted in the export of 90 per cent of all cattle to mainland feedlots.

The Canada-France Hawai'i Telescope on Mauna Kea has its base facility in Waimea. The base has a staff of 51 and an annual operating budget of \$6,200,000. As several planned telescopes are built on Mauna Kea, additional base facilities may choose to locate in Waimea. Waimea is also home to the headquarters of the W.M. Keck Observatory on Mauna Kea, the largest optical and infrared telescopes in the world. The headquarters employs about 80 people and has an annual operating budget of \$10,000,000. (County of Hawai'i General Plan, 2005)

The educational sector includes Hawai'i Preparatory Academy (HPA) with a current total enrollment of 600 students in grades K through 12, which includes 175 boarders from grades 6 through 12. In addition, Parker School is a day school with an enrollment of 300 students. Waimea Elementary School had an enrollment of 650 and Waimea Middle Public Conversion Charter School had an enrollment of 620 400 students in 2008. Waimea has three performing arts venues: Kahilu Theatre, Gates Performing Arts Center at HPA, and Parker School Auditorium. In Waikoloa Village, Waikoloa Elementary and Middle School is the largest employer with an enrollment of 625 students in 2008. The school employs about 75 people.

The North Hawai'i Community Hospital is the 14th largest single employer in the County with 269 employees. (County of Hawai'i Data Book) The hospital opened in May 1996 and serves approximately some 30,000 residents and visitors of the northern region of the Big Island which includes the districts of South Kohala, North Kohala and parts of Hāmākua and North Kona. The hospital is a non-profit entity that is community owned. (www.northHawaiicommunityhospital.org) In addition to the North Hawaii Community Hospital's efforts to become a "total body wellness center", there are numerous holistic and alternative health practitioners in this District. Likewise, the resort hotels market wellness and therapeutic vacation packages.

Housing

During the period 2002-2005, Hawai'i's housing market was red hot. Home prices and land values increased substantially during this real estate boom. However, according to an economic forecast published by First Hawaiian Bank, the housing market is starting to slow across the State, due in part to slow downs in national housing markets. (Economic Forecast: Big Island Edition, 2006) While more recent data was not available during the writing of the CDP that is South Kohala specific, it is important to note that the housing market nationally has slowed down considerably. Hawai'i's housing market has also showed signs of slowing down. By mid 2007, home prices in most areas of the State were flat or slightly lower than their 2006 highs. While home prices have not risen as rapidly as earlier in the decade, many residents still consider the price of homes to be high.

2.5.4 WATER RESOURCES

Figure 2.5: SOUTH KOHALA AQUIFER SYSTEM AREAS (ASYA)

The primary source of data for the following section on water resources is from the *DRAFT Hawai'i County Water Use and Development Plan Update: Hawaii Water Plan* completed in December 2006. The Kohala Aquifer Sector Area (ASEA) has two Aquifer System Areas that cover portions of South Kohala, the Waimanu ASYA and the Mahukona Aquifer System Area (ASYA). The West Mauna Kea ASEA only has one ASYA, the Waimea ASYA and the North West Mauna Loa ASEA only has one ASYA, the Anaeho'omalu ASYA. Below, Table 2.12 lists the **sustainable yield, current water usage, and potential future water use projections** based upon full build out of the **General Plan LUPAG, County Zoning, and 2025 Population Projections**.

An aquifer's '**Sustainable Yield**' refers to the *estimated* maximum amount of water that the aquifer can safely produce. Extracting amounts of water greater than the sustainable yield may irreparably damage the aquifer. It should be emphasized that sustainable yield numbers are only *estimates*. These estimates should not be considered as the exact amount of groundwater that can be safely utilized. ~~The accuracy of sustainable yield estimates is limited by lack of data. Estimates of sustainable yield also do not take into consideration the feasibility of developing groundwater.~~ In many regions with high sustainable yield numbers, groundwater cannot be utilized because it would not be economically feasible to install water systems to deliver water to users.

Current water usage in Table 2.12 includes water use from County Department of Water Supply (DWS) systems, private water systems, agricultural use, and irrigation use, including use of reclaimed waste water and water use from domestic rain catchments. Table 2.12 distinguishes between current water use that includes agricultural water use and current water use that does not include agricultural water use. As can be seen in the table, agricultural water use accounts for a significant portion **percentage** of current water use in most ASYA. It is also important to note that current use for the ASYA's of Waimanu, Mahukona, and Anaeho'omalu, includes users from outside the district of South Kohala as well. The Waimea ASYA is the only ASYA that exclusively serves South Kohala.

Table 2.12 South Kohala Aquifer System Areas (all numbers in MGD)

ASYA	Developmental Stage	Sustainable Yield (SY)	DWS Water System Use	Private System Water Use	Total Water Use w/Agriculture	Total Water Use w/o Agriculture
Waimanu	Potential Use	110	0.08	0.00	0.34	0.10
Mahukona	Currently Used	17	0.95	0.68	3.94	1.69
Waimea	Currently Used	24	2.17	4.56	11.05	7.71
Anaeho'omalu	Currently Used	30	2.14	0.00	8.15	7.97

As can be seen in Table 2.12, current water use in each of the ASYA areas is below the sustainable yield of the ASYA's.

Table 2.13 South Kohala Future Projected Water Demand

ASYA	Sustainable Yield (SY)	LUPAG Full-Build Out w/Agriculture	LUPAG Full-Build Out w/o Agriculture	County Zoning Full Build Out w/Agriculture	County Zoning Full Build Out w/o Agriculture	2025 Population Projection C w/Agriculture	2025 Population Projection C w/o Agriculture
Waimanu	110	10.2	0.8	9.3	0.1	0.6	0.2
Mahukona	17	123.2	32.6	97.4	7.7	7.6	3.3
Waimea	24	186.7	52.1	150.6	13.8	14.7	12.9
Anaeho'omalu	30	88.7	81.7	18.1	11	15.6	15.2

There are ~~six~~ **four** future water demand estimates in Table 2.13 South Kohala Future **Projected Future Water Demand**. Water demand estimates are based upon ~~full build out of LUPAG designated areas~~, current **County Zoning** and **County Population Projection C for the year 2025** (please reference section 2.4.1 of the CDP in regards to population projection C). Estimates for the ~~LUPAG~~, County Zoning, and population projections take into account future water demand that includes and does not include agricultural water use. There is a tremendous difference in water projections if agricultural lands are not taken into account when looking at the ~~LUPAG and County Zoning~~ designations. ~~The estimates that include agricultural use in both the LUPAG and County zoning assume FULL BUILD OUT of all lands designated by the LUPAG as agriculture and zoned as agriculture by the County. This includes lands that are currently zoned as agriculture by the County but are not in active agricultural production, including the areas in the district that are very dry, rocky, and have topography that would make viable agriculture extremely difficult without substantial investments in improving the land such as extending irrigation systems, removing rocks, and massive grading. The estimates that include agricultural use assume that all of these lands will be watered at a rate of 3,400 gallons of water per acre per day, hence the significantly higher estimates. The estimate that takes into account no agricultural use makes the assumption that those lands that are currently designated as agriculture by the LUPAG or County zoning and are not being currently used will remain OPEN, unused, and un-watered. Future realistic estimates for water use in the district is somewhere in between the high number that includes agricultural use and the low number that does not include agricultural use. Neither of the estimates that include or do not include agriculture use, when taken by them self, paints a complete picture of projected future water demand in the district, hence, both numbers are given.~~

~~Except for the Waimanu ASYA, future projected water demand based upon full build out of the County General Plan LUPAG exceeds the sustainable yield for all ASYAs in the South Kohala District for both the projections that include and do not include agricultural water use.~~

While the issue of sea level rise is not at the forefront of many people's minds, it should still be a factor that should be taken into consideration when planning for future coastal developments in the long term.

- **Brush fires are a huge potential natural hazard in the district.**

The district's predominantly dry climate combined with the large amounts of fountain grass increases the chances of brush fires to occur.

- **There are specific areas in which South Kohala has the potential to improve community readiness in the event of natural disaster,**

Specific areas for increasing community preparedness include: providing more CERT training opportunities for residents, installing a reservoir warning system above the Waimea Town, or establishing a program to ensure safe transport and shelter of students during and after natural disaster events.

- **Currently there are enough water resources to accommodate existing water demands in the district. However, the Waimea water delivery system infrastructure is presently stressed due to the 2006 earthquake damages and during drought conditions. Accommodating future water demands will likely require major capital improvements to expand the capacity of existing water systems.** There will be enough water resources to accommodate the General Plan's projected population growth. However, future projected water demand based upon full build out of the current County General Plan LUPAG Zoning designations exceeds the sustainable yield for all ASYAs (except for the Waimanu and Anaeho'omalu ASYA) in the South Kohala District for both the projections that include and do not include agricultural water use.

Future growth may require the Waimanu ASYA to be more heavily utilized. It is the largest ASYA in the district in terms of sustainable yield, but currently, it is only being used minimally. A feasibility analysis should be undertaken first to determine whether it is economically feasible to pump water from the Waimanu aquifer. Depending upon the capital improvement expenses, it may not be economically feasible to access water from the Waimanu ASYA.

