

NORTH KOHALA COMMUNITY DEVELOPMENT PLAN

FINAL
November 2008



“KEEP KOHALA, KOHALA”

Appendix A, as amended to Draft 2
ORDINANCE NO. 2008-151

NORTH KOHALA'S VISION

We are a community that respects, preserves and honors our history, our land, and our diverse culture. We value access to our shores, our forests, and our streams.

We have a broad range of programs for our youth that includes work on the land. We have good social services, recreation, health, and education.

We are friendly and hard working people, which enables us to continue to build our small businesses and create jobs as part of our sustainable economic development.

We have a strong community voice in the development of affordable housing, the use of our land, and the development of alternative energy sources.

'Ohana and the Spirit of Aloha are the foundations of our community.

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FINAL

November 2008

The County of Hawai'i General Plan section 15.1 (February 2005, as amended) calls for the preparation of community development plans "to translate the broad General Plan statements to specific actions as they apply to specific geographical areas." The General Plan requires CDPs be adopted as an "ordinance", giving the plans force of law. This is a long term plan with a planning horizon to year 2020, consistent with the General Plan. An electronic version of the plan is available for download at <http://www.hcrc.info/community-planning/community-development-plans/>

Adopted: November 5, 2008

Appendix A, as amended to Draft 2

**PREPARED FOR:
THE COUNTY OF HAWAI'I**

**PREPARED BY:
THE NORTH KOHALA COMMUNITY**

WITH THE ASSISTANCE OF:
**THE COUNTY OF HAWAI'I PLANNING DEPARTMENT
AND TOWNSCAPE, INC.**

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Growth Management

Affordable Housing

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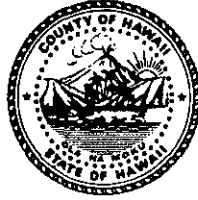
Townscape, Inc.
Island Transitions LLC

Website:

<http://www.hcrc.info/community-planning/community-development-plans/>

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COUNTY OF HAWAII



STATE OF HAWAII

BILL NO. 365
(DRAFT 2)

ORDINANCE NO. 08 151

**AN ORDINANCE ADOPTING THE COUNTY OF HAWAII NORTH KOHALA
COMMUNITY DEVELOPMENT PLAN.**

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Purpose. The purpose of this ordinance is to adopt the North Kohala Community Development Plan (attached hereto as Appendix A, as amended to Draft 2) pursuant to the County of Hawaii General Plan. Section 15.1 (February 2005 as amended).

SECTION 2. Adoption. Chapter 16, section 16-2, Hawaii County Code 1983 (2005 Edition, as amended), is amended to read as follows:

“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.

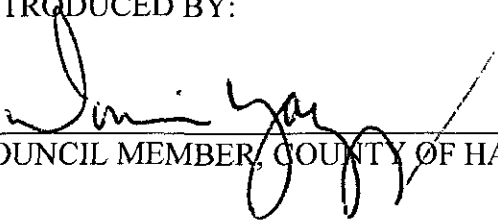
NORTH KOHALA. The document identified as “North Kohala Community Development Plan” is adopted by reference subject to later amendments by ordinance, and may be cited as the “North Kohala CDP.” The planning area for the North Kohala CDP encompasses the judicial district of North Kohala.

SECTION 3. Severance. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 4. Material to be repealed is bracketed and stricken. New material is underscored. In printing this ordinance, the brackets, bracketed and stricken material, and underscoring need not be included.

SECTION 5. Effective Date. This ordinance shall take effect upon its approval.

INTRODUCED BY:


COUNCIL MEMBER, COUNTY OF HAWAII

Kona, Hawai'i

Date of Introduction: October 8, 2008
Date of 1st Reading: October 8, 2008
Date of 2nd Reading: October 22, 2008
Effective Date: November 5, 2008

REFERENCE: Comm: 1445.5

OFFICE OF THE COUNTY CLERK
 County of Hawai'i
 Kona, Hawai'i

(Draft 2)

RECEIVED

Introduced By: Dominic Yagong
 Date Introduced: October 8, 2008
 First Reading: October 8, 2008
 Published: N/A

REMARKS: _____

Second Reading: October 22, 2008
 To Mayor: October 30, 2008
 Returned: November 5, 2008
 Effective: November 5, 2008
 Published: November 13, 2008

REMARKS: _____

ROLL CALL VOTE				
	AYES	NOES	ABS	EX
Ford	X			
Higa	X			
Hoffmann	X			
Ikeda	X			
Jacobson	X			
Naeole	X			
Pilago	X			
Yagong	X			
Yoshimoto	X			
	9	0	0	0

ROLL CALL VOTE				
	AYES	NOES	ABS	EX
Ford	X			
Higa			X	
Hoffmann	X			
Ikeda	X			
Jacobson	X			
Naeole			X	
Pilago	X			
Yagong	X			
Yoshimoto			X	
	6	0	3	0

I DO HEREBY CERTIFY that the foregoing BILL was adopted by the County Council published as indicated above.

APPROVED AS TO
 FORM AND LEGALITY:

[Signature]
 DEPUTY CORPORATION COUNSEL
 COUNTY OF HAWAII

DEPUTY CORPORATION COUNSEL
 COUNTY OF HAWAII

Date OCT 31 2008

[Signature]
 COUNCIL CHAIRMAN
[Signature]
 COUNTY CLERK

Bill No.: 365 (Draft 2)

Reference: C-1445.5/PC-94

Ord No.: 08 151

Approved/Disapproved this 5th day

of November, 2008

[Signature]
 MAYOR, COUNTY OF HAWAII

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NORTH KOHALA COMMUNITY DEVELOPMENT PLAN

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ACRONYMS

CDP	Community Development Plan
CERT	Community Emergency Response Team
CRP	Community Readiness Program
DLNR	State Department of Land and Natural Resources
DOH	State Department of Health
DPW	County of Hawai'i Department of Public Works
DWS	County of Hawai'i Department of Water Supply
EA	Environmental Assessment
EIS	Environmental Impact Statement
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
GIS	Geographic Information System
HILT	Hawai'i Island Land Trust
HICDC	Hawai'i Island Community Development Corporation
IAL	Important Agricultural Land
LUPAG	Land Use Pattern Allocation Guide
MGD	Millions of Gallons per Day
NRC	Neighborhood Recycling Center
NK	North Kohala
PUC	Public Utilities Commission
SC	Steering Committee
TMK	Tax Map Key
USDA	United States Department of Agriculture
WWTP	Wastewater Treatment Plant

DEFINITIONS

Action Program – The set of steps needed to carry out a “Strategy,” including “WHO will take the lead,” “WHAT needs to be done,” WHEN will actions take place,” “HOW MUCH will it cost,” and “Intended Outcome.”

Ahupua'a – Land divisions used by ancient Hawaiians that extended from the top of the mountain to the fishing waters of the sea, similar to today's concept of a watershed. These wedge-shaped divisions of land contained all of the resources needed for human survival, and provided the principal physical and social structure for Native Hawaiian society.

Cultural Landscapes – Areas with high concentrations of cultural sites. The landscape as a whole is important, since the sites are often positioned in relation to each other. Archaeological experts have identified Kohala's coast as one of the most intact cultural landscapes in the state.

Dwelling – A building or part thereof designed for or used for residential occupancy or both and containing one or more dwelling units, and includes double-family dwelling or duplex, mobile dwelling, multiple-family dwelling and single-family dwelling.

Environmental impact statement – An informational document prepared in compliance with chapter 343, Hawaii Revised Statutes, and which discloses the environmental effects of a proposed action, effects of a proposed action on the economic and social welfare of the community and state, effects of the economic activities arising out of the proposed action, measures proposed to minimize adverse effects, and alternatives to the action and their environmental effects.

Family – An individual or two or more persons related by blood, state-sanctioned adoption, foster parentage, guardianship or marriage, or a group of not more than five unrelated persons (excluding servants), occupying a dwelling unit. The term includes individuals in larger group living situations described as group living facilities and family child care homes.

Farm dwelling - A single-family dwelling located on or used in connection with a farm, or if the agricultural activity provides income to the family occupying the dwelling.

Kohala Field System – Ancient system of fields in the mauka section of North Kohala, where various crops were grown, also known as the “Kohala kula lands.”

Lot – A building site or a parcel of land shown as a unit on an approved subdivision map, or a survey map.

LUPAG (Land Use Pattern Allocation Guide) – The County of Hawai’i General Plan LUPAG map indicates the general location of various existing and future land uses in relation to each other.

Makai – Towards the ocean.

Mauka – Inland, upland, towards the mountains.

Ohana dwelling - A second dwelling unit permitted to be built as a separate or an attached unit on a building site, but does not include a guest house or a farm dwelling.

Ordinance – Law enacted by a municipal body, such as a city or county council. Ordinances govern matters not already covered by state or federal laws.

Policies – A specific statement that guides decision-making. It is based on and helps implement a plan’s goals, vision, and values.

Recycling center – An establishment on a building site, with or without buildings, upon which used materials are separated and processed for shipment for eventual reuse in new products. A recycling collection point or an area which serves only as a drop-off point for temporary storage of recyclables shall not be considered a recycling center.

Resort area – An area with facilities to accommodate the needs and desires primarily of visitors, tourists and transient guests.

Single-family dwelling – A building containing only one dwelling unit.

Special Management Area – The land extending inland from the shoreline as delineated on the maps filed with the Planning Commission as of June 8, 1977, or as amended pursuant to Section 9-21.

Special Permit – Permit issued by the County that allows an unusual and reasonable use of land situated within the Agricultural or Rural District, that would promote the effectiveness and objectives of Chapter 205, Hawai'i Revised Statutes, as amended.

Strategies – Specific ways for goals to be reached. The strategies then need a sequence of action steps to be carried out.

Subdivision Code – Chapter 23 of the Hawai'i County Code. The County Code for all "subdivided land," which consists of improved or unimproved land(s) divided into two or more lots, parcels, sites, or other divisions of land for the purpose, whether immediate or future, of sale, lease, rental, transfer of title to or interest in, any or all such parcels.

Vision – What the community sees as the ideal conditions for its future.

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1. INTRODUCTION

1.1 PLANNING AREA

The planning area for the North Kohala Community Development Plan encompasses the North Kohala District. This district consists of approximately 80,350 acres (125.5 square miles) located in the northwest portion of the Island of Hawai'i. North Kohala is the smallest of the nine Big Island districts, comprising only 3% of the island's total land area. The district is bordered by the South Kohala District to the south, and the Hāmākua District to the east. The ocean defines the region's north and west borders.

1.2 VISION, GOAL, VALUES

The long-range **VISION** of the North Kohala community is presented at the very beginning of this document. The overall **GOAL** of the North Kohala Community Development Plan is:

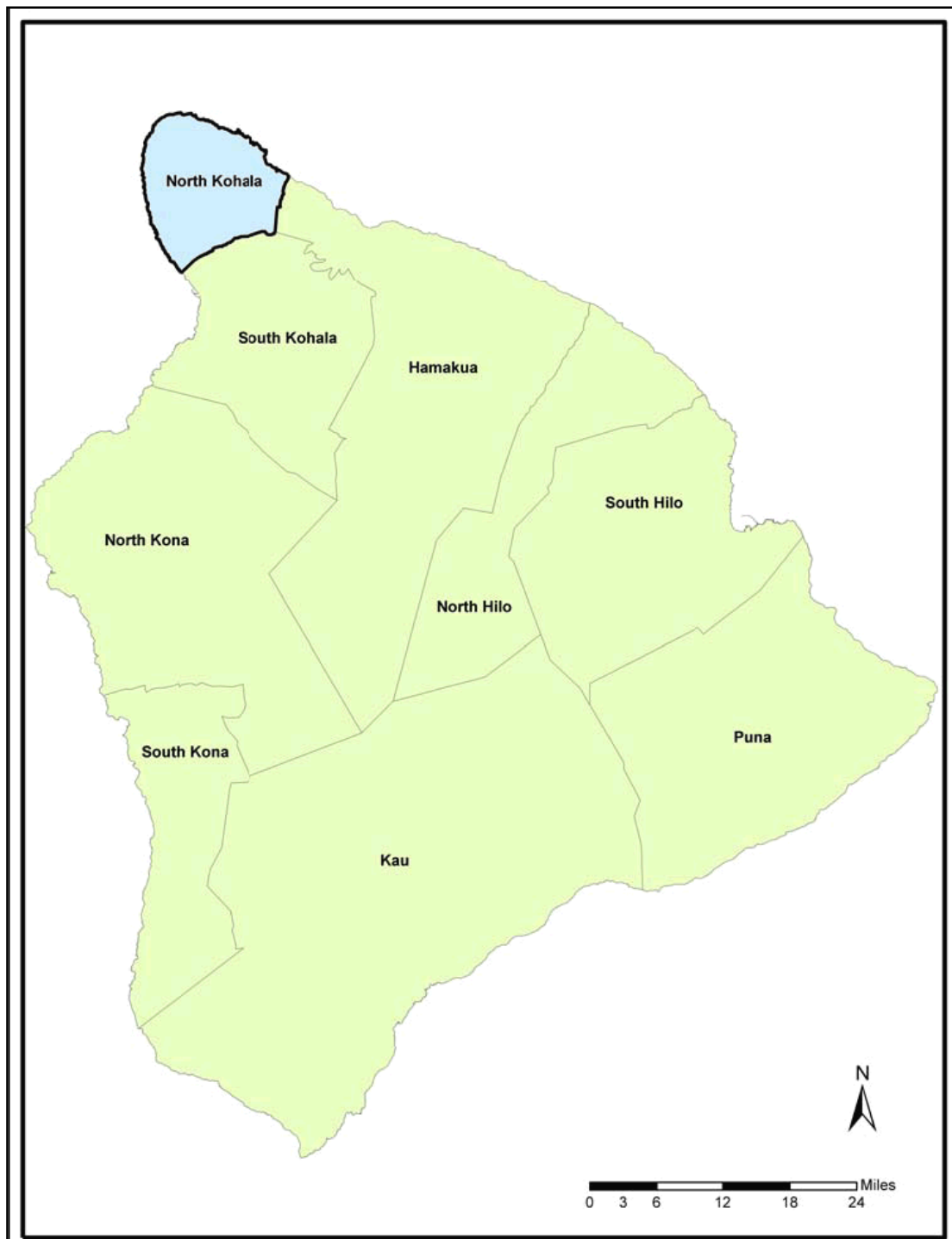
To manage the future growth of the district in a manner that is consistent with the Kohala lifestyle and ideals of being a rural community with a strong cultural heritage, an agricultural base, and a small town feel.

