

Kohala Community
Development Plan

Waimea Urban Design Study

THE COUNTY OF HAWAII

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ENVIRONMENTAL COMMUNICATIONS



WAIMEA URBAN DESIGN STUDY
COUNTY OF HAWAII
June 1977

KOHALA COMMUNITY DEVELOPMENT PLAN

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Prepared for the County of Hawaii
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1 INVENTORY

1.1 LOCATION

Waimea is at the hub of South Kohala, the crossroads linking Kona, Kawaihae and North Kohala with the Hamakua Coast and Hilo, as shown in Figure 1.1. It serves local ranching and intensive agricultural interests as a regional retail and supportive center.

1.2 FORM

Waimea nestles into the Kohala Mountains, at the 2,600 foot elevation on the edge of the saddle which connects with Mauna Kea to the south-east. Surface water flows in a southerly direction from the Kohala Mountains to form Waikoloa Stream which flows in a westerly direction through Waimea town towards Kawaihae. This water-course is supplemented by Kohakohau Stream, which flows to the coast parallel with Waikoloa Stream.

1.3 LAND USE

1.3.1 Land Tenure

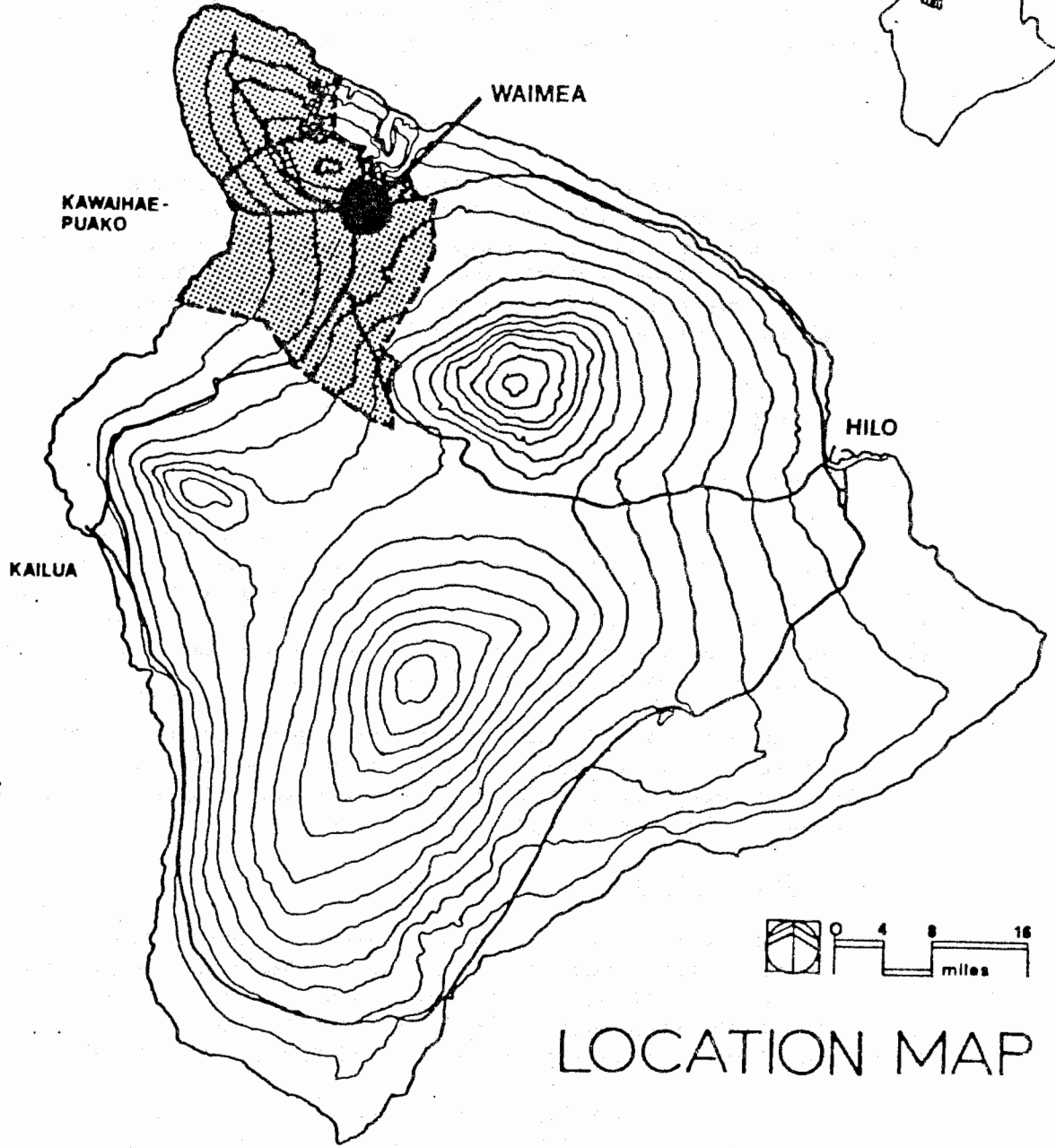
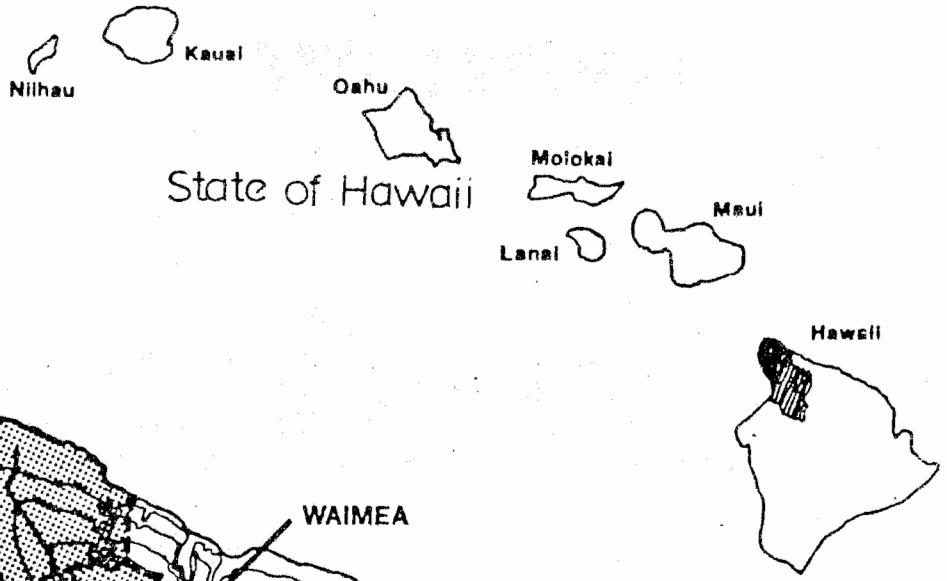
Large undeveloped tracts adjoining Waimea are owned by the State Department of Land and Natural Resources, the State Department of Hawaiian Home Lands, and the Parker Ranch. The latter owns most land which is suitable for expansion of town center supportive activities, and residential and industrial development. Lots in urban and agricultural use in Waimea are generally in separate fee-simple ownership.