~~The County should also consider revising the General Plan LUPAG map for areas within the Mahukona, Waimea, and 'Anaeho'omalu ASYAs to reduce development density. Even without accounting for future agriculture water demand, the future projected water demand for all of these ASYAs are expected to exceed the sustainable yield for these aquifers, if the full build-out of current LUPAG designations occurs.~~

2.6 INFRASTRUCTURE AND PUBLIC FACILITIES

Within most areas of South Kohala, the level of infrastructure and public facilities has not kept pace with population growth over the years. Congested roadways occur in several areas of the district. Also, several areas in the district such as in Waikoloa Village and Puakō need new roads for emergency access. On the steep and sometimes winding Kawaihae Road and Waikoloa Road, there are no truck runaway lanes. This is a serious safety issue as many semi-trucks travel along these roadways. In the case of Kawaihae road, a seven mile road at a grade exceeding 10% without truck runaway lanes is dangerous. Conditions along Waikoloa Road can be just as dangerous, with curvy turns, steep grades in some areas, and little or no paved shoulders. Wastewater disposal,

particularly in coastal communities such as Puakō has also become a concern. The need for more parks and community recreation areas is a district wide concern. South Kohala is home to some of the best white sand beaches on the island. On weekends and even during some week days, beach parks are highly frequented. Provision of adequate infrastructure and facilities is needed to accommodate the large numbers of beach park goers. Also, in the Kawaihae area, the expansion of a reliable potable water delivery system is needed in order to provide for more commercial, residential, and recreational uses around the harbor area. There is also a concern that utility lines block scenic view planes. Lastly, as the population of the district continues to grow, South Kohala will need a new middle school and a new high school.

Implications for Planning:

- **In general, given the current level of population, already approved developments, and future population estimates, significant upgrades of infrastructure and public facilities will need to be provided, including:**
 - **New wastewater treatment and disposal facilities**
 - **Increasing roadway connectivity in Waikoloa and Puakō**
 - **Reducing traffic congestion in Waimea**
 - **Truck Runaway lanes along Kawaihae Road and Waikoloa Road should be considered**
 - **Assessing the adequacy of water available, especially in light of the CDP's emphasis on promoting agriculture, in addition to providing adequate water transmission and storage facilities**
 - **Increasing the amount of potable water to Kawaihae**
 - **Consider under grounding future utility lines to preserve scenic view planes**
 - **Providing adequate amounts of recreational facilities and parks;**
 - **Providing adequate amounts of infrastructure and facilities for beach parks and other coastal recreational facilities**
 - **A new South Kohala High School and one or more elementary and middle schools will be needed to accommodate a growing population**

3 DISTRICT-WIDE POLICIES

OVERVIEW

In their initial meetings, the South Kohala Steering Committee was asked to prioritize land use issues for the entire district based upon the results of the Community Readiness Process. While the district faces many more issues than those that are listed below, it was necessary to focus on top priority issues in order to develop actionable plans.

The priority issues that the Steering Committee selected were, not in any order of priority, the following:

- Preserve Culture/Sense of Place
- Traffic and Transportation
- Affordable Housing
- Emergency Preparedness
- Environmental Stewardship and Sustainability

At a subsequent Steering Committee meeting, priority issues for four South Kohala communities were discussed: Waimea, Waikoloa Village, Kawaihae, and Puakō. It was then agreed that the CDP would focus on planning for these four communities, rather than attempting to develop Action Programs on a “district-wide” basis. In effect, then, the “South Kohala Community Development Plan” became a collection of four distinct community plans.

Although the CDP planning process focused on specific issues for the four communities, there were several ideas and concerns that were raised that have applicability to the entire district of South Kohala. These policies are still subject to further discussion with the Planning Department and with other County agencies and departments. The policies presented below are intended to guide future developments in the district rather than address specific short-term actions. These ideas are organized by the priority issues that were initially chosen by the South Kohala Steering Committee. The Steering Committee acknowledged other important General Plan topics that because of time constraints were not specifically identified in this CDP. Until such time as these topics can be addressed in more detail for South Kohala, the more general policies, standards, and courses of action listed in the General Plan provide some framework for possible action strategies.

GENERAL POLICY NO.1: PRESERVE THE CULTURE AND SENSE OF PLACE OF SOUTH KOHALA COMMUNITIES

Related sub-policies are:

- 1.1 Preserve Cultural and Historic sites and structures.** The newly enacted Hawai'i County Cultural Resources Commission shall include in its programs appropriate actions to protect and preserve important cultural and historic sites and structures in South Kohala.
- 1.2 The County Planning Director is requested to submit a draft of a bill to the County Council that sets out a concurrency management system for South Kohala.** The purpose of the bill is to create a system that will impose reasonable and fair infrastructure concurrency requirements on developments within the district that already possess zoning entitlements,

and are therefore not currently subject to HCC 25-2-46. The public facilities for which concurrency is to be managed shall be the same as those set out in HCC 25-2-46 as amended. The approach to concurrency management shall be modeled on the approach set out in HHC-25-2-46 as amended, provided that concurrency requirements shall be established at the time of any tentative approval of a preliminary subdivision plat (HCC 23-62 and 25-6-22), tentative approval of a preliminary condominium property regime map (HCC 23-131), plan approval (HCC 25-2-75), planned unit development permit approval (HCC 25-6-6) and project district site plan approval (25-6-46 and 25-6-56) or substantial revision thereof. Concurrency requirements shall be updated when an extension of time to perform a condition of such an approval is granted. The South Kohala concurrency management system shall (1) provide a process by which a developer or land owner can request full or partial relief from the requirement under appropriate conditions, based on the type of development proposed and its overall impact on the adequacy of public facilities, (2) take into consideration voluntary actions that a developer has taken or proposes to take to improve the adequacy of district public facilities in the context of the proposed development (3) exempt subdivisions for the purpose of familial transfers of property, (4) provide for situations in which a developer has vested property rights **based on specifically proposed and approved plan elements** (entitlements) that were granted at an earlier stage in the development approval process, (5) provide a fair way to address developments that are underway and being relied upon to build infrastructure for the community at large, to ensure that they remain viable, and (6) provide a forum to allow those who would be affected an opportunity to air their concerns.

NOTE TO THE READER: please see Appendix ___ for list and description of Hawai'i County Codes (HCC) that are referenced.

- 1.3 Provide for more developed park space and recreational facilities in South Kohala.** The County Planning Director, in consultation with the Director of the Department of Parks and Recreation, shall submit a draft of a bill **to the County Council to amend HCC Chapter 8.** ~~to the County Council that would standardize the expectation that new developments provide park space in South Kohala. The purpose of the bill is to amend HCC Chapter 8 to only count more developed park space, such as athletic fields, that is provided within the impacted community. The intent of the amendment shall be to standardize the requirements for new developments to provide park space in South Kohala and other Hawai'i County Districts.~~ In developing the amendment, the following concepts shall be considered: (1) the definition of "parks and playgrounds" in HCC 8.2(8) shall include only improved areas and facilities used for **active recreational pursuits activities**, such as athletic fields, and shall not include golf courses, marinas, or other similar uses for which a fee is charged, ~~or beach parks,~~ (2) the exemption provided in HCC 8-4(a)(1) shall not count existing **County beach parks**, parks and playgrounds that are State-owned or federally-owned and shall only count parks and playgrounds within the community in which the **subdivision development** is to be located, and (3) the park space or off-site improvements shall be located or in-lieu fees shall be used within the community in which the **subdivisions development** is to be located.

NOTE TO THE READER: please see Appendix ___ for list and description of Hawai'i County Codes (HCC) that are referenced.

NOTE, THE PRECAUTIONARY PRINCIPLE LANGUAGE HAS BEEN ADDED TO GENERAL POLICY #5.

- 1.4 **“Time Share” developments shall only be allowed within the boundaries of the District’s three major destination resorts: Waikoloa Resort, Mauna Lani Resort, and Mauna Kea Resort.** Time Share projects are not compatible with residential areas that are located outside of the destination resorts of the District.
- 1.5 **The County shall coordinate with the State Department of Education to develop plans for a public high school within the South Kohala District.** As the population of South Kohala continues to grow, the presence of a public high school will be important for promoting the District’s sense of place.
- 1.6 **It is recommended that the Planning Department provide a ~~public hearing~~ opportunities and forums for a public review and comment in the case of for all subdivisions, PUD’s, plan developments, and cluster developments, proposed in the District of South Kohala.** Residents of South Kohala would like more transparency in the subdivision/plan development approval process, by way of a public presentation of the proposed development and the opportunity for members of the community to raise issues and voice their opinions of the proposed project. Subdivision approval is a key point in the development process in which community input is most important.

GENERAL POLICY 2: PROVIDE FOR THE TRANSPORTATION AND CIRCULATION NEEDS OF THE SOUTH KOHALA COMMUNITY AND FOR COMMUTERS TO/FROM SOUTH KOHALA.

Related sub-policies are:

- 2.1 **New roads in the District shall incorporate “complete street” standards, including provisions for vehicular traffic, pedestrians, bicycles, and public transportation, except in the case of extreme mitigating factors.** “Complete Streets” are streets that are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and bus riders of all ages and abilities are able to safely move along and across a complete street. (<http://www.completestreets.org/>) Improving the safety and viability of alternate modes of transportation in South Kohala will encourage more people to leave their cars at home and walk, bike, or bus to their destinations more often.
- 2.2 **Establish bicycle, pedestrian, and equestrian travel ways to link up the communities within the District (Waikoloa Village, Waimea, Puakō, Kawaihae, and the resort nodes) while also establishing alternative travel ways within the individual communities.** Also, establish public trails to various cultural locations and other sites of interest, where a significant level of visitation is appropriate and does not pose a threat to the resource, as identified by the community.

See Appendix ___ for list of suggested alternative travel ways and trails.
- 2.3 **Build safe roads.** ~~New roads in the district should comply with federal highway safety regulations.~~ Currently there are existing roads in the district such as the Kawaihae Road and

Waikoloa Road that can be considered dangerous without ~~federal requirements such as~~ truck runaway ramps.

2.4 Identify and establish transit corridors for future mass transit service within the district.

While the provision of mass transit service such as rail may be decades away for South Kohala, the County should plan ahead for future mass transit service in the district of South Kohala by establishing transit corridors. Setting aside land now for transit corridors may help to reduce future costs of implementing mass transit services.