The North Kohala Community **VALUES** include the following words and phrases:

- Spirituality and prayer (pule)
- 'Ohana
- Honoring the past
- History of Kamehameha
- We stand together for the 'aina, the community, and each other
- Open space
- Protecting natural resources
- Humility is strength
- Being respectful
- Bridging old ways with the new
- Tolerance towards your neighbor
- Give and take; give comes first

CULTURAL AND HISTORIC PRESERVATION COMMUNITY: In order to honor and preserve an unparalleled historical heritage that includes heiau, ancient settlements, and other sites of great significance to the Hawaiian people, and its uniquely multi-ethnic community, North Kohala shall be regarded as a Cultural and Historical Preservation Community. Thus, all decisions regarding the development of land shall be required to assess and disclose their potential impact on the cultural sites and resources within the district, and shall be in keeping with the heritage and culture of North Kohala.

Figure 1: The District of North Kohala



Source: County of Hawai'i
Created by: Townscape, Inc.

1.3 KEEP KOHALA, KOHALA

There has been a long history of change in North Kohala, from the original subsistence farming and gathering practiced by the Native Hawaiians, to the sugar plantation days, to the post-plantation era. The district continues to evolve today, and long-time residents have recognized and adapted to the changes, although at times with some reluctance.

The phrase “Keep Kohala, Kohala” was expressed many times by many community members throughout the planning process. What does it mean to **“Keep Kohala, Kohala”**?

The Kohala community generally believes that “Keeping Kohala, Kohala” means maintaining the Kohala Lifestyle. This lifestyle was, to a large extent, created by the sugar plantation and ranching. Villages were created around sugar mills and ranching headquarters. People were segregated with minimal interaction between ethnic groups.

In these times, people grew crops and raised animals in designated areas. It was a lifestyle of sharing, and a system of exchange and bartering developed. Neighbors helped each other harvest, and generally looked out for each other. Within the various camps, there was a strong sense of community, as people were more concerned about the camp as a whole, than their personal needs. People made short-term sacrifices for the long-term good.

People also made use of the natural resources around them – mango trees in the gulches, fish in the ocean, pigs in the mountains, and other resources they could gather from the streams or valleys.

As time went by, the camps began to intermingle. Inter-racial marriages took place, which began the evolution of Kohala’s unique ethnic and cultural mix. Eventually, the Kohala Sugar Company began to break down its camps and offer plantation workers residential lots. After years of living on the plantation, residents became small land owners. The North Kohala community began to arise.

With this move to ownership of the land, the people took with them their household goods, as well as their animals. They used their houselots for raising their animals and to grow their vegetables. They continued the system of sharing, bartering, and using the natural resources. This way of living continues today in Kohala.



1.4 PURPOSE OF THE CDP

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

- Articulate North Kohala’s residents’ **Vision** and **Values** for their Community
- Identify North Kohala’s residents’ **Priority Issues** to be addressed by the CDP
- Develop **Strategies** 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
- Translate the broad General Plan statements to **specific actions**
- Direct physical development and public improvements within a specific area
- **Focus on action**

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

As an ordinance, the CDP can have policies that are mandatory. For example, Policy No. 4 (page 22) on Agricultural Subdivisions states that: “Any proposed Agricultural Subdivision in North Kohala shall submit an agricultural production plan with their preliminary subdivision application that clearly demonstrates that the land will be primarily used for active agriculture, and that any proposed dwellings will be farm dwellings.” This is mandatory language; the key mandatory verb here is “shall.”

Other policies are intended to be guidelines that are important but not legally binding. An example of a policy that provides general guidance but not specific requirements is the policy regarding population growth: “Recognize North Kohala as a Rural Community that should not experience significant urban/suburban development that impacts population growth.” The key verb here is “should.”

1.5 PLANNING PROCESS

The Hawai’i County Planning Department recognizes that only with broad public input can North Kohala residents take ownership of this plan, to embrace the Vision and commit to the follow-up actions necessary for its implementation and success. Initiated in June 2005 with the beginning of the “Community Readiness Program” (CRP), this plan is the result of an extensive public participation process that is summarized below.

- **CRP Process** – The Community Readiness Program (CRP) was intended to prepare the North Kohala community for the CDP process. The CRP included community workshops and over 60 small group meetings that took place during 2005 and 2006.
- **Steering Committee** – An 11-member Steering Committee was formed to broadly represent the North Kohala community and assist in the preparation of the CDP. The Steering Committee met at least once a month between June 2007 and September 2008 (23 meetings) to review CDP material and plan for upcoming events. Many Steering Committee members also participated in Focus Groups.
- **Focus Groups** – One Focus Group was formed to address each of the four Priority Issues: Growth Management, Public Access, Affordable Housing, and Infrastructure. Each Focus Group met several times to discuss and decide on the goals, strategies, and action steps for their issue.
- **General Community Meetings** – Four Community Meetings were held throughout the CDP process to provide for community input on the ideas that were developed by the Focus Groups, Steering Committee, the Planning Consultant, and the Hawai'i County Planning Department.



Community Meeting April 16, 2008

1.3.1 MEETINGS HELD

Table 1: CRP Meetings – Summary of Capacity Building & Gathering Ideas

TIMEFRAME	ACTIVITY	# OF PARTICIPANTS
June 22, 2005	NK Community Planning Committee at the Barn	26
August 9, 2005	Follow up meeting “Organize”	10
August 23, 2005	CRP Introduction meeting at Kohala High	100+
August 24, 2005	NK Community Economic Development	5
September 3, 2005	Basic Facilitation Training at the Barn	5
October 2006	GIS Training for Kohala High School	8
April 26, 2006	CRP Follow up	10
July 8, 2006	NK Land Use Workshop	72
May – June 2006	Facilitator Training	20
June – September 2006	Small Group Meetings	730
August 5, 2006	NK Group Talk Story Session	68
November 16, 2006	Community Meeting “What are we saying?”	45
Total # of CRP Participants		1091+

Table 2: CRP Meetings – Summary of community ideas

Key Area I – Community, Culture & Housing		
Code(s)	Themes	# of Ideas
1.1 KOH/RURAL	Keep Kohala, Kohala! Like Past, Present or Better for the Future	356
1.2 HALEKANAKA	More Option for Affordable Housing & Land for the Local People	214
1.3 HEALTH	Healthy Activities for the Community, Especially for Keiki	169
1.4 SOC	Social Issues – Drug Prevention & Education	109
1.5 CTR	Celebrate Local Culture	107
1.6 GOV	More Accountability & Local Decision Making	85
Total		1040
Key Area II – Rural Growth		
Code(s)	Themes	# of Ideas
2.1 GM: LAND USE	Manage Growth! Keep Kohala Rural, Not Playground for the Rich	229
2.2 ECONOMY	More Economic Activities – Shopping, Eating, etc.	143
2.3 ECON – JOB	Create More Local Job Opportunities for the Future Generations	119
2.4 CINE/WASH	Bring Back the Movie Theater: We Need Laundry Facilities	74
2.5 PLAN	Better Planning	53
2.6 ECON – NOFRAN	Limit Big Box & Franchises to Keep the Rural Atmosphere	53
Total		671
Key Area III – Open Space, Parks, Historic Sites & Working Lands		
Code(s)	Themes	# of Ideas
3.1 M/K	Keep Community Access Open to the Land – Coastline, Mauka & Makai	179
3.2 AINA	Preserve Open Spaces & Natural Resources	151
3.3 PARK	Upgrade Our Parks, Fields, Swimming Pools with New Activities	135
3.4 AG	Encourage Local Agriculture – Resident Grow More Local Food	87
3.5 ALT	More Sidewalks, Bike Paths, Multi-Mode Trails	41
3.6 SITE	Preserve Historical Sites	21
Total		614
Key Area IV – Infrastructure – Roads, Public Facilities, Utilities & Services		
Code(s)	Themes	# of Ideas
4.1 EDU	Upgrade Our Education System	157
4.2 ROADS	Better Roads & Access Around Kohala	86
4.3 MED	Upgrade Our Hospital	65
4.4 LIGHTS N/Y	More or NO Street & Traffic Lights	48
4.5 ENG	More Renewable & Alternative Energy Development (Solar & Wind)	31
4.6 SO	More Police & Fire	31
4.7 WST	Better Waste Management & Recycling	29
4.8 WTR	Water Access	22
4.9 TRANSIT	More Public Transportation Systems	22
Total		543

Table 3: North Kohala Steering Committee Meetings

MEETING #	MEETING DATE	MAIN AGENDA ITEMS
1	June 13, 2007	Election of Chair & Vice Chair; Townscape Presentation; Overview of CRP; Review of CDP Workplan & Timeline; Discuss Priority Issues
2	July 11, 2007	Develop Preliminary Vision Statement, Community Values, & Environmental Concept
3	August 1, 2007	Presentation on State & County Land Use Systems; County Recognized Ocean Access; Rezoning Ordinances; NKSC Meeting Management & Publicity
4	September 5, 2007	County Identified Ocean Access Trails; Rezoning & Special Permits; Community Meeting Debrief; Focus Group Reports
5	October 3, 2007	Presentation on Special Permits; Reports from Access and Growth Management Focus Groups
6	November 7, 2007	Presentation on Kohala Community Land Trust; Focus Group Reports
7	December 5, 2007	Presentation on Kohala Watershed Partnership; Focus Group Reports; Planning for 2 nd Community Meeting
8	January 2, 2008	Focus Group Reports; Planning for 2 nd Community Meeting
9	February 6, 2008	Overview of Working Papers; 2 nd Community Meeting Evaluation & Debrief
10	March 5, 2008	Comments on Preliminary Draft by Planning Director, Corporation Counsel, and Steering Committee; Planning for 3 rd Community Meeting
11	March 19, 2008	Report from DWS, SC discussion and decisions on some issues related to the Public Review Draft (due March 26, 2008)
12	April 2, 2008	SC comments on Public Review Draft
13	May 7, 2008	Debrief of April 16 th Community Meeting; Review of comments on Public Review Draft
14	May 14, 2008	Planning Director's comments on the Public Review Draft; Focus Group Round Robins
15	May 16, 2008	Focus Group Round Robins continued
16	May 19, 2008	Focus Group Round Robin wrap-up; SC discussion on Affordable Housing section of draft CDP
17	May 27, 2008	SC discussion and decision-making on draft CDP
18	June 2, 2008	SC discussion and decision-making continued
19	June 4, 2008	SC discussion and decision-making continued
20	June 12, 2008	SC discussion and decision-making continued. Approval of Prefinal CDP.
21	July 2, 2008	To be determined
22	August 6, 2008	To be determined
23	September 3, 2008	To be determined

Table 4: Focus Group Meetings

ACCESS	GROWTH MANAGEMENT	AFFORDABLE HOUSING	INFRASTRUCTURE
September 19, 2007	September 27, 2007	October 4, 2007	October 10, 2007
September 26, 2007	October 17, 2007	October 30, 2007	October 24, 2007
October 11, 2007	November 20, 2007	November 20, 2007	November 14, 2007
October 17, 2007	April 10, 2008		April 14, 2008
October 23, 2007	April 12, 2008		April 21, 2008
October 29, 2007	April 29, 2008		April 28, 2008
November 5, 2007	May 20, 2008		May 13, 2008
November 8, 2007			
November 16, 2007			
November 28, 2007			
January 23, 2008			
January 30, 2008			
February 13, 2008			
February 20, 2008			
March 11, 2008			
April 1, 2008			
April 8, 2008			
April 23, 2008			
April 30, 2008			
May 12, 2008			
May 18, 2008			

***Meetings with all Focus Groups combined were held on January 16, March 12, 14, 19, and May 14, 16, & 19, 2008**

Table 5: General Community Meetings

MEETING #	MEETING DATE	PURPOSE
1	August 8, 2007	Presentation of CDP Process & Schedule; Connection of CRP Process to CDP; Verification of Priority Issues
2	January 12, 2008	The CDP Team shared the main Goals and Strategies developed to date, and got community feedback.
3	April 16, 2008	Present and get community input on Public Review Draft CDP
4	To be determined	End of Process Celebration



Community Meeting August 8, 2007

2. KOHALA TODAY

2.1 PHYSICAL SETTING & HISTORY

Most residents of North Kohala are very connected to this special place. They enjoy its remote setting and ruggedness, rich cultural history, agricultural traditions, and small-town feel.

The district of North Kohala is relatively remote and isolated because it is located in the northwestern corner of the island, at the end of the Akoni Pule Highway and the Kohala Mountain Road, which are the only accesses into and out of Kohala. Along the western shore of the district, the topography is fairly level, gently sloping upward from the coast to the Kohala Mountains. In contrast, the windward side of North Kohala contains deep canyon-like valleys and steep vertical cliffs.

Much of the heritage of Kohala is based on the legacy of King Kamehameha I, one of the great heroes in Hawaiian history. Many of the major place names in Kohala commemorate significant events surrounding King Kamehameha's birth. His "birthing stones" are located near 'Upolu, the northern-most part of the district (and the island). There are many parts of the Kohala landscape that still show his mark on the land, such as the tunnel that he dug out to allow easier access down to Keawaeli Bay and the numerous lo'i that he worked in early on in his life. King Kamehameha later used the district to train his army. In order to support the many men that he had gathered there, great quantities of food were grown in the mauka areas. These lands are known as the "Kohala field system." Terraces still exist that show where these fields were located.

Another significant part of Kohala's history is that of the sugar plantations that dominated the region between the late 1800s into the 1970s. Although the fertile lands of Kohala are no longer utilized for sugar, they still have considerable agricultural potential. Many residents would like to see this potential maximized.

Overall, the district has a landscape filled with remnants of "Hawai'i past," including evidence of all of the major epochs in the islands' history:

- **Pre-contact** – ancient Hawaiian fishing villages, house sites, heiau, ko'a, and hundreds of other important cultural sites. Some cultural experts believe the Kohala coast contains one of the most intact "cultural landscapes" in the state because of its high density of cultural sites.
- **Early traders, missionaries, and ranchers** – the Bond Estate and Ranches that were started in the 1800s and are still functioning today
- **Plantation days** – Kohala Ditch, field systems, continued agricultural tradition

Kohala's landscape tells its history from pre-contact to modern day. While other places may have some evidence of this history, they are generally not as well preserved, or else do not cover as large or contiguous an area as in Kohala. In addition, Kohala has perpetuated the cultural heritage of "Hawai'i past" through its varied ethnic mix.

The key planning implications related to Kohala's physical setting and history include:

- **Remoteness** – The area is relatively remote and rural, and residents want to keep it that way.
- **Historical/cultural significance** – Important cultural sites and landscapes should be protected, and place names commemorating Kamehameha I should be recognized.
- **Agricultural tradition** – Agriculture should be practiced and promoted in various forms.



Cultural Site near 'Upolu Point

2.2 NATURAL & CULTURAL RESOURCES

North Kohala is rich in natural and cultural resources. From the Native Hawaiian perspective, these are generally one and the same. The early Native Hawaiian settlers in Kohala grew crops in the fertile mauka soils, built lo'i in the lowlands of the eastern valleys that were fed with an abundance of water, and fished and gathered from the coastal areas. Today, most of these aspects are considered "natural resources" – the fertile soils, the plentiful rainfall found in the eastern part of the district, the rich coastal resources, among others.