The original "Waimea Homesteads" subdivision has lots of approximately 2.3 acres. It is still mostly in this form and has set the open flexible development pattern which characterizes Waimea. Figure 1.3 illustrates the land tenure pattern.

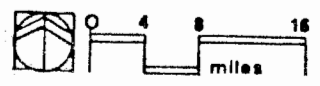
1.3.2 General Plan

The General Plan establishes urban growth patterns in all directions. It shows major growth areas to the north to the Kohala Mountains on State-owned land, and to the saddle on Parker Ranch land. It shows a 5.3 mile east-west linear urban pattern between the existing Lalamilo subdivision near the Kohala Mountain Road and Puu Nani subdivision on Mamalahoa Highway.

Figure 1.4 illustrates the General Plan concept and the potential conflicts it creates with prime intensive agricultural lands on both sides of Mamalahoa Highway east of Waimea and with a portion of the Lalamilo farm lots near the race track.



Island of Hawaii



LOCATION MAP

- Major Highways
- CONTOUR LINES (thousand feet intervals)

 KOHALA COMMUNITY DEVELOPMENT PLAN PLANNING AREA

1.3.3 Zoning

Figure 1.5 shows State Urban land use and County zoning. Approximately 70% of the land classified by the State as Urban are also zoned for urban use by the County. Most other State Urban classified land is in the Waimea Homestead area where "low density residential" lots are zoned AG 1A, and therefore not included in the County zoned category.

1.3.4 Existing Land Use

Figure 1.6 indicates land use.

1.3.5 Existing Central Area

The area abutting and south of Mamalahoa Highway, between Waimea Elementary School and the Civic Center site has been defined as the "Central area" for the purpose of this study. Construction of a medical clinic is underway on the site adjoining the Civic Center.

1.4 CONDITION OF STRUCTURES

There are few structures in Waimea which are considered by residents to be in a poor or dilapidated condition. For the most part, Waimea residents take pride in their homes. The condition of their homes reflects this pride.

1.5 CIRCULATION

Kawaihae Road and Mamalahoa Highway, major highway links in the Kohala region, intersect at Waimea. The Kohala Mountain Road connects with the former at the western edge of Waimea. This major road network forms the circulatory spine from which residential and agricultural roads extend.

Figure 1.7 indicates the existing road system.

Pedestrian and horse circulation needs are not specifically accommodated on circulation systems of their own.

1.6 PUBLIC FACILITIES

Public facilities are located in Figure 1.8 and listed below:

Kamuela Airport	Library
Waimea Civic Center	Waimea Elementary School
Court House	Gymnasium
Police Station	Post Office
Fire Station	

1.7 OVERHEAD UTILITIES

Electricity, telephone and cable TV lines are routed throughout Waimea with main distribution lines for both Waimea and the region located in the Mamalahoa Highway and Kawaihae Road rights-of-way. Cable TV lines usually share the telephone pole system. Electricity, telephone line routes are shown in Figure 1.9.