GENERAL POLICY NO. 3: PROVIDE AFFORDABLE AND WORKFORCE HOUSING RESOURCES FOR LOW AND MODERATE INCOME INDIVIDUALS, FAMILIES, AND FOR THOSE RESIDENTS OF SOUTH KOHALA WITH SPECIAL NEEDS

Related sub-policies are:

- 3.1 The County shall establish policies and programs for the implementation of affordable and workforce housing projects in those areas of the island where such projects are most needed, including Waimea and Waikoloa Village.
- 3.2 The South Kohala Community shall organize one or more community-based, non-profit entities that can partner with the County Office of Housing and Community Development and with other non-profit organizations and for-profit contractors and developers to provide affordable housing units.
- 3.3 The County shall encourage the development of elderly housing and assisted living facilities in South Kohala.
- 3.4 The County shall provide more opportunities for low income housing and transitional shelters.

GENERAL POLICY NO. 4: DEVELOP PROGRAMS AND STANDARDS THAT WILL PROTECT THE SOUTH KOHALA COMMUNITY FROM NATURAL HAZARDS, INCLUDING MAJOR STORMS, FLOODING, TSUNAMI, LAVA FLOWS, AND WILDFIRES

Related sub-policies are:

- 4.1 The County shall develop plans and programs for emergency routes so that people can safely move away from life-threatening natural hazards. Of special concern is the threat of tsunami in coastal areas, and the threat of wild fires in dry upland areas like Waikoloa Village.
- 4.2 Adopt development standards and community plans that mitigate wildfire risk ~~to prevent many of the problems that set the stage for loss during fires and to greatly assist in the suppression efforts~~ and maximize responder safety, **where wildfire danger occurs: including but not limited to the following:**
 - The County Planning Department should **consider requiring** all new subdivision to incorporate through their **Covenants Codes and Restrictions** Firewise landscaping principles for common areas and for individual homes, including defensible space

emphasizing fire and drought resistant plants, as well as native plants when appropriate. This requirement should be a condition for any final subdivision approvals.

- The Building Department of the County's Department of Public Works should **consider giving** every individual or entity applying for a building permit(s) Firewise checklists for building and landscaping. These checklists should also be made available on the County's website for downloading.
- The County's Real Property Tax Department **should consider** ~~determining and implementing~~ an additional tax incentive for landowners of agriculturally zoned land that, 1.) have a grazing management plan reviewed and approved by a qualified County or State agricultural specialist (e.g. the Natural Resources Conservation Services, the University of Hawaii Cooperative Extension) with an objective for managing wildfire fuels and which may include grazing reserve areas for drought periods, and 2.) graze 100% of the usable grazing area identified in the certified grazing plan. Other programs that encourage the use of extensive cattle grazing as a practical means of controlling fire fuel while maintaining the landscape, should also be considered.
- The County Planning Department should **consider requiring** all applicants for subdivision approvals to complete a wildfire hazard mitigation plan. This plan ~~must~~ should be completed before final subdivision approval is granted. These plans should ~~include~~ **recommend** specific measures for reducing wildfire hazard in the interface areas between the subdivision and any range/open lands or forests and in any open areas within the subdivision. When developing these elements, the following standards should be considered: 1) National Fire Protection Association (NFPA) document 1141, *Standard for Fire Protection Infrastructure for Land Development in Suburban and Rural Areas*, 2) National Fire Protection Association (NFPA) document 1144: *Standard for Reducing Structure Ignition Hazards from Wildland Fire*, and 3) Criteria which delineate when and how new subdivisions will be required to install diptank(s).

4.3 Provide more emergency facilities in South Kohala. Future civic buildings in South Kohala such as new schools or community centers should be designed to serve as emergency shelters as well. These civic buildings should be built so that they are "disaster proof."

GENERAL POLICY NO. 5: DEVELOP GUIDELINES AND PROGRAMS THAT PROMOTE ENVIRONMENTAL STEWARDSHIP AND THE CONCEPT OF SUSTAINABILITY

5.1 Proposed uses of natural resources shall be duly evaluated by the responsible public entities to ensure that each such use is consistent with the sustainable long-term health of the eco-system, including the direct and indirect impact on coastal waters. Public entities shall base their decision-making on the best possible data in order to ensure sound short and long-term management of public resources. In the event of uncertainty of data, consistent with the Public Trust Doctrine of the Hawai'i State Constitution, the public entity shall apply the *Precautionary Principle* to conserve the resource. The Precautionary Principle requires long-term vision and mandates that government entities favor caution and conservation in any case in which information is uncertain. In evaluating any proposed

use, consideration must be given to the cumulative impact of existing and previously approved developments.

5.2 The County shall require water conservation measures and plans for new large scale development projects (i.e. residential and agricultural subdivisions, resorts, commercial and industrial centers, etc.) in South Kohala

5.3 Ensure the quality of South Kohala's ground water resources and marine resources. The County ~~shall~~ ~~should~~ ~~add~~ **consider adding** the following requirement to HCC 23-85(b) **for residential projects**: No cesspools or seepage pits shall be installed in South Kohala after the effective date of this plan. The effluent from any septic tank installed in South Kohala after the effective date of this plan shall be discharged into an absorption system that meets the design standards of the State Department of Health.

5.4 Prohibit the installation of future injection wells in Special Management Areas if waste water is NOT treated to an R-1 level of water quality.
Injection wells can be a major source of pollution for coastal waters if waste water is not treated to a high level. Controlling the installation of future injection wells will help to improve the quality of near shore waters. Furthermore, the reuse of treated R-1 quality effluent can be encouraged for irrigation and other purposes.

5.5 Preserve visually and environmentally important open space grasslands, ocean views, views of the pu'u, and South Kohala's unique "Five Mountain Views" of the Kohala Mountains, Mauna Kea, Mauna Loa, Hualalai, and Haleakala.

5.6 The County should encourage and promote LEED standards for buildings, and neighborhood design by providing incentives for projects that achieve a LEED certification level of "Silver" or higher. LEED stands for "Leadership in Energy and Environmental Design." The United States Green Building Council (USGBC) created LEED as a rating system for green building. Green building refers to the design, construction, and operation of buildings in an environmentally friendly way. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environment. The LEED rating system (used to determine LEED certification) awards points to projects based on how the project incorporates green building principles into its design and construction.

While achieving LEED certification may drive a project's development cost up in the short term, developers should keep in mind the long-term benefits of green building such as savings in energy costs and general benefits of green building to the surrounding community and environment. The County should consider providing incentives to developers who seek LEED certification to offset additional short-term development costs incurred by LEED certification.

5.7 Increase Enforcement of the County Lighting Code Ordinance and Modify Existing Code Ordinance as Necessary. **Outdoor lighting** fixtures that are in non-compliance with the County Lighting Code Ordinance are a significant source of light pollution in the night skies. This is of special concern for astronomers atop Mauna Kea. The County needs to step up its enforcement of illegal light fixtures in order to reduce light pollution. The County is also currently working with astronomers and is in the process of updating its

Lighting Code Ordinance to add more requirements that would help to reduce light pollution. However, with no enforcement, a newly revised lighting code ordinance may have minimal effects in reducing lighting glare in South Kohala's night time skies.

- 5.8 The County should develop or collaborate with other agencies and organizations to develop watershed management programs for the district of South Kohala.** These programs should address flood mitigation, strategies for reducing water run off such as restoring vegetative cover in mauka areas or construction of detention basins and the effects of impermeable surfaces on groundwater infiltration.
- 5.9 Water quality monitoring should be considered on a district-wide basis.** Three types of monitoring are needed: ocean water, ground water, and anchialine ponds. Consistent testing and monitoring protocols should be developed. Currently, the resorts in the district perform monitoring and that data is reported to the County. However, this monitoring has not been systematic or consistent. The State Department of Health currently has a weekly beach monitoring program designed to find indicator bacteria at selected beaches in West Hawai'i. The County Planning Department is currently evaluating DOH rules and may adopt additional testing requirements. The Planning Department is also currently evaluating monitoring guidelines for groundwater and anchialine ponds. Monitoring of water quality in the district should be coordinated by the County in order to ensure that there is no duplicate monitoring and to ensure the quality of water throughout the district.
- ~~5.10 Development within areas where the grade of natural elevation of the ground surface prior to construction exceeds _____%, filling, grading, and other development which may increase flooding or erosion shall be prohibited unless that development will contain its own runoff and not increase flooding or erosion on abutting properties.~~
- 5.10 Encourage the County to establish rules and guidelines that will reduce flooding and erosion that may occur from developing on steep slopes.**
- 5.11 Promote Alternative Energy.** South Kohala is blessed with strong winds and ample sunlight throughout the year. The County should encourage the development of more natural energy generating facilities through setting aside areas where renewable energy technologies can be developed.

Lālāmilo Connector Road also known as the **Māmalahoa Highway – Kawaihae Road Connector Project** will ~~will~~ **would** connect the Kawaihae Road to Māmalahoa Highway near the Lālāmilo Farm Lots. The ~~proposed~~ **road** will ~~will~~ **would** start on the Māmalahoa Highway near the Parker Ranch Race Track and near the terminus of the planned Parker Ranch Connector Road. The road will ~~will~~ **would** travel in a northwesterly direction, intersecting Kawaihae Road near the Waimea Solid Waste Transfer Station Road. ~~The cost for this project is estimated to be over \$9 million. Currently an Environmental Assessment and conceptual design for the project are~~ **is** being prepared by the County Department of Public Works.

A number of objections to the alignment of the road have been raised. ~~There is concern about including the adverse impact of the road~~ **may have** on the farm lots ~~and other abutting properties, in particular an organic farm, that would be adversely affected by the new road, and on other abutting properties, as well as the limited usefulness of this road in the absence of concurrent completion of the Parker Ranch Connector Road.~~ **The usefulness of this road has also been questioned if the Parker Ranch Connector Road is not completed prior to or concurrently with this connector road.** ~~The cost for this project is estimated to be over \$9 million. Currently an Environmental Assessment and conceptual design for the project are~~ **is** being prepared by the County Department of Public Works.