Mixed in with these resources are "cultural resources," including the remnant terraces of the mauka "Kohala field system," where numerous crops were grown, and the remains of ancient Hawaiian settlements, such as fishing villages and other sites located along the coast. Archaeological and cultural experts have observed that Kohala's coastline is one of the most intact "cultural landscapes" in the state. There are an abundance of heiau and ko'a throughout the

district, where early Hawaiians carried out rituals, many of which were connected to the land and ocean, and their fertility.

Overall, Kohala residents would like to see these cultural resources protected and the natural resources managed with care. In addition, they would like to preserve the vast open spaces of the region, which help to define Kohala's rural character. One other aspect to note is the district's vulnerability to natural hazards, such as flooding, tsunami, and earthquakes. Its remote location accentuates Kohala's need for well-planned emergency response.

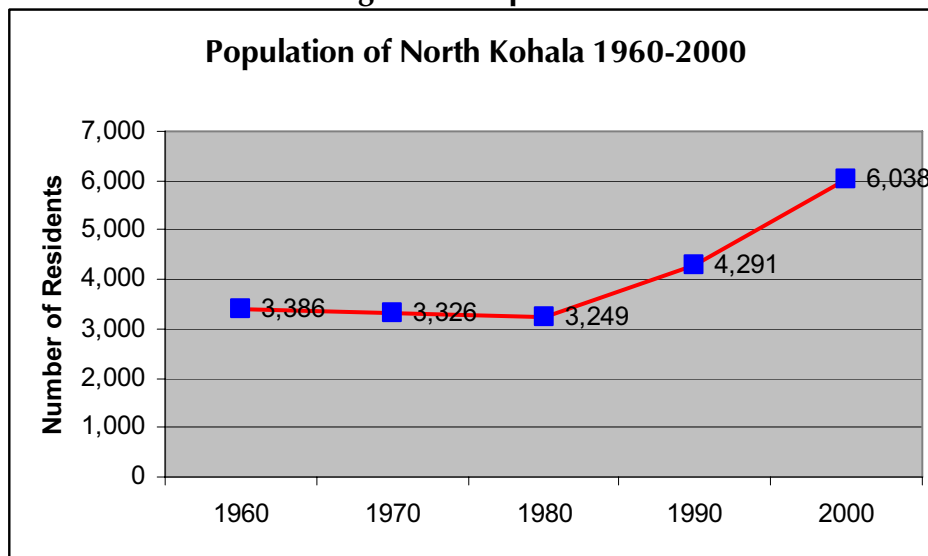
The key planning implications related to Kohala's natural and cultural resources include:

- **Cultural sites and landscapes** – Important cultural sites and landscapes, including the entire Kohala coastline and the mauka kula lands, should be protected.
- **Coastal (makai) resources** – Kohala's pristine coastline and abundance of marine life should be protected from development and be accessible to residents.
- **Mountain (mauka) resources** – The district has important resources in its mauka regions that need protection, such as streams, forest areas, and pasture lands.
- **Ahupua'a** – Ancient Hawaiians looked at the land from the framework of the ahupua'a, which is the unit of land that extends from the top of the mountain to the fishing waters of the sea, similar to today's concept of a watershed. These wedge-shaped divisions of land contained all of the resources needed for human survival, and provided the principal physical and social structure for Native Hawaiian society. This holistic perspective is important for current-day land use planning as well, since activities in the mauka regions directly affect makai areas.
- **Agricultural potential** – Agriculture should be promoted and agricultural lands should be preserved for this use.
- **Open space** – The district's large open spaces should be preserved.
- **Vulnerability to Natural Hazards** – Emergency preparedness should be a priority.

2.3 DEMOGRAPHICS & ECONOMICS

According to the 2000 Census, North Kohala had a total population of 6,038, with about 60% of that total living in and around the small towns of Hāwī and Kapa'au. The total number of people living in the district almost doubled between 1980 and 2000. This growth is largely attributed to the continuing development of various resort complexes along the neighboring South Kohala coast, as well as a growing number of people who have built their retirement homes within the district. Figure 2 below shows the population trends for North Kohala for the period of 1960 to 2000.

Figure 2: Population



Source: US Census; County of Hawai'i Data Book, 2004

The population of North Kohala is expected to continue to increase. The 2005 County of Hawai'i General Plan included three population projections for North Kohala for the year 2020. These three growth rates are: relatively conservative (11,053), moderate (11,273), and rapid (12,289). However, these projections are largely based on past trends, which may be somewhat skewed, since the growth rate for the County of Hawai'i was higher than average between 1990 and 2000 (23%). In addition, it is possible for the County to direct population growth, to some extent, to more urban areas.

The district's economy has been struggling since the Kohala Sugar Company closed in 1975. Almost one-third of the workforce now commutes to South Kohala to work in the hotels and resorts located there. The search for viable businesses must continue to enable this community to remain vibrant. Many would like to see diversified agriculture encouraged in the region.

The other major issue related to economics in North Kohala is property values. The median residential sales price for 2006 for Kohala was \$721,000, the highest in the County (compared to \$417,000 for the island overall). With housing prices being so high, and economic opportunities so few, there is a significant need for affordable housing in the district. (More detailed data is included in section 4.3 on affordable housing.)

The key planning implications related to Kohala's demographics and economics include:

- **Population** – Kohala is a rural area and should be maintained as such. Thus, development should be directed to more urban areas.
- **Economic opportunities** – Agriculture should be supported and promoted, and other economic opportunities should be explored.

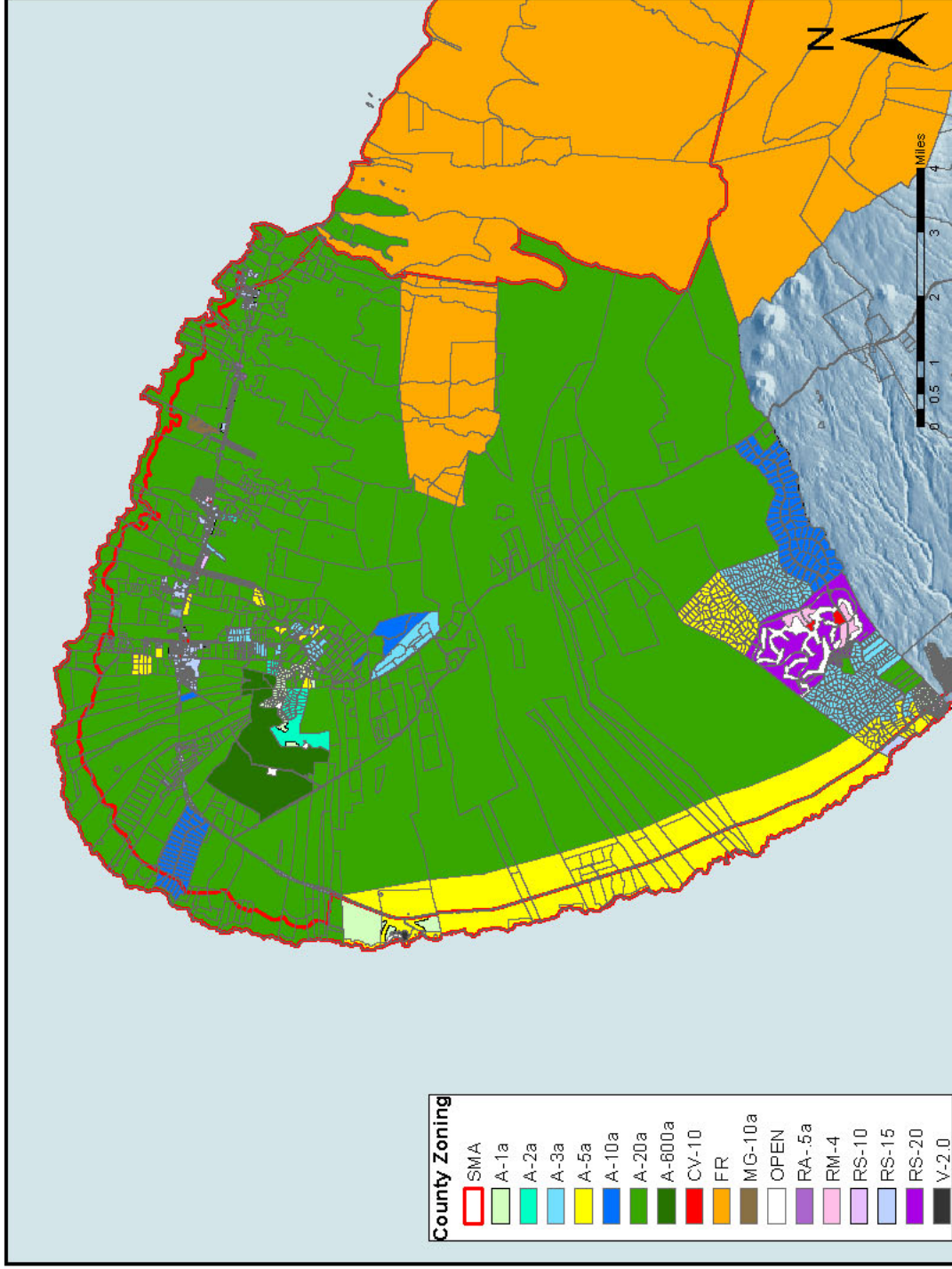
- **Housing** – A concerted effort must be made through public-private partnerships to provide affordable housing for Kohala residents and their children.

2.4 LAND USE

The overwhelming majority of Kohala lands are zoned for agriculture, 84.6% according to County zoning (67,977 acres), and 80.5% in the State Agricultural district (64,713 acres). The sentiment of Kohala residents is generally that they would like to see this land utilized for agriculture. One of their biggest concerns is the misuse of this land for luxury subdivisions and/or “gentlemen estates.”

The map below shows the County zoning for the North Kohala district.

Figure 3: County Zoning in North Kohala

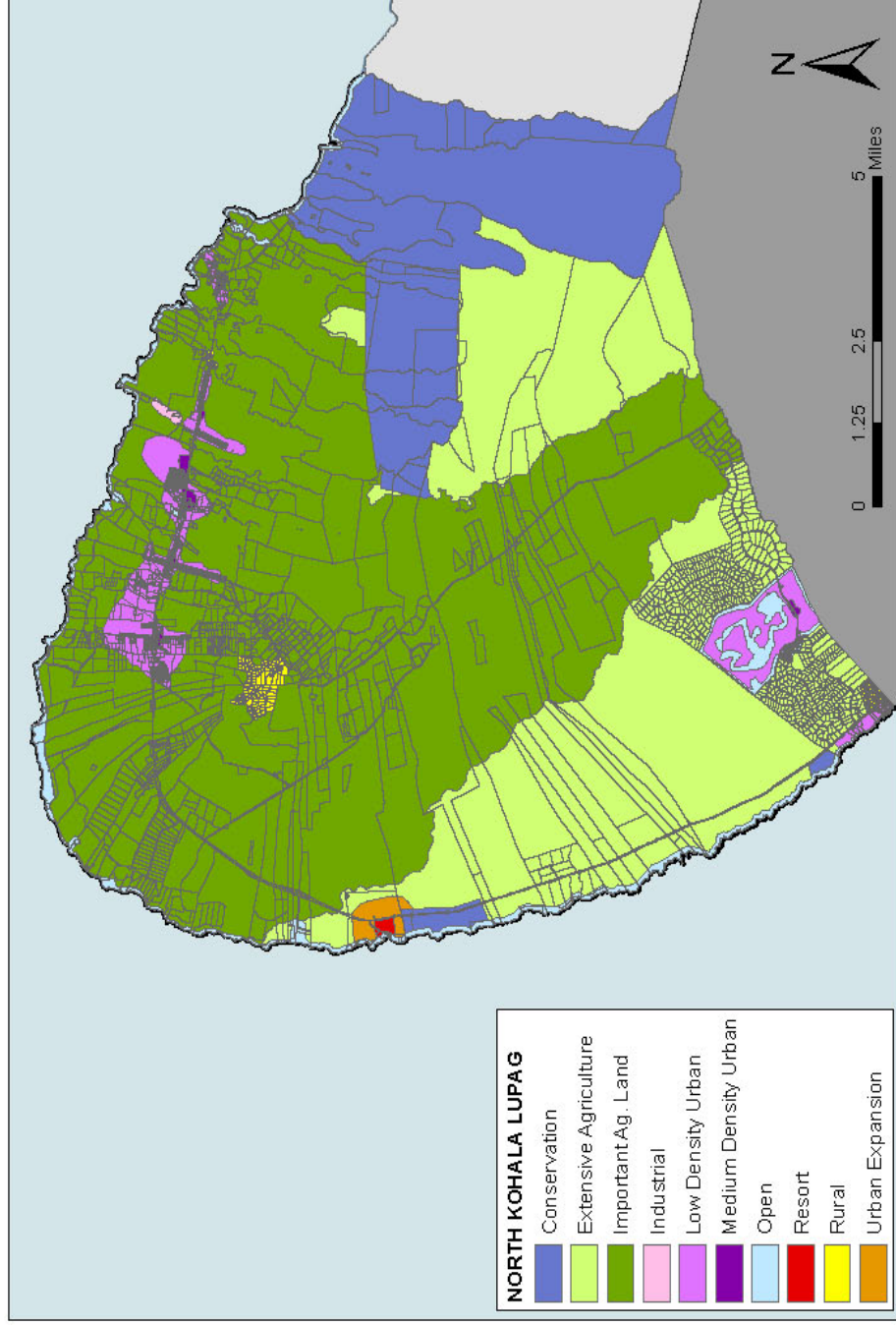


Source: County of Hawai'i

In addition, the County General Plan includes a Land Use Pattern Allocation Guide (LUPAG) map, which is a broad, flexible design intended to guide the direction and quality of future developments in a coordinated and rational manner. The LUPAG designates the majority of Kohala's lands for agriculture: 41,314 acres (51.4%) for "Important Agricultural Land" and 21,885 acres (27.2%) for "Extensive Agriculture". One concern with these designations is that there are few regulations governing their use. However, the General Plan does support the use of these lands for agriculture first and foremost, and states that "Important Agricultural Lands shall not be rezoned to parcels too small to support economically viable farming units."

The LUPAG map also designates 176 acres for Medium Density Urban near the town centers, and 2,668 acres in Low Density Urban surrounding those town centers. The General Plan directs future development to be concentrated within these areas as much as possible. There are also 258 acres of Urban Expansion land, which allows for residential, industrial, and/or commercial development, around the Resort designated area of Māhukona.

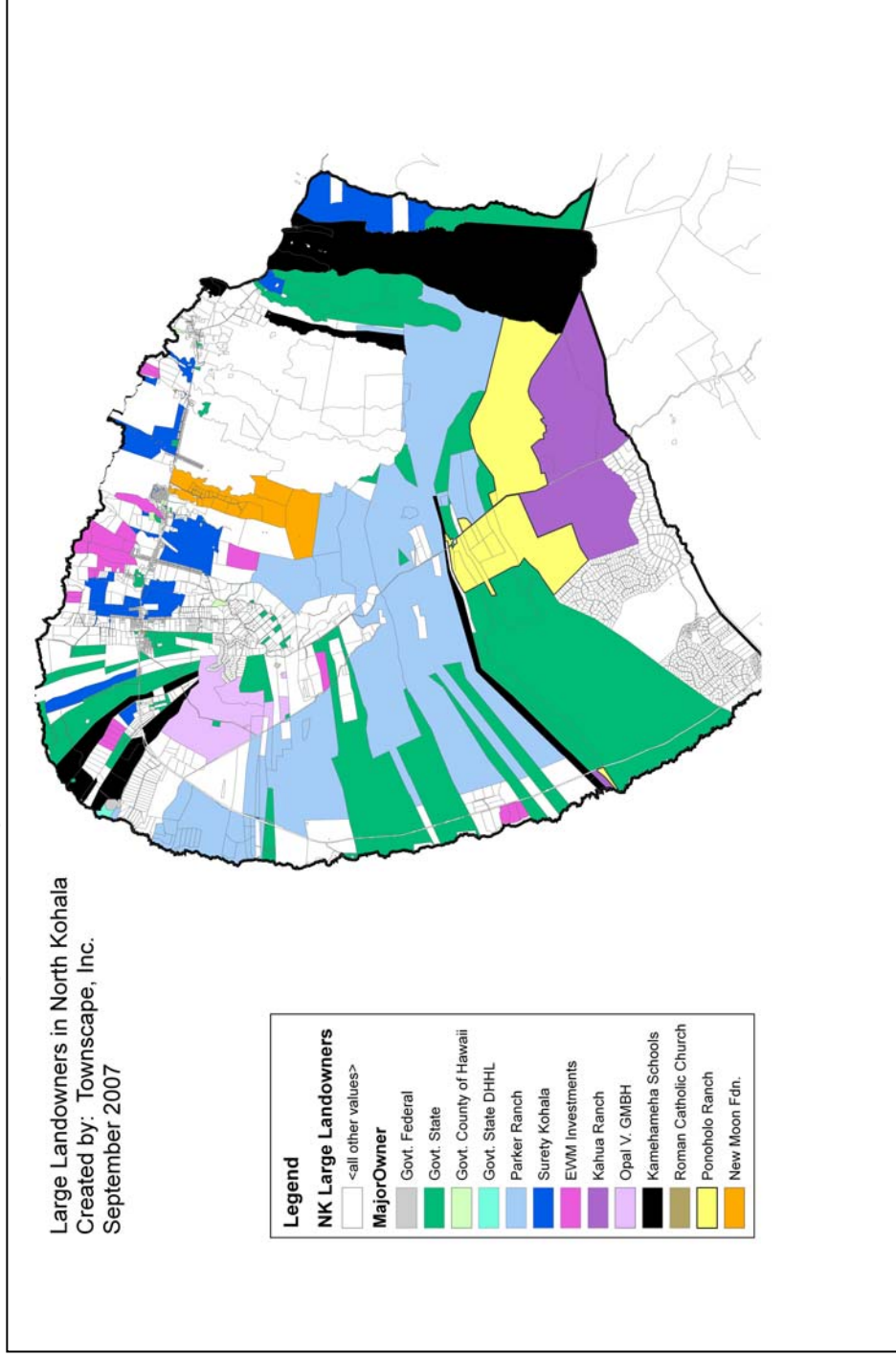
Figure 4: County of Hawai'i LUPAG Map for North Kohala



Source: County of Hawai'i General Plan, 2005

The district's largest landowners and their holdings are shown below:

Figure 5: Large Landowners in North Kohala



Source: County of Hawai'i

(Note: This map contains some outdated information. The County is currently in the process of updating their GIS layers)

Some Kohala residents have expressed concern with what they perceive as a large amount of development happening within the district, specifically on land that was originally zoned for agriculture, but then was re-zoned, subdivided, or developed through a Special Permit. The tables below summarize the data on re-zonings, subdivision approvals, and Special Permits, and the narrative following each table provides some analysis of what that data mean.

TABLE 6: RE-ZONINGS		
Timeframe	Number Approved	Total Acreage (approx)
2000 – 2007	6	57
1990 – 1999	22	332
1980 – 1989	39	2,700
1970 – 1979	11	135
1968 – 1969	2	15
Total	80	3,239

It is clear that the highest number of re-zonings in Kohala occurred in the 1980s, which included a significant amount of land that was re-zoned for Kohala Ranch. Those numbers decreased in the 1990s and 2000s, and it should be noted that of the 6 re-zonings in this decade, most were for a small parcel (average size was 9.5 acres, largest was 21 acres), and allowed for a small number of new lots (6 lots or less). The only re-zoning that allowed for more lots was for the self-help housing project in Pāhoa (75 lots allowed on 15 acres).

TABLE 7: SUBDIVISIONS			
Timeframe	Number Approved	Number Pending	Total Applications
2000 – 2007	100	15	115
1990 – 1999	95	0	95
1980 – 1989	89	0	89
1970 – 1979	60	0	60
Total	344	15	359

This chart shows that the number of subdivision applications approved has increased each decade since the 1970s. However, many of these subdivisions created a small number of lots. For example, in the 2000s, over one-half (54 out of 100) of these subdivision approvals created 2 lots or less (some consolidated lots and re-subdivided in order to change boundaries).

For those 15 subdivision applications that are currently still pending, 13 of them are for 10 lots or less. The remaining 2 are for an additional 48 lots at Kohala Ranch, and 26 lots for the self-help housing project at Pāhoa.

TABLE 8: SPECIAL PERMITS	
Timeframe	Number
2000 – 2007	17
1990 – 1999	10
1980 – 1989	16
1970 – 1979	8
1960 – 1969	2
Total	53

One of the issues that has raised the most concern with Kohala residents is that of Special Permits, especially those that allow overnight accommodations, such as “retreats.” While it is true that 10 of the 17 Special Permits issued in the 2000s do allow overnight accommodations, 8 of those 10 are parcels owned by one owner (the New Moon Foundation). Therefore, the bigger problem may be those land owners who are allowing overnight visitors without the appropriate permits.

Still, community sentiment is generally that Special Permits that allow large-scale overnight accommodations should not be approved, due to the negative impacts that such developments have on the area’s limited infrastructure and small-town feel.

The key planning implications related to Kohala’s land use include:

- **Agricultural lands** – The majority of the land in Kohala is zoned for agriculture, is suitable for such use, and should be utilized as such. This means agricultural land should not be upzoned unless the proposed upzoning substantially conforms with the Goals and Policies of the North Kohala CDP.

2.5 INFRASTRUCTURE & PUBLIC FACILITIES

Much of Kohala’s infrastructure was constructed decades ago, including the roads, water system, and electric power lines. Many Kohala residents feel that it is time for these aging infrastructure components to be revamped, repaired, or replaced. This includes repairing the Hisaoka Gym (damaged during the 2006 earthquake) and improving communications, such as radio and cell phone service, which are important for timely emergency response.

Residents say there is a need for overall improved emergency preparedness. Due to Kohala’s geographic isolation, it is vulnerable to system failures or outages, including those caused by natural disasters, since it takes so long for outside help to arrive. The fact that there is only one main road through Kohala is indicative of most of the major infrastructure there, including electricity and water. The community would like to have increased reliability for these systems. They would also like to learn how to better handle emergency situations themselves, through

training such as CERT (Community Emergency Response Team), and to improve their ability to communicate critical information to the community during emergency situations.

Lastly, community members have discussed the need for Rural Infrastructure Standards. Such standards would help maintain Kohala's rural character. They would also aid in keeping costs down for affordable housing projects.

The key planning implications related to Kohala's infrastructure and public facilities include:

- **Transfer Station** – The current transfer station was damaged by the 2006 earthquake, is too small for current and expected future demand, and needs more recycling options.
- **Improve parks** – Several of the district's parks are in need of repair, and the district is in need of a public boat ramp.
- **Emergency Preparedness** – Kohala needs to be prepared for emergencies due to its vulnerability to natural hazards. It would greatly benefit from training, such as CERT, and redundancy for many of its systems, including water and roads.
- **Communications** – The district needs its own radio station and more cell towers in order to better serve the community and improve its emergency preparedness.
- **Public Facilities** – Several of the community's public services and facilities could use long-range improvement plans, such as the schools and healthcare facilities.
- **Rural Infrastructure Standards** – Kohala could greatly benefit from the development of such standards in order to help maintain its rural character and to reduce costs for affordable housing projects.

2.6 COMMUNITY ISSUES AND CONCERNS

Throughout the three-year process of creating this CDP (including the 2-year CRP process), numerous issues and concerns were voiced by the Kohala community. The majority of these issues have been at least touched upon above. Some of the most prominent themes heard include: preserving Kohala's rural character and open spaces, protecting its cultural heritage, promoting agriculture, increasing both mauka and makai access, providing affordable housing, and improving infrastructure.

The next chapter summarizes this community input in the form of the **Priority Issues** that the North Kohala community decided to focus on, and some of the **Key Policies** to address those issues.

3. KOHALA TOMORROW

See the “Introduction” for the VISION, Overall GOAL, VALUES, and explanation of what it means to “Keep Kohala, Kohala.”

3.1 PRIORITY ISSUES & GOALS

In order to “Keep Kohala, Kohala,” and to achieve the VISION for Kohala, this CDP focuses on four Priority Issues. The aim was to identify these Priority Issues and the Goals for each issue, and then address them with appropriate Strategies and Action Programs. These four Priority Issues, as identified by the Kohala community, and their general Goals are:

- **Growth Management** – to direct North Kohala’s growth to areas within and near existing town centers in order to preserve the district’s open space and cultural resources; and to promote agriculture.
- **Access** – to provide for community access to mauka and makai resources.
- **Affordable Housing** – to provide affordable housing for the district’s residents.
- **Infrastructure and Community Facilities** – to update Kohala’s infrastructure systems that are aging or in disrepair, and provide infrastructure, community facilities, and services that adequately serve the community on an on-going basis, and especially in times of emergency.

3.2 KEY POLICIES

For each of the four Priority Issues and Goals listed above, there is a subsequent section comprised of **Strategies** and **Action Programs** to address them. In addition to these action-oriented sections, there is also the need for more general, over-arching **Policies** that should help to achieve Kohala’s Vision and the Goals related to the priority issues. Once this CDP has been adopted, these Policies should provide guidance for all proposed projects and programs for North Kohala.

The **Key Policies for North Kohala** are:

1. **Cultural and Historical Preservation Community** – All future land use decisions for North Kohala shall be in keeping with the heritage and cultural significance of Kohala.

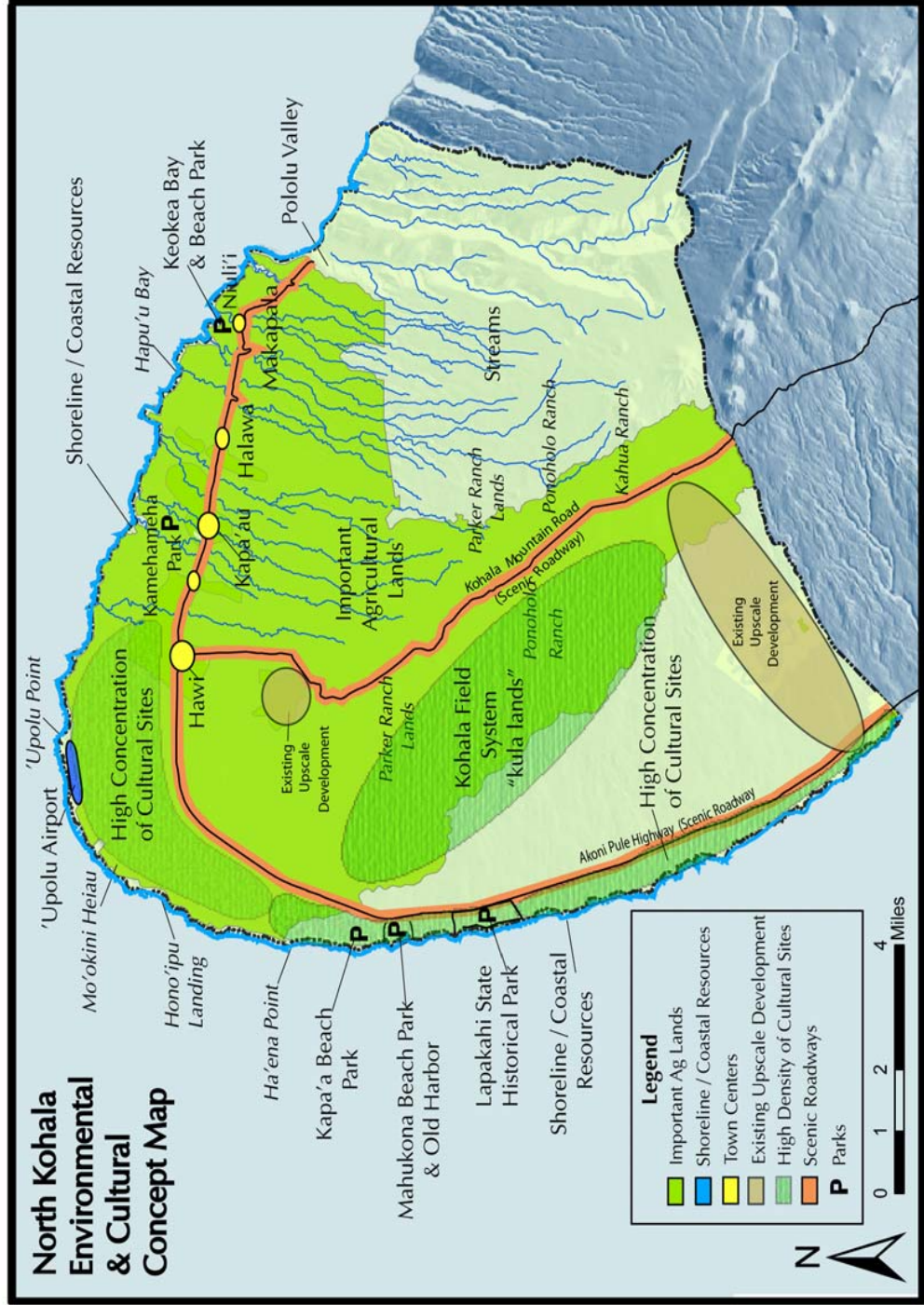
2. **Rural Character** – Recognize North Kohala as a Rural Community that should not experience significant urban/suburban development that impacts population growth.
3. **Future Upzoning** – Any future proposed upzoning of land in North Kohala shall be approved only if the proposed upzoning is substantially in conformance with the Goals and Policies of the North Kohala Community Development Plan.
4. **Agricultural Subdivisions** – Any proposed Agricultural Subdivision in North Kohala shall submit an agricultural use/production plan with their preliminary subdivision application that clearly demonstrates that the land will be primarily used for active agriculture, and that any proposed dwellings will be farm dwellings.
5. **Special Management Area (SMA) Rules** – Consideration of the cultural and environmental sensitivity of North Kohala, as described in other parts of this plan, shall be given to all proposed projects in the SMA areas, including single-family residences and all subdivisions.
6. **Infrastructure Requirements** – County approvals of proposed new development projects shall require that adequate infrastructure be in place. Consideration of cumulative impacts shall be included in the evaluation of the adequacy of infrastructure systems.
7. **Minimize speculation that drives up land values, property taxes, and the cost of housing; and encourage developers that wish to invest in the long-term health of North Kohala.**
 - o County permits and approvals for North Kohala, including but not limited to zoning changes, subdivision approvals, and building permits, shall have expiration dates, and these expiration dates shall be adhered to. Any requested extensions of expiration dates shall be carefully evaluated.
 - o The North Kohala CDP recommends the enactment of a special land speculation tax by the state legislature. The NK CDP Action Committee should provide support to implement appropriate state legislation.
8. **Amendments to the General Plan** – For any conflicts or discrepancies between the General Plan and the North Kohala CDP, the Action Committee should meet with the Planning Department to discuss possible amendments to the General Plan.