Waiaka Bridge and Intersection Replacement Project is planned to widen and realign the bridge over the Waiaka Stream. The scope of the project also includes reconstruction of the adjacent intersection of the Kohala Mountain Road and Kawaihae Road and installation of various safety improvements. To date the public prefers a new alignment mauka of the current bridge location, with provisions for pedestrian bicycle and equestrian use. One possibility that received general community support is to retain the current bridge and use that solely for non-vehicular traffic. . Construction is scheduled to begin in 2011 and will be funded by State and possibly Federal funds.

The Lindsey Road Bridge Replacement Project Replacement of the Lindsey Road Bridge near the Māmalahoa Highway intersection is slated for the 2009-2010 fiscal year. There is great concern that this construction project will cause far more traffic congestion in the center of town.

Waimea Bypass Road was initially proposed by the State DOT in the ~~1940s~~ 1960s. The purpose of the proposed Waimea Bypass Road is to reduce cross-island traffic traveling between East and West Hawai'i through Waimea Town. The road's most current design is to start from the Māmalahoa Highway near Mud Lane and connects with the Kawaihae Bypass Road, at Māmalahoa Highway. The project is expected to be funded by State and Federal highway programs, and The only funding to date has been for an Environmental Assessment, which is still underway. A major area of controversy is how and where and whether to traverse the Hawaiian Homelands farm lots on the East side of Waimea. Waimea residents are also concerned about the road's alignment immediately south of the town center. There is considerable sentiment in the Waimea community that this State highway should be aligned to the south of the Waimea Airport.

Kawaihae Road Bypass is planned to start at Māmalahoa Highway near the Waimea Airport at the terminus of the Waimea Bypass Road. As with the Waimea Bypass Road, there is considerable sentiment in the Waimea community for this road to be aligned south of the Pu'u Pa – Pu'u Huluhulu cindercone complex. This highway will link up with the Queen Ka'ahumanu Highway in the vicinity of Kawaihae Harbor. The road is designed to relieve traffic anticipated from the further development of the resort areas, vehicles traveling between East Hawai'i and West Hawai'i, and increased vehicle and cargo and Superferry traffic from Kawaihae Harbor. The Draft EIS was begun in 2006 and planning for the project is still in process. This road is proposed to be constructed in up

cultural practices. Allowing access to the *pu'u* is important for these traditional cultural practices. The *pu'u* also play an important role in the natural systems of the watershed.

A state-owned parcel that contains three of the most important *pu'u* of Waimea was recently “downzoned” by the County Council from Ag-1a and Ag-5a to “Ag-400” – a zoning designation that will prevent the land from being divided up into small agricultural lots. An overall protection plan is now needed for the other important *pu'u*: not only the steeply sloping cinder cone features, but also their associated slopes within the “*Pu'u Protection Zone*” as illustrated in the accompanying “Concept Plan for Waimea.” The tree line referenced in the 1986 Waimea Design Plan should serve as the boundary line for the “*Pu'u Protection Zone*.” The Waimea Design Plan states: “*Preserve the Kohala Mountains and pu'u's above the present tree line.*”

The *Pu'u Protection Plan* for Waimea could include one or more of the following tools:

- Prohibit all structures above the tree line referenced in the 1986 Waimea Design Plan
- Voluntary downzonings
- Purchase of conservation easements by the County or by a Land Trust
- Development of educational materials on the history and cultural importance of the *pu'u*
- Partnership agreements with DLNR and DHHL
- Partnership agreements with private land owners

If restrictions on the use of these lands are found to significantly diminish the value of a particular parcel, consideration should be given to providing fair compensation to the land owner.

The ***Pu'u Protection Plan for Waimea*** presented in the “Action Program” section consists of the acquisition of conservation easements and the requirement of a use permit for grading and construction on steep slopes. It has also been suggested that the Waimea community and the County request the State Legislature to pass a Concurrent Resolution stating that the *pu'u* lands of Waimea shall be preserved as undeveloped pasture and forests. Public access to *pu'u* located on state land should be provided. Private land owners may also be able to provide public access easements. A regional scale *pu'u* protection program could preserve all of the important *pu'u* in the District of South Kohala – and perhaps in neighboring districts as well. See the ***Pu'u Protection Action Program*** for details.

Strategy 1.2 Acquire Critical Open Space Areas –Some of the *pu'u* lands may need to be acquired – either by the County through the recently formed Open Space Commission, or by a non-profit entity like the Hawai'i Island Land Trust. Some of the visually important small farm and small ranch lots in East Waimea may also be priorities for acquisition – either fee purchase or acquisition of conservation easements. Depending on the disposition of the land owner, “downzoning” or special overlay districts may not be the best strategy to use for preserving critical open space areas, as these measures can lead to legal challenges and litigation. Acquisition of the fee interest or of conservation easements for critical open space parcels can therefore be, in some cases, the best approach. Of course, the constraint for this strategy is the availability of acquisition funds. In the case of **important** agricultural lands that is sought to be preserved, “upzoning” should not be permitted, unless consistent with a comprehensive community plan on the subject of “open space”. Consideration should be given to reclassifying land that is potentially available for agriculture, such as for crops or for pasture use, from Extensive Agriculture to Important Agriculture **Lands**. See the **Action Program – Acquire Critical Open Space Areas in East Waimea** for details.

Strategy 1.3 Protect important cultural and historic sites, structures, and landscapes – Waimea Town has a wealth of cultural and historic resources, from pre-contact Hawaiian culture, from the

distant from the Farm Lots” should be maintained around the existing (and any future) farm lots so that farming activities will not be adversely impacted by nearby residential or other development.

Strategy 1.6 Recognize and protect significant trees and other plants in Waimea – A high priority for Waimea should be the identification and protection of significant mature trees or tree clusters within Waimea Town, especially those along the road sides and stream beds, as well those that establish significant windbreaks.

Throughout its history and still today, Waimea has been recognized as a place of great natural beauty. Waimea is where the mountains and forests and the streams and lush varied tree canopy meet the fertile plains. The botanical diversity of the trees in the area is unique. Preserving Waimea’s close relationship with nature is critical to preserving its ‘SENSE OF PLACE’. Most people in the Waimea community recognize the need to protect and preserve the quantity and diversity of mature trees in and near the town center, as a way to maintain:

- its village character,
- its diversity of bird life,
- its pedestrian friendly character;
- its visual beauty, and
- the environmental benefits, such as creating windbreaks and erosion control buffers, and the contribution to an agriculture-friendly climate.

Thought needs to be given to the establishment of a “Waimea Trees Advisory Committee” that would work in partnership with interested private groups such as the Outdoor Circle, and with concerned government entities such as the County’s exceptional tree Council and the Parks and Recreation Department toward the recognition and preservation of exceptional trees in Waimea. Additionally, if a Hawaiian-nature preservation subdistrict were to be established, this would help to revitalize in Waimea the common theme of a close relationship to nature. ~~This is important because~~ The importance of encouraging protection of trees and vegetation in Waimea goes beyond the significance of individual trees. ~~Other reasons such as but is important on many levels, including climate concerns global warming, rainfall distribution, and windbreak preservation,~~ **make protecting the trees of Waimea a vital undertaking.**

Strategy 1.7: Encourage design and architectural guidelines that promote Waimea’s paniolo heritage

The 1986 Waimea Design Plan should be used as a reference and starting point for formulating additional design and architectural guidelines for new developments in Waimea.

POLICY NO. 2 “RESPONSIBLE GROWTH”: MODERATE THE PACE OF GROWTH AND CHANGE IN WAIMEA

Strategy 2.1 The County should carefully evaluate and condition, as appropriate, any rezoning that would negatively impact important agricultural lands or culturally, visually and environmentally important open spaces or resources in Waimea. Time will be needed to implement a number of important open space preservation tools and programs, including acquisition of fee interest or conservation easements for important *pu`u* and some of the East Waimea farm and ranch lots, While these tools and programs are being put into place, private lands that are currently zoned A-5a, A-10a, A-20a, or A-40a should retain their current zoning. Exceptions can be made for affordable housing, agricultural cluster subdivisions, and small-scale rezonings of 4 lots or less that may assist families in allowing their children to obtain individual properties.

land shown along the south side of Kawaihae Road, roughly between Waimea and Kawaihae. Further development of these areas would continue the “suburban sprawl” development pattern that is not compatible with the goal of preserving Waimea’s “sense of place.”

The details of any changes to the Waimea section of the County General Plan LUPAG map will need to be worked out at a future date.

POLICY NO. 3 ENVIRONMENTAL STEWARDSHIP

Strategy 3.1 Protect Important Agricultural Lands – The Hawai’i County General Plan (February 2005) defines “Important Agricultural Lands” (IAL) as *“those (lands) with better potential for sustained high agricultural yields because of soil type, climate, topography, or other factors.”* (See General Plan p. 14-8 for the full definition.) The LUPAG maps for South Kohala show Important Agricultural Lands in a broad band about 1.2 miles wide north and south of the first 1+ mile of Kohala Mountain Road, in a broad area that includes most of the DHHL Pu’ukapu lands, and in the southeastern sector of the South Kohala District in the vicinity of the Saddle Road/Māmalahoa Highway junction. (See IAL map for details.) These lands should be used for extensive and intensive farming and ranching, and should not be rezoned for urban or suburban-type land uses.

POLICY NO. 4 DEVELOP AFFORDABLE HOUSING FOR WAIMEA

Strategy 4.1 Develop a Waimea Affordable Housing Program – In 2006, State and County housing agencies sponsored an update of a state-wide “Housing Policy Study.” This study included a special analysis of the “homeless” issue. For Hawai’i County, **the study found that approximately 1/3 of the County’s 150,000 residents were either: (1) homeless, or (2) only a paycheck or two away from becoming homeless, or (3) doubled up or tripled up with other families because they were unable to find affordable for sale or rental housing.** Clearly, affordable housing is a state-wide – and national – issue and problem, and one that is very difficult to solve.