3.3 ENVIRONMENTAL AND CULTURAL CONCEPT MAP

The map on the following page is intended to graphically demonstrate some of the major components of the North Kohala CDP Vision, Values, and Goals for the *future* of the district. It is not meant to be an accurate map of today's land use. **Instead, it is a conceptual map – how the community would like its land to be utilized in the future.**

Some of the key ideas demonstrated include the following:

- Cultural sites and resources are protected, especially those found in high concentrations along the coast (note: due to the cultural sensitivity and/or sacredness of some places, not all sites are open access).
- Shoreline and coastal resources are protected.
- Agricultural lands are recognized and utilized for agriculture.
- Important Place Names are recognized.
- The scenic view planes from Kohala Mountain Road and Akoni-Pule Highway are protected.
- Future growth is directed within or near town centers.
- Upscale development is limited to the areas where it is already located.
- The stream in the eastern part of Kohala are allowed to flow.



Created by Townscape, Inc.
May 2008

4. ACTION PROGRAMS

4.1 GROWTH MANAGEMENT

ISSUE/PROBLEM STATEMENT

North Kohala residents recognize that *some* growth will happen within the district. However, they have been very vocal about their desire to control the type and quantity of development that happens, and to direct its location to concentrated areas, so as to protect Kohala's rural character, agricultural lands, open space, and cultural resources.

While other parts of the Big Island have experienced substantial increases in their population over recent decades, Kohala's has remained relatively low, at approximately 4% of the island's total population since 1980. What has concerned some of the residents is the fact that much of the growth seems to be in the form of luxury subdivisions or "gentlemen estates" on agricultural land. This concerns them for several reasons – such developments reduce the amount of land available for agricultural uses, encroach on the district's large open spaces and culturally sensitive areas, and often push up property values, forcing long-time residents and/or their children to move out of the district to find land/homes that they can afford.

Thus, the over-arching **Goal** for achieving the desired **Growth Management** in Kohala is summarized as:

GOAL: DIRECT NORTH KOHALA'S GROWTH TO AREAS WITHIN AND NEAR EXISTING TOWN CENTERS IN ORDER TO PRESERVE THE DISTRICT'S OPEN SPACE AND CULTURAL RESOURCES; AND TO PROMOTE AGRICULTURE

The most effective way to manage Kohala's future growth is through the establishment of **Policies** that guide land use decisions in Kohala, *combined* with the development of **Strategies** and **Action Programs** that take pro-active steps to achieving the envisioned future. The Policies are presented in Chapter 3 of this CDP.

The **Strategies** for achieving the desired Growth Management in Kohala are presented below in summary form.

Strategy 1.1: Establish the North Kohala CDP Action Committee to oversee implementation of the CDP Vision and Action Programs

Strategy 1.2: Acquire coastal lands that should be preserved as open space

Strategy 1.3: Down-zone identified State-owned parcels that have special cultural and/or scenic value

Strategy 1.4: Promote and Support a Community of Diversified Agriculture

Strategy 1.5: Establish Agricultural Education Programs

Strategy 1.6: Establish Community Cultural Programs

Strategy 1.7: Implement a Policy for a Cultural and Historical Preservation Community

Strategy 1.8: Participate in the identification of Important Agricultural Lands as established by Chapter 205-47, Hawaii Revised Statutes to ensure that appropriate lands are identified and protected

Strategy 1.9: Establish a View Plane Protection Program to identify and protect areas of significant beauty along the Kohala Mountain Road and Akoni-Pule Highway corridor.

The **Action Steps** for each of these **Strategies** are provided in the following pages.

Strategy 1.1: Establish the North Kohala CDP Action Committee to oversee implementation of the CDP Vision and Action Programs

Background

One of the top priorities for the members of the Growth Management Focus Group was for North Kohala residents to gain some form of “home rule” in the land use decisions made for their district. In general, the County Planning Commission and County Council make most of these decisions, and the community feels that they should have some input in these decisions, since they impact their home. As stated previously, the purpose of this CDP is to translate community input into Policies and Action Programs that help to shape the future land use of North Kohala. In essence, the Policies in Chapter 3 are intended to guide the land use decisions made by the Planning Commission and County Council. In addition, the “North Kohala CDP Action Committee,” which will be formed as the successor to the “North Kohala Steering Committee,” will have the responsibility of overseeing the implementation of the CDP Vision, Policies, and Action Programs.

The Growth Management Focus Group has supported the idea of creating North Kohala’s own Planning Commission, which would imply the creation of numerous Planning Commissions throughout the County (9 districts). However, the County of Hawai’i Planning Department is currently supporting a Bill that proposes separating the current County Planning Commission into 2 Commissions – one for the windward and one for the leeward side of the island. The Department generally believes that this division will provide improved representation from the

current situation, and is more feasible than creating numerous new Planning Commissions all at once.

The idea of establishing multiple Planning Commissions has been discussed with the County Planning Department, and is a possibility for the future. However, the Planning Department is hesitant to propose several new Commissions for numerous reasons. A bill to establish multiple Planning Commissions may not gain County Council support, since it would be such a dramatic change. In addition, there is a legal question of whether the existence of multiple Planning Commissions is allowed under State Law (Maui County currently has three, but that has never been legally challenged.) There are also personnel and cost challenges involved with training and staffing several Planning Commissions. Still, the North Kohala community supports the formation of its own North Kohala Planning Commission at some point in the future.

Thus, the formation of the North Kohala CDP Action Committee is important because it will allow for some degree of “home rule,” since this Committee would be instrumental in implementation of the CDP Vision and Action Programs. Many of the projects and programs included in this CDP need significant community involvement to move them forward. It is envisioned that sub-committees, similar to the CDP Focus Groups, could be formed from this CDP Action Committee to oversee implementation of specific projects and programs, such as constructing affordable housing and acquiring public access easements. *(Note: The draft bill to form these CDP Action Committees is in Appendix C. The North Kohala community’s ideas on the membership, structure, and responsibilities of the CDP Action Committee are included in Chapter 5.)*

Action Steps

- **WHO will take the lead** – The County of Hawai’i Planning Department
- **WHAT needs to be done** – The Bill to establish this ordinance has been introduced to the County Council and is awaiting decision.
- **WHEN will actions take place** – The Bill is currently being heard.
- **HOW MUCH will it Cost** – Additional staff support from the Planning Department for the CDP Action Committees will be needed. However, some of this support can be provided by planners from the Long Range Planning Division who are currently managing CDP’s. For the initial four CDP Action Committees – Kona, Puna, North Kohala, and South Kohala – the additional cost may be in the range of \$200,000 to \$300,000 per year.
- **Intended Outcome** – The CDP Action Committees will take the lead in implementing many of the projects and programs presented in the CDP, and will generally provide a forum for the community to voice ideas, concerns, and issues relating to land use, infrastructure, and facilities that are important for North Kohala.

Strategy 1.2: Acquire coastal lands that should be preserved as open space**Background**

The Kohala Coast consists of one of the most intact “cultural landscapes” in the State of Hawai‘i because of its high density of cultural and archaeological sites. This area, located makai of Akoni Pule Highway, is filled with hundreds of fishing village sites, heiau, and ko‘a. Some of this important landscape is subject to the threat of future development because it is privately owned and there are no special land use regulations protecting it. The North Kohala community has identified four such properties, which are privately owned and critical to maintaining the continuous cultural landscape. They are shown in the map below (Figure 6). Thus, it is recommended that those properties be purchased – either in fee or through purchase of conservation easements – by a public entity that can protect them in perpetuity.

The County of Hawai‘i Public Access, Open Space and Natural Resources Preservation Commission, or the “2% for the Land Fund” was created in 2005 for the specific purpose of protecting open space through the use of 2% of property taxes (estimated \$3.6 million for FY07). The Commission has already purchased two properties, the 1.8-acre parcel at Waipi‘o Valley Lookout Point and a 235-acre parcel at Kawa‘a Bay in Ka‘u.

In March (2008), the Commission released a report to the mayor identifying five priority parcels for County purchase in coming years. The first four on the list were those four North Kohala properties noted above (shown below in Figure 6). These four coastal properties will be relatively expensive to acquire, and so the preferred strategy may be the purchase of conservation easements.

However, there are still nine properties that were previously identified for purchase by the Commission, and approved by the Hawai‘i County Council, but not yet purchased. One of the major limitations on completing these purchases is funding. Thus, some North Kohala residents are interested in establishing an “Open Space Bond Fund” in order to provide for more purchasing power in the near term.

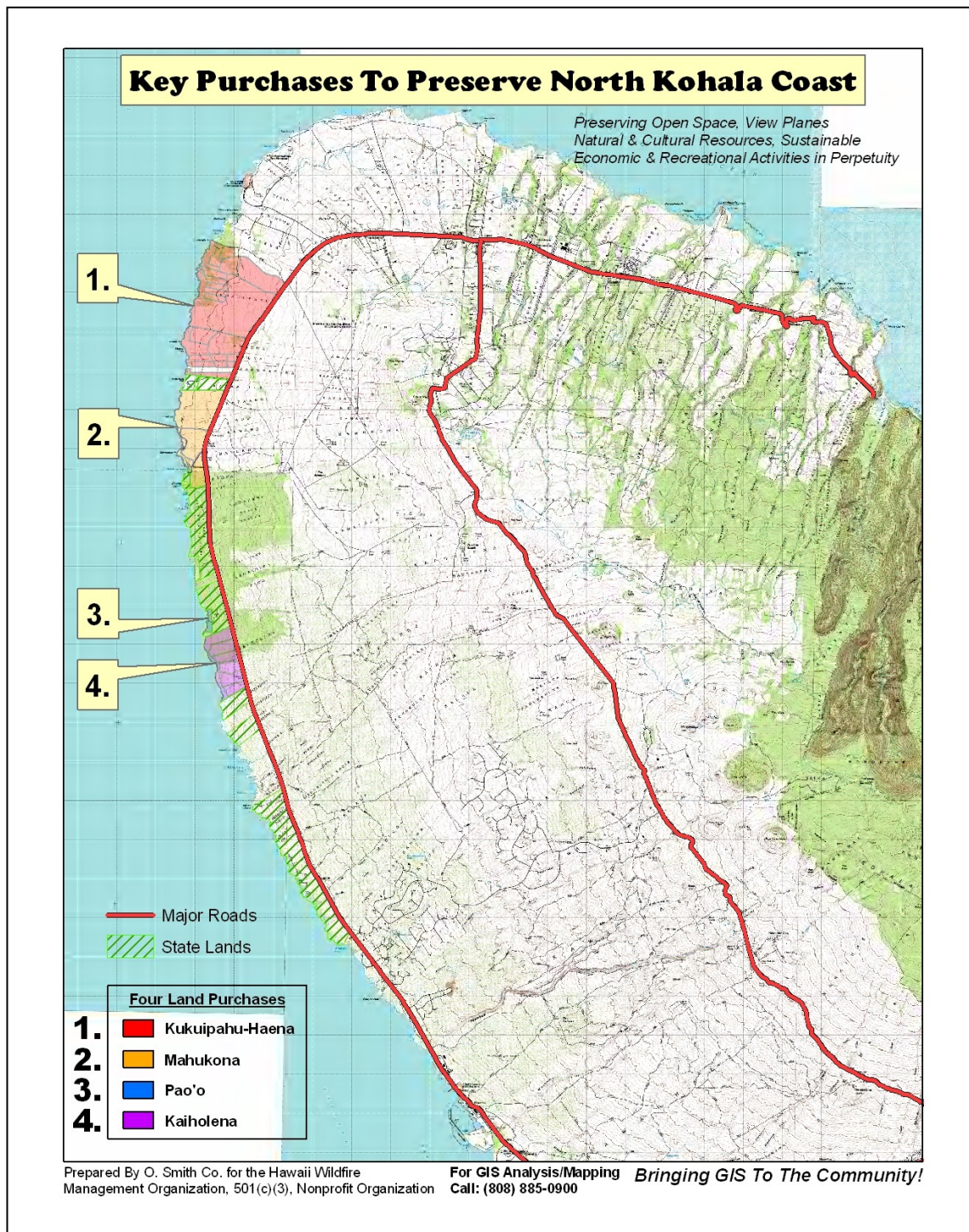
The basic idea is that the “2% Funds” would be applied to form an Open Space Bond. Recent research indicates that the 2% Fund could cover the principle and interest on a \$50 million bond, so that taxpayers would have no additional costs, but more properties could be purchased by leveraging the 2% fund. Another idea is to create a separate “Open Space and Parklands Bond” to be paid by property owners island-wide. Taxpayers would pay a certain amount to the fund, based on the value of their home; so people with more expensive homes would pay more. This money would also be leveraged, which would enable larger amounts of money to be borrowed, in order to acquire properties that match Section 214(2)(d) of the Hawai‘i County Code.

The effort to preserve the North Kohala coast has been on-going for over thirty years. The preferred outcome is a preserved coastline, free of development for the 12.5 miles between Kohala Ranch and the new Parker development south of Puakea. However, if development were to occur, it shall only be permitted and approved in such a way that would keep houses and other development from being visible in the view plane from the highway to the sea and a policy that requires significant set back from the shoreline to retain its natural character and provide better protection for archaeological sites. The policy shall also require site design that eliminates or minimizes the impact on the view plane from the shoreline going mauka.

Action Steps

- **WHO will take the lead** – Public Access, Open Space and Natural Resources Preservation Commission
- **WHAT needs to be done** – This Commission has already placed these 4 parcels (identified in Figure 6) on their priority list for purchase. Discussions with land owners regarding fee purchase or purchase of conservation easements should begin in the near future.
- **WHEN will actions take place** – Timing for acquisition of the fee interest or of conservation easements for these privately owned parcels is difficult to predict, given that the Commission has already chosen 9 other properties around the island for acquisition.
- **HOW MUCH will it Cost** – The cost of the fee interest or of a conservation easement will be determined through appraisals and negotiations.
- **Intended Outcome** – Conservation easements for the critical coastal areas identified in the accompanying map would be purchased by the Open Space Commission and protected in perpetuity.

Figure 6: Key Purchases to Preserve the North Kohala Coast



Strategy 1.3: Down-zone identified State-owned parcels with important cultural and/or scenic resources

Background

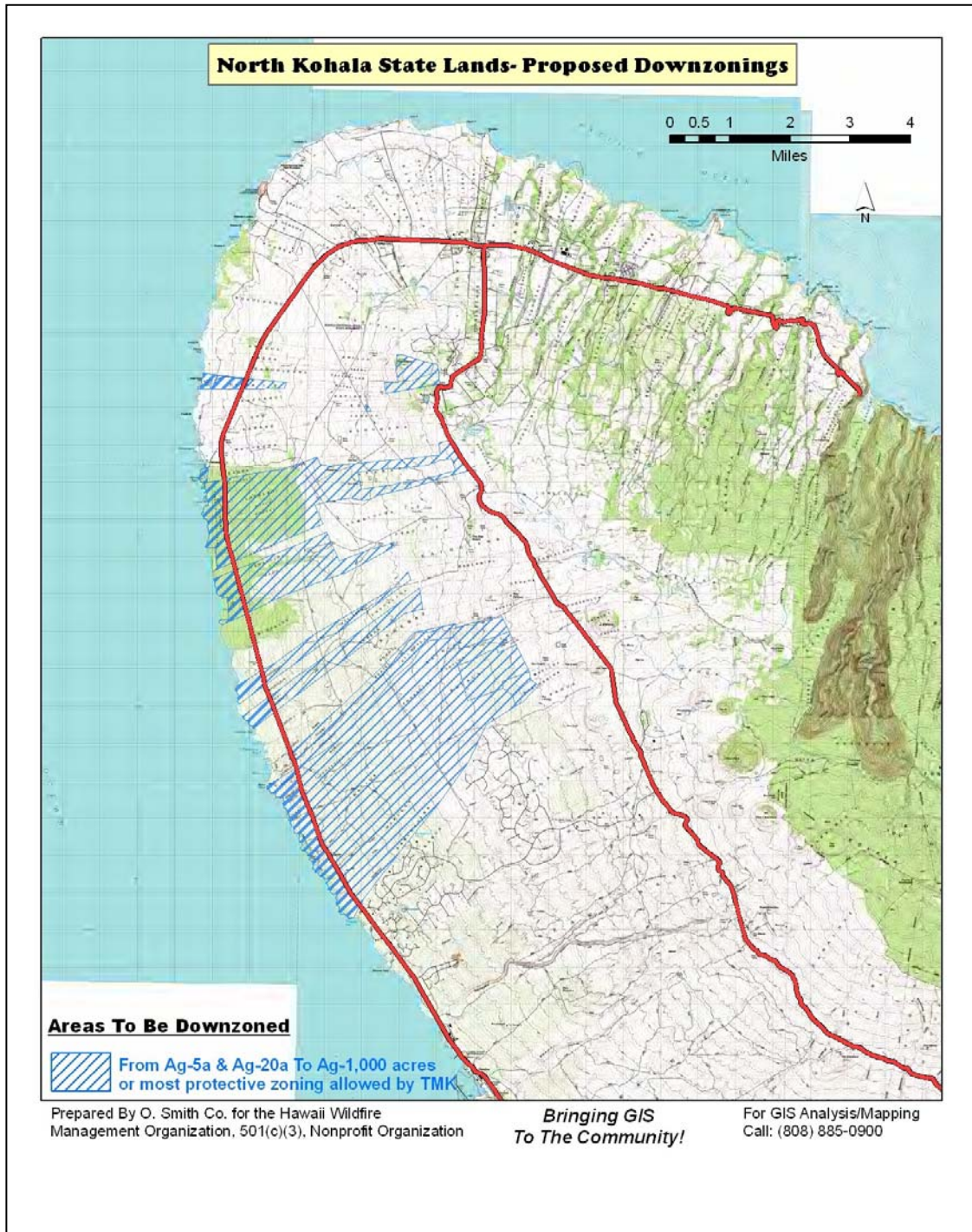
Within this important cultural and scenic landscape of Kohala, there are large areas that are owned by the State, which should be under less threat of development. However, to guarantee that those parcels are preserved as open space in perpetuity, they should be down-zoned to a more protective zoning (see Figure 7).

There is a precedent for changing of County zoning on State-owned land to more protective zoning with the re-zoning of the 420.17 acres that encompass several of the Waimea Pu'u in South Kohala, which the County Council approved in 2007. With the agreement of the state Department of Land and Natural Resources, the County Council re-zoned this area from Agricultural 1-acre (A-1a) to Agricultural 400-acres (A-400a).

Action Steps

- **WHO will take the lead** – Planning Department
- **WHAT needs to be done** – With the concurrence of the State, the County Council would down-zone these state-owned lands from **A-5a** and **A-20** to **A-(acreage of the parcel)**. See Figure 7.
- **WHEN will actions take place** – These down-zoning actions should be organized and implemented soon after the adoption of the North Kohala CDP.
- **HOW MUCH will it Cost** – The County will incur some administrative costs for processing these zone changes. However, these costs should not be very significant.
- **Intended Outcome** – The State-owned parcels with important cultural and/or scenic resources would be protected from development.

Figure 7: Proposed Down-Zonings



Strategy 1.4: Promote and Support a Community of Diversified Agriculture

Goal: The Kohala community will produce 50% of the food it consumes.

Background

While growth management is most clearly related to land use issues such as zoning and ownership, it is also directly affected by economic and social factors. Specifically, economic strategies such as large-scale residential or industrial development are not supportive of the goal of protecting Kohala's rural character. Many residents see diversified agriculture as one of the best options for creating jobs and local businesses, since it utilizes Kohala's natural resources (fertile soils, availability of water), helps increase the community's self-sufficiency, and protects its rural character.

Kohala has a long agricultural history, from the days of Kamehameha I in the 18th Century, to the more recent sugar plantation days, which ended in the 1970s. The Kohala community was largely food self-sufficient until recent decades. They have been producing their own food by growing crops, ranching, fishing, and sharing with one another. Although it is more difficult to continue this tradition today, many residents are doing so, and would like to support and encourage such activities. Numerous ideas on how best to do this have been put forth. In addition, the promotion of agriculture is a topic that is being discussed throughout the State. Thus, this CDP is not intended to be the authority on the topic, but rather it presents some of the most commonly discussed ideas, along with the suggestion of forming a community-based organization to oversee their implementation. In the long-run, the Kohala community would like to work towards producing at least 50% of the food it consumes.

Action Steps

- **WHO will take the lead** – The North Kohala CDP Action Committee
- **WHAT needs to be done** – The CDP Action Committee should work with County and State agencies to establish various forms of agricultural support and projects. Some of the most commonly discussed ideas include the following:
 - Re-establish Kohala's agricultural education programs, by working with the School Community Council, to generate more farmers (both K-12 and higher education)
 - Secure accessible capital for new farmers, such as a local micro-loan program
 - Create incentives for start-up agriculture, including implementing changes to the County's real property tax code
 - Work with owners of various agricultural water transmission and distribution systems to provide subsidized agricultural water rates
- **WHEN will actions take place** – Research on these ideas can begin now. Upon establishment of the CDP Action Committee, a group may be formed to oversee implementation of agricultural programs.

- **HOW MUCH will it Cost** – There should be minimal cost to form a community-based group to oversee implementation of agricultural programs. Additional funding may eventually be sought in order to hire staff or to maintain an office.
- **Intended Outcome** – Agriculture will be promoted and supported within Kohala, and farmers – both current and potential – will have various forms of support and programming made available to them. The Kohala community will eventually produce 50% of the food it consumes.

Strategy 1.5: Establish Agricultural Education Programs

Background

As mentioned above, Kohala has a long agricultural history. There is also a long history of agricultural education. Future Farmers of America (FFA) started funding Kohala's agricultural education programs over 70 years ago. There was also a "Young Farmers Program" for post-high school education until 1978. This program provided mentors for high school students. The agricultural education program continued at the Kohala High School until the 2004-2005 school year. The community would like to see this program and others like it re-started to help promote agriculture in Kohala, as discussed in Strategy 1.4.

Action Steps

- **WHO will take the lead** – The North Kohala CDP Action Committee
- **WHAT needs to be done** – Assess agricultural educational and research needs at various levels: K-12, higher education, and within the greater community. Work with the School Community Council (SCC) to identify actions and resources (money, people, etc.) to fill needs.
- **WHEN will actions take place** – As soon as the CDP is adopted and the Action Committee is organized.
- **HOW MUCH will it Cost** – Minimal. Funding sources should be identified.
- **Intended Outcome** – Larger pool of people with expertise to farm the land. Increased understanding regarding various agricultural issues specific to North Kohala, which will support the long-term viability of agriculture.

Strategy 1.6: Establish Community Cultural Programs

Background

Kohala residents have expressed a strong interest in promoting cultural pride within their community. As mentioned previously, much of the district's legacy is based on being the birthplace of King Kamehameha I. Each year the town hosts a Kamehameha Day Celebration on June 11th (Kamehameha Day) that is organized by the Kohala Hawaiian Civic Club. In addition, the community has hosted a gathering called the Kohala Reunion, which has been highly successful in bringing together long-time residents and new-comers to the area to share stories and food, to celebrate Kohala's heritage, and to discuss their vision for its future.

This strategy to develop more frequent cultural programs is included in the Growth Management section of this CDP because many residents believe that such community building events are helpful in uniting the community in their vision for their home. Such unity could help residents move forward in implementing their ideas to achieve that vision.

Action Steps

- **WHO will take the lead** – The North Kohala CDP Action Committee
- **WHAT needs to be done** – The CDP Action Committee should coordinate programs to teach and celebrate Kohala's rich cultural heritage through community-wide events
- **WHEN will actions take place** – As soon as the CDP is adopted and the Action Committee is organized.
- **HOW MUCH will it Cost** – Costs will of course depend on the scope of the program, but costs might be relatively small – mostly for space rental, publicity, and refreshments to be provided at the meetings. A small grant of perhaps \$10,000 might be enough to fund this program for a year or two.
- **Intended Outcome** – Community-wide events could celebrate Kohala's rich cultural heritage and help "newcomers" to become familiar with the local lifestyle and traditions, thereby integrating them into the community and its values.

Strategy 1.7: Implement a Policy for a Cultural and Historical Preservation Community

Background

As documented in other sections of this Plan, North Kohala's landscape has a significant number of cultural sites and natural resources that support traditional practices and provide economic benefits and food for families. The highest density of pre-contact cultural sites can be found along the North Kohala coast.

In general, current land use regulations do not provide sufficient protection for these cultural and natural resources. Development close to cultural sites can potentially discourage community members from visiting or carrying out traditional practices at these sites. Additionally, development within or near cultural sites can destroy the cultural context of the site(s).

One way to protect such sites is through the use of buffers or other extra protections. Because these protections often help to better preserve what is valuable to people and assist to preserve elements that support a higher quality of life, these protective measures often increase the value of new development.

Action Steps

- **WHO will take the lead** – The North Kohala CDP Action Committee and the Planning Department
- **WHAT needs to be done** –
 - Identify areas requiring additional protection.
 - Identify appropriate protections, such as buffers, for these areas.
 - Submit findings to the County for public review and adoption for use in land use planning and decisions
 - All steps should be done in consultation with the community, including affected land owners, scientists, natural resource managers, and cultural experts
- **WHEN will actions take place** – As soon as the CDP is adopted and the Action Committee is organized.
- **HOW MUCH will it Cost** – Costs will include some administrative time for the County and consultant fees to coordinate the project with community and associated experts.
- **Intended Outcome** – A policy that better protects the cultural and natural resources of North Kohala.

Strategy 1.8: Participate in the identification of Important Agricultural Lands as established by Chapter 205-47, Hawaii Revised Statutes to ensure that appropriate lands are identified and protected

Background

Important Agricultural Lands (IAL) has been an important topic recently for the State of Hawai'i as well as each of the counties – including Hawai'i County. In 2005, the State passed Act 183, which was intended to provide the standards, criteria, and processes to fulfill the intent and purpose of the original IAL legislation (enacted in 1978 as Article XI, Section 3 of the Constitution

of the State of Hawai'i). Act 183 includes a plan for each county to map their IAL, which would then make those lands eligible for the proposed IAL incentives.

Although the Act passed in 2005, the commencement of mapping each county's IAL is dependent upon the receipt of state funds, and then each county has 5 years to complete the mapping. Thus, implementation of this Act is not expected to take place for a few years. The Kohala community would like to take the lead in this process by getting their IAL mapped and protected as soon as possible.

Action Steps

- **WHO will take the lead** – The North Kohala CDP Action Committee
- **WHAT needs to be done** –
 - Decide on process for identifying IAL with County
 - Get IAL mapped
 - Write language for IAL protection and incentives
- **WHEN will actions take place** – As soon as the CDP is adopted and the Action Committee is organized.
- **HOW MUCH will it Cost** – Cost of consultants to create final IAL maps should come from the State IAL mapping funds.
- **Intended Outcome** – Important Agricultural Lands will be identified and utilized as such.

Strategy 1.9: Establish a View Plane Protection Program to identify and protect areas of significant beauty along the Kohala Mountain Road and Akoni-Pule Highway corridor

Background

One of Kohala's best known and appreciated attributes is its sweeping view planes – over rolling mauka fields, down to its rugged coastline, and out to the ocean. These views can be enjoyed from many areas in the district, but are probably most widely viewed while driving either the Kohala Mountain Road or Akoni-Pule Highway. The community would like to ensure that these scenic resources are protected for all to enjoy, including future generations.

Action Steps

- **WHO will take the lead** – The North Kohala CDP Action Committee
- **WHAT needs to be done** –

- Identify view planes of significant beauty along the Kohala Mountain Road and Akoni-Pule Highway
- Identify potential programs and regulations to protect the view planes from development and/or encroachment

- **WHEN will actions take place** – As soon as the CDP is adopted and the Action Committee is organized.

- **HOW MUCH will it Cost** – Minimal.

- **Intended Outcome** – View planes along the Kohala Mountain Road and Akoni-Pule Highway will be protected.

4.2 PUBLIC ACCESS

ISSUE/PROBLEM STATEMENT

Public access to coastal areas and resources and to mountain areas and resources was identified by the Kohala community early in the CDP process as one of the top priorities for planning and action.

In pre-contact Hawai'i, there were, of course, no "private lands" with fences and "keep out" signs. Although access to certain areas was limited because of traditional "kapu," people were generally free to move about the land – to swim and fish in the nearshore waters, and to gather resources in the mountains. During the 19th and 20th century ranching and sugar plantation eras, the lands of Kohala and other Hawai'i Island regions were still largely free of fences or other barriers to access.