During the CDP process, Waimea residents have said: “Please find a way to provide affordable housing so that our children can live in the town where they grew up.” There is also a need for affordable housing for many of the key employees that work in Waimea, including teachers and hospital workers. An effective affordable housing program that would build affordable for sale homes and manage affordable rentals could be developed using a non-profit, locally-based housing corporation and the “land trust” model. See the **Affordable Housing Action Program** for further details.

~~**Strategy 4.2 Allow for more Ohana Dwellings in Waimea**~~

~~“Relaxing” the rules to allow for more Ohana Dwelling units will provide more opportunities for local residents, especially the younger generation, to continue to live in Waimea near their families.~~

~~While realizing that “relaxing” the rules for Ohana Dwellings may lead to “inappropriate” types of development and over burden Waimea’s infrastructure, measures can be taken to safeguard these unfortunate occurrences from happening. Measures such as requiring modest impact fees, what else???~~

Strategy 4.2 Encourage policies that would provide more affordable rental units in South Kohala

The County should work with the Waimea community to develop policies that would increase the number of affordable rental units. Ideas such as revising the Ohana Dwelling Regulations should be further studied.

POLICY NO. 5 TIMELY IMPLEMENTATION OF NEEDED TRANSPORTATION AND CIRCULATION IMPROVEMENTS

Note: with the exception of, Policy 5.1 “Walkways and Bikeways along the main roads,” the projects described below are all at some level of planning by various community, county and state entities. We have included a brief description of these projects because they are very important for the future of Waimea. However, the CDP cannot devote a significant amount of time and resources to evaluating these transportation plans or develop any detailed alternatives to proposed new roadways or traffic improvements. The CDP can, however, reflect community priorities and concerns regarding these projects – concerns that are not always reflected in the official project plans and reports.

Strategy 5.1 Plan, design, and construct walkways and bikeways within the existing rights of way of the main Waimea Roads: Kawaihae Road and Māmalahoa Highway. Except for sidewalks for a few blocks within the center of Waimea Town, there are no walkways or bikeways along the major roads that could be used by pedestrians and bicyclists, including children walking to and from school. Constructing safe bikeways and walkways along Māmalahoa Highway and Kawaihae Road would provide people with alternatives to travel by car, and would thus potentially alleviate to some degree the peak hour traffic jams that now characterize Waimea.

There is a need for both “higher speed” bike lanes for the “expert” recreational or commuter bicyclist, as well as walkway/bikeway shared paths that are separated from the roadway, and that are safe for children and elders. The Waimea Town Plan section of the South Kohala CDP provides a detailed **Action Program** for the planning, design, and construction of these walkways and bikeways.

Strategy 5.2 Support the implementation of the Waimea Trails and Greenways Project – Plans for the Waimea Trails and Greenways project have been developed over a period of some 13 years. The first phase of the project, about ½ mile in length, from Lindsey Road to the beginning of the Sandalwood subdivision, will begin construction in 2008. This multi-purpose path is planned to eventually extend to the vicinity of “Church Row.” This stream-side trail will be an important complement to the planned walkway/bikeway system that the CDP proposes along the main roadways. It is recommended that the Waimea Trails and Greenways Project also be considered for equestrian use. The County should continue to support this important community project through funding and technical assistance.

Strategy 5.3 Plan, design, and construct a system of equestrian trails for Waimea – There has been considerable discussion in recent years about the need and desirability of equestrian trails in the Waimea area. Of course, a generation or two ago, horses and riders were a natural part of the Waimea scene, and as recently as the 1980’s, it was not uncommon to see people riding their horses along the main roads. Now, however, traffic volumes effectively preclude horses and riders in town. Community leaders need to work with Parker Ranch and other land owners to develop a system of equestrian trails that will be compatible with existing and future residential, commercial, and institutional land uses.

5.2 WAIKOLOA VILLAGE TOMORROW: WAIKOLOA VILLAGE CONCEPTUAL PLAN & POLICIES

PURPOSE: The **Waikoloa Village Conceptual Plan** presents in graphic and narrative form general policies and strategies for the long-range – 20+ year look-ahead – future of Waikoloa Village, with emphasis on:

- **Providing needed community facilities for a growing town**
- **Environmental Stewardship, Sense of Place, Open Space**
- **Providing transportation and circulation improvements in a timely manner**
- **Reducing the likelihood of future “sprawl” development** **Encourage affordable housing and smart growth**

During the course of the Community Readiness Process and Waikoloa Focus Group meetings, these main concerns were consistently voiced.

This Conceptual Plan is presented as an important **linking step** between the Waikoloa Focus Group discussions and the resulting “Planning Notes” (November 2007) and the more detailed **Action Plans** that the CDP Team has developed for specific plan elements, including:

1. Construction of a second access road to Queen Ka’ahumanu Highway
2. Location and funding for a Waikoloa Community Center and Community Park
3. Location and potential phasing for a future Middle School, second Elementary School and High School

A note on the Conceptual Plan graphics and text: the graphic includes a variety of land use elements and ideas, including:

- Existing Land Uses (black text on the graphic)
- Projects planned by various agencies and land owners (blue text)
- Concepts and land uses recommended by the CDP (pink text)

The Concept Plan text provided here addresses most of but not all of the elements shown on the graphic. The text also includes some policies and details that are not shown on the graphic. Thus, text and graphics are presented as mutually supporting planning tools, but are not intended to be “identical” in content.

Based on input from the Community Meetings and Focus Group Meetings, the South Kohala Steering Committee meetings, and planning studies undertaken to date, suggested overall Policies for Land Use and Environmental Management in Waikoloa Village are:

- Waikoloa Policy 1. PROVIDE INFRASTRUCTURE AND FACILITIES FOR A GROWING COMMUNITY** shall be an overarching planning policy for Waikoloa Village. The County shall work closely with the Waikoloa Village Community and area developers such that funding for important infrastructure projects and community facilities is provided.
- Waikoloa Policy 2. ENVIRONMENTAL STEWARDSHIP, SENSE OF PLACE, OPEN SPACE** shall be an overarching land use policy for Waikoloa Village. Land use decisions shall be based on sustainable management of the open grass lands and natural resources of the Waikoloa area,
- Waikoloa Policy 3. PROVIDE TRANSPORTATION AND CIRCULATION IMPROVEMENTS IN A TIMELY MANNER**, including roadways, bikeways, and pedestrian paths, and with very high priority given to the construction of a second access road connecting Waikoloa Village to Queen Ka’ahumanu Highway.
- Waikoloa Policy 4. ~~REDUCE THE LIKELIHOOD OF FUTURE SPRAWL DEVELOPMENT~~ ENCOURAGE AFFORDABLE HOUSING AND SMART GROWTH** by ~~limiting further residential development and~~ concentrating development in areas that are already zoned for Resort, Residential, Commercial, and Industrial growth, or **areas that** are otherwise appropriate for businesses that address the needs of this community.

Important related strategies of the Waikoloa Village Conceptual Plan are summarized below.

POLICY 1. PROVIDE NEEDED INFRASTRUCTURE AND COMMUNITY FACILITIES FOR A GROWING COMMUNITY

Strategy 1.1 Plan, Fund, and Construct a Community Center and Community Park

There has been considerable discussion within the Waikoloa community regarding the need for a Community Center and a Community Park. Currently, the Waikoloa Elementary **and Middle** School and the golf course clubhouse serve as community meeting places, and there are two small active recreation parks within the Village. However, this growing community needs a Community Center that is available for meetings and activities during the day and on weekends, together with an indoor gymnasium that can be used for both day time and evening organized sports such as basketball and volleyball.

The community also needs a larger Community Park of 15 to 20 acres that would have ball fields, soccer fields, and other active recreation facilities that the existing smaller parks cannot accommodate. It should be noted that the “Community Readiness Process” (CRP) found that parks

Table 5.3 School Enrollment

School Name	Grades	Enrollment (2006)	Enrollment Capacity
Waikoloa Elementary and Middle School	K-6	620	650

Sources: DHHL Lālāmilo / Pu’u Kapu Regional Community Development Plan; State Department of Education Facilities Development Branch

The Waikoloa Elementary and Middle School is nearing its physical capacity. The longer-range plan is to convert the existing school to a Middle School, and to construct a new Elementary School on a 12-acre site within the County’s “Kamakoa” workforce housing project. This new Elementary School is on the DOE facilities plan for opening in 2014 – only 6 years from the present. Thereafter, as the population of Waikoloa Village continues to grow, there will be the need for at least one additional Elementary School, and eventually a High School. See the **Schools Action Program** in the next section of this Plan.

~~While the community would like to see a new elementary school and middle school, the community feels that providing a new high school for the district should come first and take priority over a new elementary and middle school. A public charter school serving high school students should also be considered as an option to provide students with the opportunity to go to school within their own district.~~

Strategy 1.3 Plan, Fund, and Construct a Community Library – There has been some discussion on the need for a public library at Waikoloa Village, including ideas for a “state of the art” facility that would include advanced computer hardware and software as well as traditional books and other reading materials. A modern library would certainly be an important facility and amenity for Waikoloa Village, and would enhance the Village’s sense of community and identity. Options for a Library include: a stand-alone Library, a Library developed as part of the Community Center, or a Library attached to the Middle School.

Strategy 1.4 Develop a Major Commercial Center for Waikoloa Village with shops, stores, and small business opportunities – A mainland company, “Metric Holdings,” with offices in Encino, CA, recently purchased the commercially zoned 45-acre parcel that is located within the “arc” of Pua Melia Road. This parcel is currently “anchored” by the Fire Station at the western end, and the Post Office at the eastern end. The developer’s preliminary plans for this commercial site include a major grocery store, various shops and stores, a small hotel, a business park, and some kind of community gathering place. An “assisted living” project for senior citizens may also be part of the development program. Community members have also suggested that a police substation be located near the existing Fire Station, and that an “urgent care” facility be included in the shopping area. Metric Holdings has told the Waikoloa community that they plan to begin construction of the first phase of the project in 2008. The economic downturn that most areas of the U.S. are currently experiencing may delay the developer’s construction plans. However, as the population and purchasing power of the Waikoloa Village community continue to grow, it is only a matter of time before a large commercial center of this kind becomes a reality.