Since the closing of the Kohala Plantation in 1975, however, and the ensuing sale of the Plantation's lands in the 1980's to various buyers, many of whom were/are "off-shore" companies, fences, locked gates and "No Trespassing" signs have become common. There are now only a few roads and paths in Kohala that provide public access to the shore or to the mountains.

In the longer term, the Kohala community envisions a continuous coastal ("lateral") path stretching at least from Pololū to Kawaihae, together with numerous mauka-makai accesses from Akoni Pule Highway to the shore, and from the Highway up into the mountains and a lateral mountain trail from Pololū to Taga Pond.

Thus, the **Goal** and **Strategies** for public access in Kohala may be summarized as follows:

- GOAL :** **PROVIDE FOR ADEQUATE DRIVABLE (MAUKA-MAKAI) (4 wheel vehicles) PUBLIC ACCESS TO COASTAL (ALONG THE TOPS OF CLIFFS) AND MOUNTAIN AREAS IN NORTH KOHALA, INCLUDING PROVISION OF:**
- **A continuous coastal path from Pololū to Kawaihae Harbor,**
 - **Adequate mauka-makai access easements between the coastal path and Akoni Pule Highway,**
 - **Adequate mauka-makai access easements from Akoni Pule Highway and the Kohala Mountain Road into the Kohala mountains, and**
 - **A lateral mountain road (Wylie Blvd) from Pololū to Taga Pond.**

Strategies that need to be implemented to achieve this **Goal** include the following:

- Strategy 2.1:** Provide for substantive community input to the County Planning Department and the County Council in order to finalize and accept priority shoreline access easements.

- Strategy 2.2:** Assign responsibility and authority for the construction, management and maintenance of public access easements, paths, and roads that fall under the County’s responsibility to a specific County Public Access Coordinator, together with adequate funding.
- Strategy 2.3:** Revise and improve Chapter 34 of the Hawai`i County Code, dealing with “PUBLIC ACCESS,” and Planning Department “Rule 21 – Relating to Public Access: Usage;” in specific ways recommended by the Access Focus Group and the North Kohala CDP Action Committee.
- Strategy 2.4:** Encourage increased cooperation and coordination among federal, state, and county agencies and departments regarding public access to coastal and mauka lands.
- Strategy 2.5:** Encourage and increase cooperation and coordination between the community and private land owners regarding public access to coastal and mauka lands.
- Strategy 2.6:** Implement a long-range plan for achieving adequate public access to both coastal areas and to the mountains, as part of the North Kohala Community Development Plan.

The **Action Steps** for each of these **Strategies** are provided in the next few pages.

Strategy 2.1: Provide for substantive community input to the County Planning Department and the County Council in order to finalize and accept priority shoreline access easements.

Background

Community spokespersons have been adamant in their desire to amend and implement specific public accesses that have been agreed to by land owners or court-ordered, but for various reasons were never finalized. These priority accesses and related action elements are:

PRIORITY NO. 1 – KAPANAI’A TO ‘ĀINAKEA

- Work with all land owners, to make a continuous coastal lateral access across the subdivision westward to ‘Āinakea and then secure County Council acceptance of an amended public lateral coastline access and mauka-makai vehicular access (subsequently community managed) identified by the Planning Department at Kauhola Lighthouse Road (Surety Kohala Corp.) Subdivisions 7776 and 7776-A.

- Establish a mauka-makai community managed vehicular access on an existing roadway extending seaward from 'Āinakea subdivision across private land when the owners come in for County approvals.
- Survey if/as necessary and improve vehicular rights of way in favor of the State of Hawai'i for access to Kapanai'a and Hapu'u Bays as established in 1982 Civil No. 5464 Kohala Corp vs. Ahoi.
- Survey and record with the Bureau of Conveyances the shoreline trail "from and including Hapu'u Bay to and including Kapanai'a Bay" in favor of the State of Hawai'i as granted in the same Civil Case.

PRIORITY NO. 2 – 'UPOLU TO MĀHUKONA

- Legal public access along the entire Old Coast Guard Road to the parking area north of the Nā Ala Hele Honoipu-Puakea Trail needs to be secured. This will require both State and County efforts.
- Secure County Council acceptance of public lateral coastline trail and amended mauka-makai access as identified by the Planning Department at Kukuipahu (Parker Ranch) in Subdivisions 7520, 7521 and 7526 as well as ensure continuous lateral shoreline access mauka of 5-6-01:50 where it is interrupted. Amend the current pedestrian mauka-makai access to a vehicular access. The exact location of the Kukuipahu lateral shoreline access still needs to be defined, and the "Declaration of Easements for Public Access" requires the County to build, maintain and insure the shoreline and mauka-makai trail. No provisions are made for opening the existing trail to the public until the County assumes responsibility for it.
- Public access as required in the Māhukona (Kohala Preserve Conservation Trust) Change of Zone Ordinance 93-109, SMA 341 and Chalon International Corp. Shoreline Access Plan 1992 has been stalled for many years. Court ordered public vehicular access has been blocked and pedestrian access limited since 1990 while awaiting development of the Māhukona Resort and subdivision. Condition P of the Change of Zone Ordinance requires recordation of an agreement for set-aside of public shoreline access areas within the State Land Use Conservation District prior to the issuance of the final plan approval for the hotel or final subdivision, whichever is first. Seventeen years after open public access was blocked the owner has yet to apply for a Conservation District Use Permit to implement the coastal access.

PRIORITY NO. 3 – ‘ĀINAKEA TO ‘UPOLU

- Honopueo (Watkins-Sunderland) Subdivision 2000-200, SMA 417, Special Use Permit 1117. By permit the public access must be surveyed and opened when the owners apply for a Certificate of Occupancy. No County Council action is needed.
- Pāhoa Beach (Mohammadi) Subdivision 7640, Revision 2. This subdivision is subject to enforcement by the County for violations of its subdivision conditions. Original permit was for pedestrian mauka-makai access to Pāhoa Beach with no lateral access. The community seeks vehicular access from Hāwi Road to the rim of Pāhoa gulch with parking and pedestrian trail to Pāhoa Beach. Also lateral public access should be established along the shoreline of parcels TMK 5-5-08: 67 and 5-5-08:60.
- Pu‘uepa-‘Upolu (Surety Kohala Corp) Subdivision 7589 contains a lateral vehicular access along the coast, lateral pedestrian trail access, vehicular access to Mo‘okini Heiau and pedestrian mauka-makai access from the old Railroad bed/government road to Mo‘okini Heiau and Kamehameha’s Birthsite. Access here was also subject to Civil No. 5466, Kohala Corporation vs. Kamoe.

PRIORITY NO. 4 – POLOLŪ TO KAPANAI‘A

- Encourage the County to pursue shoreline lateral trail access from the Pololū lookout to Keokea Park and from Keokea to Kapanai‘a by working with Kamehameha Schools and other private land owners.

The overall Action Steps that will be needed to implement these priority accesses are summarized as follows:

- **WHO will take the lead** – The North Kohala CDP Action Committee
- **WHAT needs to be done** – Work with the Planning Department and the County Council to amend and finalize access easements for the 4 priority coastal areas: Kapanai‘a to ‘Āinakea, ‘Upolu to Māhukona, ‘Āinakea to ‘Upolu, and Pololū to Kapanai‘a.

Form a North Kohala community-based entity that will have an important, ongoing role in the planning, construction, management, and maintenance of public accessways.

The County needs to provide liability coverage for access easements and the community volunteers, and funds for maintenance of easements.

Encourage the County to require land owners to keep traditional trails or court-ordered accesses open to public use and/or provide interim public access, while the public waits for compliance with access requirements contained in permits.

- **WHEN will actions take place** – The Access Focus group will take immediate steps to ensure that these priority accesses are implemented by the Planning Department and the County Council. The North Kohala Action Committee will continue this work after the CDP has been approved.
- **HOW MUCH will it cost** – There will be costs involved for the construction of access ways, both paved and unpaved, as well as costs for liability insurance and for County staff to manage public accesses. Dollar figures for these costs are not available at this time. However, these costs will be modest when weighed against the public benefit that these coastal accesses will provide.
- **Intended Outcome** – Once these coastal accesses have been implemented, there will be a continuous coastal trail stretching from Pololū to Māhukona.

Strategy 2.2: Assign responsibility and authority for the construction, management and maintenance of public access easements, paths, and roads that fall under the County's responsibility to a specific County Public Access Coordinator, together with adequate funding.

Background

Through the application of Chapter 34, the County's Public Access Ordinance, the County Planning Department has brokered several agreements ("Declarations of Easements for Public Access") with land owners that obligate the County to accept, construct, maintain, and insure public access ways through private land, prior to the accesses becoming effective. Yet, no agency, department or staff has been designated to oversee County-initiated public access ways. The County needs to take action to set up the means to administer these access ways.

Action Steps

- **WHO will take the lead** – The Mayor's Office and the Planning Department
- **WHAT needs to be done** – The Mayor's Office needs to appoint an appropriate County Public Access Coordinator that will be given the authority and responsibility to construct, manage and maintain public access easements, paths, and roads. It is recommended that this position be a special position within the Mayor's office.
 - In the short-term, the County could designate a "Public Access Planner" that will work with community groups to identify, create, manage, and maintain important lateral and mauka-makai accesses. Initially, the Public Access Planner could be retained as a "contract hire."

- **WHEN will actions take place** – Funding for and contracting with a Public Access Planner could be initiated as part of the Planning Department’s FY 08/09 activities.
- **HOW MUCH will it cost** – The initial cost of contracting with a Public Access Planner will depend on the qualifications of the contractor and whether this will be a part-time or full time activity. Costs may be in the range of \$50,000 to \$100,000 for the first year. Once a specific County Public Access Coordinator has been given the responsibility to plan, design, construct, manage, and maintain public accesses, annual costs will be more substantial.
- **Intended Outcome** – The County will be committed to the management of public accesses to coastal and mountain areas.

Strategy 2.3: Revise and improve Chapter 34 of the Hawai’i County Code, dealing with “PUBLIC ACCESS,” and Planning Department “Rule 21 – Relating to Public Access: Usage;” in specific ways recommended by the Access Focus Group.

Recommended amendments to Chapter 34 include (but are not limited to):

- Include coastal lateral shoreline public access requirement and require mauka-makai vehicular access.
- Provide public access within 1 year of initial SMA permits or Subdivision approval.
- Add lateral shoreline public access requirements
- Require subdividers to initially construct the access(es), if new construction is necessary
- Eliminate the loophole that allows subdividing less than 6 lots
- Require the subdivider to identify traditionally used trails/accesses on the property and perform an early assessment of whether the public accesses should utilize existing paths. This “early assessment” would involve consultation with person(s) knowledgeable of existing accesses in the subject area and Nā Ala Hele, if any historic trails are present on the property. This should be done prior to submitting a preliminary subdivision map.
- Currently Chapter 34 is only being partially implemented. The Planning Department is not a land management agency. It is doing its part in implementing Chapter 34 at the permit processing stage. What is missing is a County person assigned to complete the implementation process. The mayor needs to assign trail and access responsibilities to a specific County person. That person would be fully responsible to:

- request acceptance of the accesses from the County Council;
- include trail and access program needs in their budget requests;
- construct (if necessary with community), and manage the liability, maintenance and control duties and responsibilities;
- and develop and manage a volunteer-based, adopt-a-trail program.

Background

“Chapter 34” of the Hawai‘i County Code, enacted in 1996, established general requirements for public accesses to be provided by “all subdivisions and multiple-family developments” of six lots/units or more. Planning Department “Rule 21,” approved by the Mayor in January 2005, provided further details regarding uses, activities, permits, and enforcement relating to public accesses. In reality, however, no new mauka or makai public accesses have been opened for public use in North Kohala as a result of Chapter 34. Although new easements for public access have been required of subdividers via Chapter 34, a number of obstacles still exist to their implementation.

Action Steps

- **WHO will take the lead** – The North Kohala Public Access Focus Group will make specific recommendations and convey them to North Kohala’s County Council representative and to the Planning Director.
- **WHAT needs to be done** – The North Kohala CDP Action Committee needs to work with North Kohala’s County Council representative and the Planning Department to revise and improve Chapter 34 and Rule 21, as well as related Planning Department rules and procedures affecting public access.
- **WHEN will actions take place** – This collaborative community/County process can move forward as part of the CDP process, and continue after the CDP has been enacted.
- **HOW MUCH will it cost** – Costs to the County will be mainly the cost of Planning Department staff and County Council staff time. These costs should be modest.
- **Intended Outcome** – Chapter 34 and Rule 21 will be amended, clarified, and improved. County decisions and requirements regarding public access will be more consistent as a result.

Strategy 2.4: Encourage increased cooperation and coordination among federal, state, and county agencies and departments regarding public access to coastal and mauka lands.

Background

Coordination and cooperation among the several levels of government that have some form of jurisdiction over coastal lands, mauka lands, and public access is haphazard at best. A recent example: the Kohala Mountain Watershed Partnership (KMWP), whose members are county, state, and federal agencies and private land owners, recently completed their “watershed management plan” and published a draft Environmental Assessment that discloses the probable environmental impacts of that plan. However, the staff of the KMWP was not aware of and did not consult with the North Kohala Public Access Focus Group regarding mauka public access into the Kohala Mountains as part of their planning process. The members of this Focus Group recently met with the KMWP staff to discuss coordination process and needs.

Action Steps

- **WHO will take the lead** – The North Kohala Public Access Focus Group, and later the North Kohala CDP Action Committee, will take the lead for Kohala in coordinating with other county, state, and federal departments and agencies regarding public access. Community-based groups from other districts should take on a similar role.
- **WHAT needs to be done** – The Action Committee, with the assistance of the Public Access Planner, should contact all other county, state, and federal departments and agencies that have some jurisdiction over coastal and mountain public accesses. A data base documenting these agencies and their current and planned public access projects, programs, and activities should then be developed.
- **WHEN will actions take place** – This coordination process can begin during the development of the CDP, and should continue and expand after the North Kohala CDP has been enacted.
- **HOW MUCH will it cost** – Costs to the County will primarily be the costs of the Public Access Planner in relation to this program.
- **Intended Outcome** – Communication, coordination, and cooperation on public access issues among federal, state, and county agencies will be clarified and improved.

Strategy 2.5: Encourage and increase cooperation and coordination between the community and private land owners regarding public access to coastal and mauka lands.

Background

Coordination and cooperation between the community and land owners and recommendations of the Planning Director regarding public and community access along the coast and in the mountains and valleys. Encourage community groups and clubs to step up for stewardship of managed accesses.

Action Steps

- **WHO will take the lead** – The North Kohala Public Access Focus Group and the North Kohala CDP Action Committee will take the lead for Kohala in coordinating with the community and land owners regarding public access.
- **WHAT needs to be done** – The Action Committee, with the assistance of the Public Access Planner, should contact all community groups and land owners to discuss stewardship and management of public accesses.
- **WHEN will actions take place** – This coordination process can begin during the development of the CDP, and should continue and expand after the North Kohala CDP has been enacted.
- **HOW MUCH will it cost** – Costs to the County will primarily be the costs of the Public Access Planner in relation to this program.
- **Intended Outcome** – Communication, coordination, and cooperation on public access issues between community and private land owners will be clarified and improved.