This proposed 45-acre commercial center will eventually provide about 300,000 square feet of retail commercial space, assuming that about 2/3 of the site will be developed for retail, and the balance for offices, elderly housing, hotel, and other uses. Concern was raised by some community members that this amount of commercial acreage will not be enough to serve the growing Waikoloa Community. A general “rule of thumb” number for retail commercial demand is 30 square feet (sf) per capita. If the current population of Waikoloa Village is about 7,000 people, then the total

for spears, sleds and home building. All of these dry land native plant species are found throughout the kula lands of Waikoloa and contain the spirit of the gods Laka, Kane, and Kanaloa. The County and other governmental entities should aid and support this program and any similar ecosystem restoration programs that may be initiated in this area of South Kohala.

The Waikoloa Village area also provides some special opportunities for the development of alternative energy resources, both at the scale of individual buildings as well as larger community scale energy facilities. The climate of this area of South Kohala is generally hot and dry, with a high level of solar energy. Trade winds are also stronger here than most other areas of the island, with wind speeds of 20 to 30 mph or higher being quite common. Individual solar hot water heating units would save home owners a significant amount of electrical power costs. Small-scale windmills and photovoltaic arrays on public buildings such as schools and community centers would also be cost effective. Larger scale photovoltaic “solar farms” and “wind farms” should also be considered, possibly to be sited on some of the WVA’s 10,000 acres of open space lands. In 2007, the County Council passed a resolution requesting the County Planning Director to initiate an ordinance to amend the County Zoning Code in order to permit wind energy facilities in the Open zoned district. Much of the WVA lands are zoned “Open.”

There are interesting possibilities for private/public partnerships for alternate energy development projects here, and it would be possible for Waikoloa Village to be largely “energy self-sufficient” sometime in the foreseeable future.

Strategy 2.2 Preserve Waikoloa’s Scenic Views, Landscapes, and Pu’u

Waikoloa is home to many beautiful sunsets and sunrises. Mauna Kea mountain is clearly viewed from the dry slopes of Waikoloa, which gives many displays of cloud formations made from strong winds that are unique to the mountain. The view of the island of Maui from Waikoloa will allow a clear vision of Haleakala and the many pali to Hana. Waikoloa has as many *pu’u* if not more, than its sister town of Waimea, many of which have names that convey traditional stories of this ahupua’a. **The *pu’u* named Hina’i in the vicinity of Waikoloa and several other *pu’u* in the district are being mined. Mining and also the encroachment of development have degraded the condition of several *pu’u* in the district.**

POLICY 3. PROVIDE TRANSPORTATION AND CIRCULATION IMPROVEMENTS IN A TIMELY MANNER

Strategy 3.1 Plan, Fund, and Construct a Second Access Road to Queen Ka’ahumanu Highway – Access to Waikoloa Village is provided by Waikoloa Road, a 2-lane regional arterial road that connects Waikoloa to the Queen Ka’ahumanu Highway to the west (makai) and to the Māmalahoa Highway to the east (mauka).

The County recently funded the construction of an emergency evacuation road from Hulu Street to Queen Ka’ahumanu Highway. Construction of this road was completed in December 2006. In addition, the Planning Department initiated a study to assess alternative financing schemes to construct a permanent connector road that would connect Waikoloa Village to Queen Ka’ahumanu Highway.

A second connecting road to Queen Ka’ahumanu Highway is a top priority need, both to accommodate increasing traffic volumes and, perhaps more importantly, to provide a second **emergency egress route** for Waikoloa residents. If feasible, the new access road should also

and bicycling, there is a need to “retrofit” existing roads with sidewalks and bike lanes. Paniolo Avenue currently has a sidewalk on one side only. This main collector street, with its generous 80 foot right-of-way, is far too wide to be a safe roadway near an elementary school and park. Its design speed is far from its posted speed of 35 mph. Given its grade, it is a considerable challenge to bicycle uphill. Consideration should be given to putting Paniolo Avenue on a “road diet” that would reduce it from four lanes to three, with landscaped medians and pedestrian refuges at the Pu’u Nui and Hulu, intersections. Such measures would considerably calm traffic. The additional right of way could be used to create a shared use non-motorized path with generous width to accommodate a climbing cyclist.

Strategy 3.5 Develop a Master Circulation Plan for Waikoloa Village – The original Master Plan for the development of Waikoloa Village was commissioned by the original developer, Boise Cascade Corporation, in the 1960’s. The Master Plan included concepts for a system of collector roads that would serve the various neighborhoods of the Village, including Paniolo Avenue and a parallel collector road that is now Laie Street. As of the end of 2007, the zoned acreage of Waikoloa Village had been only about 40% developed. As development proceeds, County planners would benefit from a fairly detailed Master Circulation Plan that would identify the main collector streets, bridges for gulch crossings, and requirements for connectivity between subdivisions. The Plan should include maps, cross-sectional and/or plan diagrams of typical roadway elements and dimensions, and guiding policies regarding connectivity and the separation of collector streets and residential neighborhoods. Future road planning should not adversely affect residential neighborhoods. The WVA and other community representatives should work with the County Planning Department and the County Department of Public Works to develop this Waikoloa Village Master Circulation Plan.

Strategy 3.6 Implement traffic safety improvements along Waikoloa Road

Portions of Waikoloa Road are very hazardous. The roadway only consists of two lanes, one lane each way for oncoming traffic. There are parts of the road that are curvy and steep. Furthermore, there are stretches of roadway with little or no paved shoulders, let alone any room on the roadway for bicyclists or pedestrians.

Several suggested traffic safety improvements for Waikoloa Road include:

- 1) Constructing paved shoulders that are of a safe width
- 2) Constructing separated bicycle and walking paths along the roadway
- 3) Constructing truck runaway ramps in appropriate locations along the roadway.

POLICY NO. 4 ~~AVOID THE NEGATIVE IMPACTS OF “SPRAWL” DEVELOPMENT~~ ENCOURAGE AFFORDABLE HOUSING AND SMART GROWTH

Strategy 4.1 Implement the County’s “Kamakoa” workforce housing project – This project will be a “first of its kind” in Hawai’i County, and in many ways, a first in the State of Hawai’i. The project will use the “land trust model” to ensure that home prices are affordable “in perpetuity.” The land trust model includes leases instead of fee simple purchase of house lots and also limits the appreciation of property values – and thus keeps house prices affordable. The project will also use innovative “Community Facilities District” (CFD) financing to pay for most of the project’s infrastructure. With a planned 800 for-sale and 400 rental units on 267 acres of land, for a gross density of about 4.5 units per acre, the project is significantly more dense and efficient than the typical 10,000 square foot lot development pattern in Waikoloa Village, which works out to about 3 units per acre. The higher density for this project is permitted under State Statute 201(H) that provides for waivers of certain County regulations if the project is an affordable housing project. The Kamakoa project also has a high level of amenities for home owners and renters, including a

10,000 square foot Community Center and 12-acre Community Park, a Daycare Center, a 12-acre site for a future Elementary School, and some 20-acres of trails and greenways. Overall, the project will provide affordable homes and rentals for Waikoloa area workers, and thus reduce the commuting time and expense for many people who have jobs at the resort or in Waikoloa Village.

Strategy 4.2 Plan and eventually develop some of the “Industrial” land near Waikoloa Village Center – The County General Plan “LUPAG” map for the Waikoloa area shows an “Industrial” parcel of about 200 acres adjacent to and to the southwest of the “Medium Density Urban” area that includes the site of the future shopping center. This industrial land, which is owned by the WVA, may provide some opportunities for light industrial development and local jobs sometime in the future. The development of some local jobs would have a positive impact on vehicular traffic during peak periods, and would also provide some economic balance for the Waikoloa community. Future uses of this industrial land could also include alternate energy generation facilities like photovoltaic “solar farms” or smaller scale “wind farms.” Note, however, that the “Waikoloa Dry Forest Recovery Project” area is immediately adjacent to this industrial land, and that at least 2 rare *uhiuhi* trees and a number of the threatened *wiliwili* trees are found within the boundaries of the industrial land. Thus, any future industrial development should take care to preserve these important endemic trees.

Strategy 4.3 ~~The County should not approve any rezoning that would negatively impact~~ The visually and environmentally important open grasslands in the Waikoloa area should be protected from development that would have negative environmental impacts.

~~The County Planning Department and County Council need to be aware of the dangers of over-development and suburban “sprawl” in the Waikoloa area.~~ Waikoloa Village encompasses about 3,000 acres of land, most of which is zoned “RS-10” – single family lots, minimum lot size of 10,000 square feet. Approximately 60% of this already zoned land has yet to be developed. The potential “build-out” of this zoned land, including the County’s workforce housing project, would add approximately 4,000 to 5,000 additional homes and some 10,000 people to the Village.

Waikoloa Village is surrounded by an irregularly shaped “buffer” of “Open” zoned land totaling about 10,000 acres, which is owned by the Waikoloa Village Association. To the west (*makaï*) of Waikoloa Village are several large land parcels owned by 1010 Puakō LLC and Bridge Company that are being planned for development. The Bridge lands have already been rezoned to “RA-1a” (Rural Agricultural 1 acre lots) and RM-4, RM-7, and RM-14.5 – Residential Multi-Family of various densities. The 1010 Puakō LLC parcels are still zoned A-5a (Agriculture 5-acre minimum lot size). Current zoning for the Bridge ‘Āina Lea project would allow the construction of approximately 2,400 homes in the State “Urban” district and approximately 860 lots in the State “Agricultural” District, plus not more than 5 golf courses, a golf academy, a 40-unit “lodge,” and retail commercial facilities. 1010 Puakō LLC has recently initiated discussions with the County regarding a possible “Planned Unit Development” (PUD) for their property. PUD is a special project design and approval process that allows for some variance from standard County design standards, including the possibility of clustering homes on smaller lots, thereby reducing infrastructure costs and increasing open space.

There are also extensive privately owned A-5a zoned lands to the east (*mauka*) and south of the Waikoloa Village area. Some of the large land parcels in this area are being proposed for future “development”. Rezoning of any of these parcels should not be approved unless and until concurrency requirements have been met, and until the land owner(s) can demonstrate in detail at least the following:

- Availability of adequate potable water source(s)

- mitigation of adverse traffic impacts
- mitigation of adverse visual impacts and night time light pollution
- positive benefits to the community, including providing parks and shopping facilities, and construction of affordable housing

Owners of these large parcels should also be encouraged to develop “rural cluster” plans that would concentrate homes in “low impact” areas of the site, and set aside large tracts of open space lands that would be preserved via conservation easements or other means.

Strategy 4.4 Revise the County Subdivision Regulations and Planning Department policies and enforcement procedures to ensure that agricultural subdivisions are created for agricultural purposes and are not used for rural residential purposes without rezoning – State Land Use statutes restrict living units in the State “Agriculture” District to “farm dwellings.” In practice however, the Hawai’i County Planning Department has approved many “agricultural subdivisions” in the State Agriculture District that are actually rural residential developments.

There is certainly a demand for and a place for rural residential projects. However, rural residential projects should be required to apply for and receive State Land Use “Rural” classification, and County “Rural Residential” Zoning designation. These entitlement applications would require public hearings and disclosure of project impacts as well as project benefits. As a corollary, any and all proposed agricultural subdivisions should be required to submit a farming plan for either commercial farming or subsistence farming together with their preliminary subdivision documents, and the Planning Department should design and implement a monitoring program that will ensure implementation of these farming plans. Note: these suggested amendments to County subdivision regulations have County-wide implications. The details of these amendments should therefore be developed in coordination with the other active CDP’s – e.g., the North and South Kona CDP and the Puna CDP.

Strategy 4.5 “Ag-zoned” lands west and south of Waikoloa Village that are designated as “Alternate Urban Expansion” lands in the County General Plan and “Ag-zoned” lands north of the Village shall remain in “A-5a” and “A-20a” zoning until already RS-zoned lands at Waikoloa Village have been substantially developed– The current County General Plan LUPAG map for the Waikoloa area includes over 7,000 acres of “Alternate Urban Expansion” land in the Waikoloa area. (Please see Table 5.2 and Figure 5.2 for reference) This designation is defined in the General Plan (page 14-7) as: *“Allows for a mix of high density, medium density, low density, industrial, industrial-commercial and/or open designations in areas where new settlements may be desirable, but where the specific settlement pattern and mix of uses have not yet been determined.”*

The consensus of the Waikoloa community is that there is no need in this area of South Kohala for such a large amount of acreage to be designated “Alternate Urban Expansion.” Undeveloped parcels within Waikoloa Village that are already zoned RS-10 will, at “build out,” provide an additional 4,000 to 5,000 homes – thus more than doubling the population of Waikoloa Village. This development process may take 20-30 years to complete. Development of the 7,000+ acres of “Urban Expansion” lands would be **in addition to these 4,000 to 5,000 homes**, and would add something like:

- 7,000 homes and 20,000 people, if developed at an average density of 1 unit per acre of land;
- 14,000 homes and 40,000 people, if developed at an average density of 2 units per acre of land.

~~For at least the next twenty years, there is no community or market need for these kinds of numbers of new homes, and no rationale for this large “Urban Expansion” area. Suburban sprawl development of this kind is neither sustainable nor desirable for this region of Hawai‘i County. The Bridge ‘Āina Lea project is part of this “Urban Expansion” area, and has already received State Land Use Urban and County rezoning. However, the balance of the Ag-zoned “Urban Expansion” lands in this area should not be rezoned to a higher density any time in the foreseeable future until the community needs for such rezoning can be clearly shown.~~

~~On the other hand consideration should be given to providing additional locations for small to medium commercial businesses that address the needs of this growing community. There is no certainty when the land that is currently zoned for commercial use will be developed. There is also no certainty whether the currently zoned commercial areas will address the needs of the Waikoloa community or might instead cater to the desires of the nearby resort visitors. If appropriately sited, these additional commercial locations will add to the sense of community and eliminate the cost of driving to Waimea or Kona for those services. **Note to the Steering Committee: BT recommends deletion of this paragraph. Further explanation will be provided at the June 20 SC meeting.**~~

5.3 ACTION PROGRAMS FOR WAIKOLOA VILLAGE

This last section of the Waikoloa portion of the CDP presents several “Action Programs” for top priority projects. Limited time and funds for this CDP precluded the development of Action Programs for “all” of the Concept Plan policies and strategies. However, additional Action Programs can be developed in the future.

1. ACTION PROGRAM – CONSTRUCT SECOND ACCESS ROAD TO QUEEN KA’AHUMANU HIGHWAY

Current Status and the Need for Action

Access to Waikoloa Village is provided by Waikoloa Road, a 2-lane arterial road that connects the Village to the Queen Ka’ahumanu Highway to the west (*makaī*) and to the Māmalahoa Highway to the east (*mauka*).

A second connecting road to Queen Ka’ahumanu Highway is needed, both to accommodate increasing traffic volumes and, perhaps more importantly, to provide a second **emergency egress route** for Waikoloa residents.

In 2005, the County retained an engineering company to develop an analysis of alternative routes for a second access road, and to develop preliminary cost estimates. As a result of that study, and related meetings with the Waikoloa community, a consensus on a preferred general road alignment was reached: the second access road will be constructed from the extension of Paniolo Avenue, through the “Waikoloa Heights” project, then through a strip of land owned by the Waikoloa Village Association, and finally through lands owned by 1010 Puakō LLC to Queen Ka’ahumanu Highway near the entrance to Mauna Lani Resort, a distance of approximately 3 miles. The estimated construction cost for this road was \$40,000,000 in 2005.

The County recently retained a special consultant to develop a financing plan for this second access road, and a special committee of Waikoloa community members is currently evaluating the

- **Community Center** of about 10,000 sf \$4,000,000
(large meeting room, smaller activity rooms, offices for community programs, weights room, restrooms, parking)
- **Swimming Pool** of about 30 X 50 yards \$3,000,000
(including pool, pumps, equipment room, restrooms w/dressing areas, parking)

These costs do not include land costs, design, permitting, or project management. It should be noted that all of the above recreational facilities within the Kamakoa project are being funded by the County of Hawai'i, will be managed by the County Department of Parks and Recreation, and will be open to all residents of Waikoloa Village. However, the planned Community Center at Kamakoa is relatively small at 10,000 sf.

The Kamakoa project also does not include a gymnasium. Assuming a basic gymnasium with full-size basketball court and bleacher seating on both sides, plus locker rooms, restrooms, equipment room, and weights room, the structure might be in the range of 25,000 square feet. If the square foot construction cost is \$300 to \$400 per square foot, the cost would be in the range of \$7,500,000 to \$10,000,000 – not including land costs, design, permitting, or project management.

- **Intended Outcome:** Construction of a Waikoloa Village Community Center and Community Park will greatly enhance Waikoloa Village's sense of community, and will provide many recreational programs and opportunities for all age groups.

3. **ACTION PROGRAM – NEW ELEMENTARY SCHOOL, MIDDLE SCHOOL AND HIGH SCHOOL**

Current Status and the Need for Action

As previously noted, the population of Waikoloa Village will continue to grow, and so there will be the need for at least one additional Elementary School, and eventually a High School. These schools are very important for this growing community, both as educational institutions and as strong signs of community identity and strength. The need for a Middle School will be met by expansion of the existing Elementary School to serve grades 6, 7, and 8, and the eventual conversion of this school to a full Middle School campus.

The CDP addresses possible site locations for these longer-range school needs. Some ~~Waikoloa Community~~ people have said: *"The CDP is a County Plan. The schools are State schools, so why is the CDP addressing schools? The County has no say in the planning and construction of these State schools."* This comment is not unreasonable. However, the Community can, working with land owners and County planners, **preliminarily locate preferred sites for future schools**, ~~Experience has shown that DOE is more than happy to accept (or require) school sites from land owners – even when some such sites are not that well located~~ in terms of population centers, roadways, environmental constraints, and other factors.

8 CDP IMPLEMENTATION

8.1 GOVERNANCE

8.1.1 CDP ACTION COMMITTEE

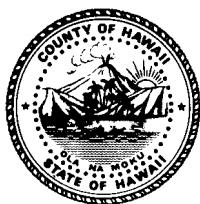
Throughout the community development plan process residents expressed concern that other critical issues were not being addressed during this initial CDP process. There was also concern that a community-based entity be created to oversee implementation of the plan recommendations. ~~For this reason creation of a community-based entity to continue District level planning and to oversee plan implementation is proposed.~~

At the time of ~~this~~ writing, ~~of this Public Review Draft CDP, Bill 297, regarding the establishment of Community Development Plan Action Committees, had recently been being heard passed by the County Council and was awaiting signature from the Mayor. regarding the establishment of Community Development Plan Action Committees.~~ The CDP Action Committee ~~would~~ **will** consist of nine community members from the particular CDP area. ~~The bill in its current form specifies the duties of the CDP Action Committee to be the following:~~ **The actual text of the bill is included below.**

- ~~(a) Provide ongoing guidance and advocacy to advance implementation of the CDP goals, objectives, policies, and actions;~~
- ~~(b) Broaden community awareness of the CDP;~~
- ~~(c) Build partnerships, as appropriate, with governmental and community-based organizations to implement CDP policies and actions;~~
- ~~(d) Provide timely recommendations to the county on priorities relating to the county operational budget and the CIP budget and program;~~
- ~~(e) Receive periodic briefings from the planning department on pending and approved permit applications involving property located within the planning area, and on other issues related to the CDP;~~
- ~~(f) Receive briefings from other county agencies, as requested, on priority actions identified in the CDP, which briefings may be integrated and consolidated by the mayor's office or the planning department into a plan of action for the forthcoming year and a status report on the current year's plan of action;~~
- ~~(g) Monitor the progress and effectiveness of the CDP including the need for CDP revisions based on emerging statewide plans, new technologies, innovative ideas, or changing conditions;~~
- ~~(h) Review and make recommendations on interim amendments to the CDP;~~
- ~~(i) Serve as the steering committee, as set forth in the General Plan, in any comprehensive update of the CDP;~~

- ~~(j) Provide recommendations to amend the General Plan;~~
- ~~(k) Carry out other duties specified in the CDP and / or in agreement with the Planning Department~~

COUNTY OF HAWAI'I



STATE OF HAWAI'I

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 16, HAWAI'I COUNTY CODE 1983 (2005 EDITION, AS AMENDED), ESTABLISHING A FRAMEWORK FOR THE COMMUNITY DEVELOPMENT PLANS AND ESTABLISHING THE COMMUNITY DEVELOPMENT PLAN (CDP) ACTION COMMITTEE.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAI'I:

SECTION 1. Purpose. The purposes of this ordinance are: 1) to establish a framework to adopt and amend the Community Development Plans and 2) to establish the Community Development Plan (CDP) Action Committee that shall succeed each CDP Steering Committee upon adoption of a community development plan by the County Council.

SECTION 2. Chapter 16, Hawai'i County Code 1983 (2005 Edition, as amended), is amended by grouping the existing sections relating to the General Plan into an article to read as follows:

"Article 1. General Plan

Section 16-1. The County of Hawai'i general plan.

- (a) That certain planning code known and designated as "County of Hawai'i general plan," as adopted on December 5, 1971, by the council of the County of Hawai'i, is hereby adopted by reference, subject to later amendments by ordinance, and may be cited as the "general plan."*
- (b) A copy of the general plan and amendments shall be available for public inspection at the planning department."

SECTION 3. Chapter 16, Hawai'i County Code 1983 (2005 Edition, as amended), is amended by adding a new article to read as follows:

"Article 2. Community Development Plans

Section 16-2. Adoption of community development plans. The community development plans listed below are adopted and incorporated by reference. A copy of the plans and amendments shall be available for public inspection at the planning department.

Section 16-3. Review and amendment. A comprehensive review of the community development plans shall commence within ten (10) years from the date of adoption.”

SECTION 4. Chapter 16, Hawai‘i County Code 1983 (2005 Edition, as amended), is amended by adding a new article called “CDP Action Committee” to read as follows:

“Article 3. CDP Action Committees

Section 16-4 CDP Action Committees.

- (a) A Community Development Plan (CDP) Action Committee shall succeed each CDP Steering Committee upon adoption of a community development plan.
- (b) The purpose of the CDP Action Committee is to be a proactive, community-based steward of the plan’s implementation and update.
- (c) The Planning Department shall administer the CDP Action Committees and be responsible for developing a selection process for committee members and establishing rules of procedure, as needed.

Section 16-5. Membership and tenure.

- (a) The CDP Action Committee shall consist of 9 (nine) members. All members shall have a primary residence in the area covered by the CDP. The members shall be appointed by the Mayor and approved by the County Council. Prior service as a member of a CDP steering committee shall not disqualify an individual from serving on the CDP Action Committee.
- (b) The members shall serve staggered terms of four years. Upon the initial appointment of the committee, three members shall serve for a term of two years, three members for a term of three years, and three members for a term of four years. When the term of a member expires, the member shall continue to serve until a successor is appointed. Members whose terms expire may not be reappointed for at least two years, however, members appointed for one year or less may be

reappointed for an additional term without the passage of two years' time.

- (c) The membership should reflect a broad cross-section of the community. The community development plan may specify more detailed selection criteria consistent with this objective.
- (d) A chairperson shall be elected from its membership annually.
- (e) Except as provided for in this section, the committee shall be governed by the County Charter, section 13-4.

Section 16-6. Duties and responsibilities of the CDP action committees.

The duties and responsibilities of the committee are:

- (1) Provide ongoing guidance and advocacy to advance implementation of the CDP goals, objectives, policies, and actions;
- (2) Broaden community awareness of the CDP and build partnerships, as appropriate, with governmental and community-based organizations to implement CDP policies and actions;
- (3) Take into consideration state-wide objectives and legislation for long-term and sustainable plans for the island as a whole;
- (4) Provide timely recommendations to the county on priorities relating to the county operational budget and the CIP budget and program;
- (5) Receive briefings, as requested, from the planning department on pending and approved permit applications involving property located within the planning area, and on other issues related to the CDP;
- (6) Receive briefings from other county agencies, as requested, on priority actions identified in the CDP, which briefings may be integrated and consolidated by the mayor's office or the planning department into a plan of action for the forthcoming year and a status report on the current year's plan of action;
- (7) Monitor the progress and effectiveness of the CDP including the need for CDP revisions based on emerging statewide plans, new technologies, innovative ideas, or changing conditions;
- (8) Review and make recommendations on interim amendments to the CDP;
- (9) Serve as the steering committee, as set forth in the General Plan, in any comprehensive update of the CDP;
- (10) Provide recommendations to amend the General Plan; and
- (11) Carry out other duties specified in the CDP and/or in agreement with the Planning Department."

SECTION 5. Material to be repealed is bracketed and stricken. New material is underscored. In printing this ordinance, the brackets, bracketed material, and underscoring need not be included.

SECTION 6. If any provision of this ordinance or the application thereof to any person or circumstance, is held invalid, such invalidity shall not affect other provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are declared to be severable.

SECTION 7. This ordinance shall take effect upon its approval.

INTRODUCED BY:

PETE HOFFMANN, COUNTY OF HAWAI'I

_____, Hawai'i
Date of Introduction:
Date of 1st Reading:
Date of 2nd Reading:
Effective Date:

8.1.2 ~~Membership criteria specified in Bill 297)~~

8.1.3 ADDITIONAL DUTIES

In section 16-6-11 of Bill 297, the bill states that other duties specified in the CDP and/or in agreement with the Planning Department, can be assigned to the CDP Action Committee.

Below are suggested additional duties of the South Kohala CDP Action Committee:

Note additional duties to be discussed and finalized at June 25, 2008 Steering Committee meeting. Below are suggested duties that have been previously mentioned and discussed by Steering Committee members:

- Review and comment on various types of development applications including subdivisions, PUD's, plan developments, and cluster developments, on a timely basis and provide a public forum for these reviews
- Coordinate with the Department of Hawaiian Homelands regarding DHHL developments as well as any proposed CDP actions that may impact DHHL lands. Coordination with DHHL should also include partnering with or assisting DHHL on issues of mutual concern.
- Establish Standing Committees and/or Ad-Hoc Committees on subject matters related to CDP implementation. Committees may include members of the public as well in order to promote broader participation in the implementation process.

8.2 IMPLEMENTATION MATRIX

Table 8.1 is the implementation matrix for the South Kohala CDP. The Implementation Matrix provides a summary of the actions needed to implement elements of the various *Action Programs* that have been outlined for the four focus areas of Waimea, Waikoloa Village, Kawaihae, and Puakō. The Action Programs are meant to be actions that can be implemented within a short-term period upon enactment of the CDP.

Key to Acronyms in Implementation Matrix

CCD	County of Hawai'i Civil Defense
CDPAC	Community Development Plan Action Committee
COE	U.S. Army Corps of Engineers
COSC	County Open Space Commission
DEM	County Department of Environmental Management
DHHL	State Department of Hawaiian Homelands
DLNR	State Department of Land and Natural Resources
DOT	State Department of Transportation
DPW	County of Hawai'i Department of Public Works
DWS	County Department of Water Supply
HICDC	Hawai'i Island Community Development Corporation
HILT	Hawai'i Island Land Trust
HPA	Hawai'i Preparatory Academy
OHCD	County Office of Housing and Community

- Amount of State CIP money designated for Waikoloa area road projects
Data Source: State Department of Accounting and General Services
- Number of public/private partnerships that have been formed to provide for roadways
Data Source: County Planning Department

9.3.4 ~~AVOID THE NEGATIVE IMPACTS OF "SPRAWL" DEVELOPMENT~~ **ENCOURAGE AFFORDABLE HOUSING AND SMART GROWTH**

Evaluative Question: Have development patterns become more centered around existing development in the Waikoloa Village area?

Indicators:

- Number of acres of new urban development that have been or will be developed that are within close proximity of Waikoloa Village versus the number of acres of new urban development that have been or will be developed that are not within close proximity of Waikoloa Village
Data Source: County Planning Department
- Number of acres of land that are zoned as Agriculture by the County that are still undeveloped open space areas
Data Source: County Planning Department

9.4 KAWAIHAE COMMUNITY PLAN MONITORING PROGRAM

9.4.1 CREATE A BALANCE OF RECREATIONAL, COMMERCIAL, AND INDUSTRIAL USES AROUND THE HARBOR AREA WHILE PRESERVING THE CULTURAL AND HISTORICAL IMPORTANCE OF THE AREA

Evaluative Question: To what extent have plans been implemented for the Kawaihae area for recreational, commercial, or industrial uses?

Indicators:

- Completion and implementation of the State DOT Commercial Harbors 2030 Plan Update
Data Source: State Department of Transportation Harbors Division
- Implementation progress of the State DLNR Division of Boating and Ocean Recreation Kawaihae Small Boat Harbor Master Plan
Data Source: State DLNR DOBAR
- Implementation progress or update progress of State Department of Hawaiian Homelands Kawaihae Master Plan
Data Source: State Department of Hawaiian Homelands
- Numbers of acres with readily available access for recreational activities
Data Source: County Planning Department, County Department of Parks and Recreation, State DLNR DOBAR