Strategy 2.6: Develop and Implement a long-range plan for achieving adequate public access to both coastal areas and to the mountains, as part of the North Kohala Community Development Plan.

Background

The Public Access Focus Group met a number of times to develop a long-range plan for public accesses, in both graphic and narrative form. This long-range access plan will take many years to implement, as many of these proposed accesses will require extensive discussions and negotiations with land owners and/or establishment of access easements as a condition of a subdivision action. This long-range map and list of desired accesses is provided here so that the full range of the Focus Group's vision for public access can be understood.

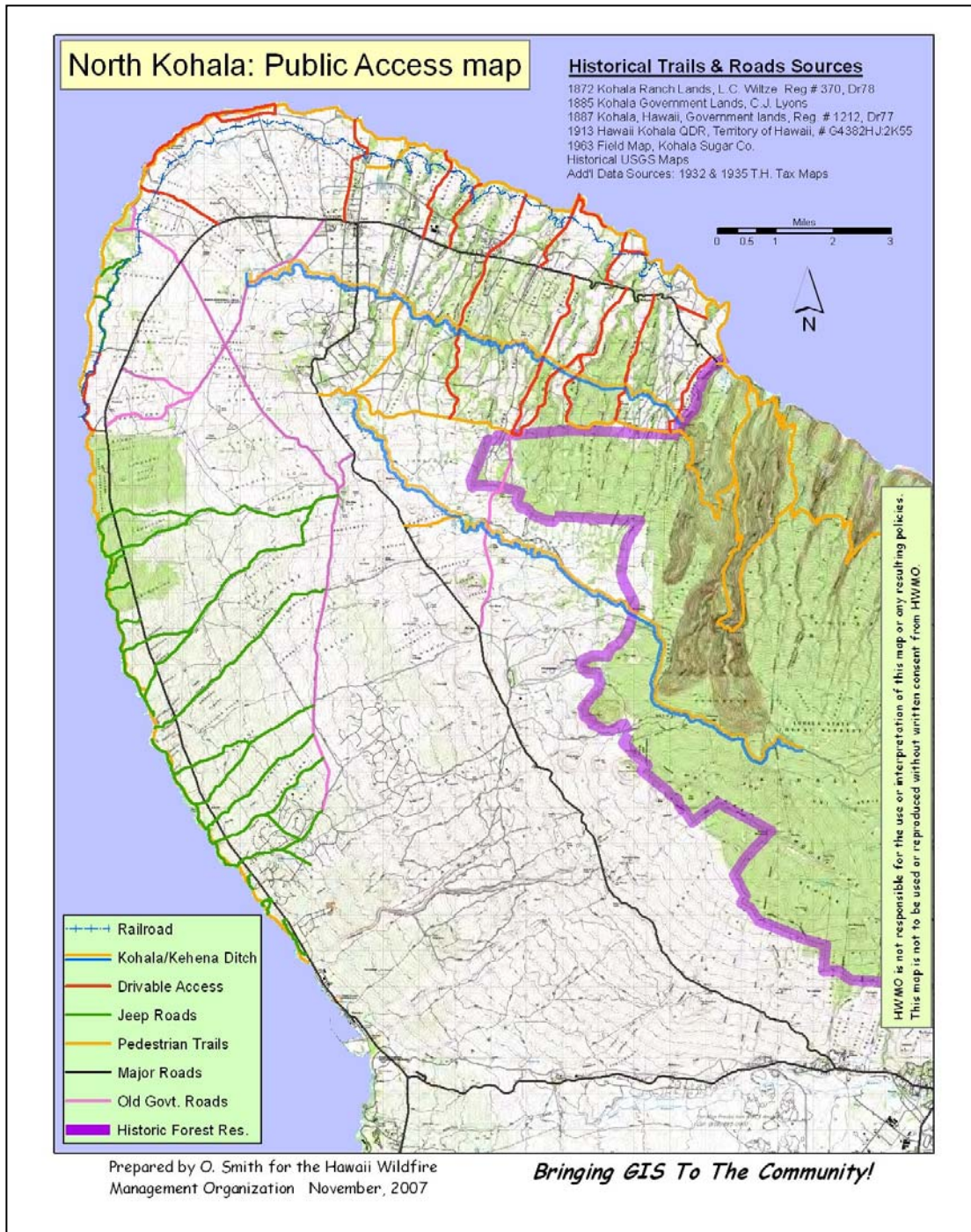
Action Steps

- **WHO will take the lead** – The North Kohala CDP Action Committee.
- **WHAT needs to be done** – With the assistance of the Public Access Planner, the CDP Action Committee will develop an inventory and database of existing and traditional public accessways identified by the community to be used as a planning tool in County actions that affect public access. The CDP Action Committee will then work with the County, with other public agencies, and with Kohala land owners to implement specific accesses for controlled public use.

- **WHEN will actions take place** – The CDP Action Committee will be formed and begin its work soon after the North Kohala CDP has been adopted.
- **HOW MUCH will it cost** – The principal cost to the County will be the cost for some of the Public Access Planner’s time.
- **Intended Outcome** – Existing accesses will be preserved and protected, traditional accesses will be identified and restored to use, and new accesses will be negotiated and opened for controlled public use.

See map on following page.

Figure 8: North Kohala Public Access Map



Long-Range Access Plan Elements

It should be emphasized that all the trails and roads named here are/were traditional or have been in existence for many years. The only exceptions are newly created easements identified by the County as public access as permit requirements in subdivisions or developments. The trails and accesses listed here are based on community desires and recommendations and are not necessarily the access ways that have been negotiated by the County Planning Department in their permit requirements.

- **Coastline trail and drivable mauka-makai access --** A trail that starts at the beach in Pololū Valley and follows the coastline of the district to Kawaihae. The trail would be for pedestrian use except for the already existing vehicular lateral roads. The trail should follow the Ala Loa where it can be identified or traditional fishing trails. When the trail is identified by metes and bounds from the Certified Shoreline, it must include provisions to move the trail inland when the Certified Shoreline is moved inland because of erosion or landslide. This trail that follows the coast is reached from the Akoni Pule Highway by already existing vehicular mauka-makai roads that may or may not be presently open to the public. A minimum of two parking spaces should be available at the junctions with the lateral trail. These mauka-makai roads have been identified as:
 - Pololū Lookout – an existing paved state highway to a paved parking area. This links the trail to and from the bottom of Pololū Valley to the coastline trail along the cliff tops toward Akoakoa Point. The Pololū Valley trail is administered by Na Ala Hele, the state trail system.
 - Niuli'i – Waikama road – an existing unpaved road from Akoni Pule Highway at Niuli'i to the top of Waikama Gulch. Pedestrian access on an existing trail along the western rim of the gulch to the coastal trail.
 - Keokea County Park Road – an existing paved government road leading through Niuli'i to Keokea Park
 - Kapanai'a Bay road -- an existing court-ordered vehicle access on an unpaved road to Kapanai'a and Hapu'u bays (Civil HA-5464 Kohala Corporation v. Ahoi). The roadway is currently owned by the State.
 - Kauhola Lighthouse Road – an existing federal right of way since 1912. This access is the subject of Subdivisions 7776 & 7776-A. The existing vehicle access from the lighthouse east to the cliff top at Ohau (swimming pool).
 - 'Āinakea Road – an existing paved County road through 'Āinakea subdivision then extending into a gated private unpaved road makai in 'Āinakea ahupua'a. No current access into the private road.
 - Union Market Road – a vehicular public access on an unpaved, private road required by SMA Use Permit No. 417 and Special Permit No. 1117,

Sunderland & Watkins for a retreat on agricultural land. Access to ocean is restricted to half mile walking distance.

- Hāwī Road – a vehicular public access extending from the makai end of Hāwī Road, a County paved road, to the rim of Kumakua Gulch and pedestrian access to Pāhoa Beach. Access listed with Subdivision 7640, Mohammadi, shows pedestrian access from Hāwī Road to Pāhoa Beach with no lateral trail. The owners are under enforcement proceedings with the County. Vehicular access needs to be extended to shoreline.
- Hō'ea Road – a vehicular public access extending from the makai end of Hō'ea Road, a paved County road, to the ocean via a private unpaved road. Current road is gated at the end with no ocean access.
- 'Upolu Road – a paved government road to the airport on the coast. Vehicle access on an unpaved road eastward then makai to the ocean in Kealahewa ahupua'a as a condition of Subdivision 2000-72.
- 'Upolu Road – a paved government road to the airport on the coast. Vehicle access on an unpaved road westward to the road between the ahupua'a of 'Upolu and Honoipu (Old Coast Guard Road) including the Mo'okini Heiau and Kamehameha birth place. A portion of this road is granted as vehicular lateral access by Subdivision 2000-209.
- Old Coast Guard Road – a paved federal right of way to the former Coast Guard Loran station, now and OHA center. (Parker Ranch owns) A parking lot exists at the shoreline. Vehicular access travels northeast along the old railroad right of way, a government highway prior to 1892 mauka of the OHA center (Parker Ranch owns). Pedestrian access travels makai to the coastal road at both Mo'okini Heiau and Kamehameha Birthsite on existing trails in Pu'uepa ahupua'a granted by Subdivision 2000-209.
- Kukuipahu (Parker Ranch subdivision) – vehicular access on an existing paved road in the Subdivisions 7520, 7521 and 7526 or alongside the property. **Vehicular access for the public was not provided in the above subdivisions, but should have been.**
- Kapa'a Park Road – an existing paved County road to the County park.
- Kapa'anui (Māhukona resort) – The resort's public access plan shows vehicular access on private subdivision roads in the resort development as a condition of SMA 341, Change of Zone ordinance 93 109 and Surety Kohala Public Access Plan. The existing public access is court-ordered over the existing jeep road on the railroad bed. Road is gated on Māhukona end.
- Māhukona – vehicular access on the paved government road to the harbor and Māhukona County Park. Also vehicular access to shoreline within the Māhukona Resort as a condition of SMA 341, Change of Zone ordinance 93 109 and Surety Kohala Public Access Plan. The existing public access is court-ordered lateral vehicular access over the existing jeep road on the railroad bed which is gated.

- Lapakahi State Historical Park – existing vehicular access on a paved road within the park to the parking lot, then pedestrian access to the shore.
 - Lamaloa ahupua‘a – (just south of Lapakahi Park) vehicular access on an existing jeep road over state land, TMK 5-7-01:22 and a private parcel, TMK 5-7-01:11.
 - Pao‘o ahupua‘a (Secrets) – vehicular access on an existing jeep road over state land, TMK 5-7-01:21 and a private parcel TMK 5-7-01:5.
 - Kaiholena ahupua‘a – one vehicular access through Subdivision 7543 as provided by SMA 92 (Pohaku Kea LLC).
 - Makeanehu ahupua‘a – vehicular access on an existing jeep road over State land, TMK 5-8-01:12.
 - Kehena 2 ahupua‘a – vehicular access on an existing jeep road over State land, to Keawenui and Keaweula Bays. Access to Keaweula Bay is blocked by current land owner.
 - Puanui, Puaiki and Ki‘iokalani ahupua‘a – vehicular access on an existing jeep road over State land and Ponoholo Ranch, Ltd. Land TMK 5-9-03 to Māla‘e Point. Also over Kamehameha Schools land TMK 5-8-01:8 to Wawaionu Bay.
 - Kalala ahupua‘a – vehicular access on an existing jeep road over State land, TMK 5-9-03:1 to Big Bay.
 - Makiloa ahupua‘a – vehicular access on an existing jeep road over State land, TMK 5-9-03:1.
 - Kahua 1 and 2 – vehicular access on an existing jeep road over private land, TMK 5-9-01:8 to Waiaka‘ilio Bay.
 - Kohala Waterfront subdivision – vehicular mauka-makai access over subdivision or alternative road to a lateral shoreline trail. The County Planning Commission approved SMA 212 in 1996, an amendment to the first SMA permit granted in 1984. There is presently public parking just below Akoni Pule Highway with pedestrian access to the shoreline trail. The shoreline trail has been cleared and only partially built to date.
 - Māhukona to Kawaihae road – the remnants of this road still exist and are used for vehicular traffic from immediately south of Lapakahi State Historical Park to Keawenui Bay and also from Wawaionu Bay to the district boundary.
- **Mountain trail and drivable mauka-makai access** – The North Kohala Access Focus Group recommends a road (Wylie Blvd) that traverses the northern upper slopes of the district just below the forest reserve from Pololū Valley to the Kohala Mountain Road at the old Pu‘u O Kumau Reservoir (Taga Pond) to Kehena and beyond be re-established for public use. This road was a well-used field road for the sugar plantation, was unrestricted and widely used to access hunting, gathering and recreation areas prior to the 1980s. Portions of it are a government highway. It is

reached by vehicular mauka-makai access from Akoni Pule Highway by the following existing public and private roads:

- Makanikahio – vehicular access on an existing jeep road in Makanikahio and Wai’āpuka ahupua’a.
 - Makapala – vehicular access on a paved government road leading to an existing jeep road.
 - A’amakao (above Kapanai’a Bay) – vehicular access on an existing jeep road between Puwaiola and Waiohia gulches. This existing limited public access was granted in Civil HA-5464 Kohala Corporation v. Ahoi. The key system for card holding members of the Kohala community is administered by Hui Mamalahoa and Surety Kohala Corp.
 - Halelua Government Road (between Hālawa and Hala’ula) – vehicular access in Halelua ahupua’a on the main government road from Kohala to Waimea prior to 1892. The road exists through private land, TMK 5-3-04:1. The road extends beyond the proposed mountain trail to meet the Kohala Mountain road south of Lāhikiola cinder cones.
 - ‘Āinakea ahupua’a -- vehicular access on an existing jeep road on private land.
 - Kapa’au Road – Vehicular access on the paved County Kapa’au Road extending mauka on an existing unpaved road over private land to the Wylie Blvd then to Puu o Kumau.
 - Kynnersley Road – vehicular access on the paved County Kynnersley Road extending mauka on an existing unpaved road over private land to Pu’uokumau Reservoir (Taga Pond) in the Pūehuehu ahupua’a.
 - Pu’uokumau Reservoir (Taga Pond) – vehicular access on existing unpaved road to a parking area at the mountain trailhead. On private land TMKs 5-7-04:13, 5-4-01:18 and 5-4-01:4.
- **Kohala Windward Valleys** -- Trails were built almost 100 years ago to service the Kohala Ditch Water System and the Kehena Ditch System. Some of them were built over traditional trails. The coastal and valley trails have been maintained by the Kohala Ditch Company as well as other valley land owners, frequent Kohala-based users and the public. The Kehena trail system was maintained by land owners, Kohala-based users and the public. Some sections of the trails were damaged by the earthquake of 2006. Traditional users of the trails should not be hampered in their access to the valleys.
 - Pololū Lookout – vehicular access on a state highway to the paved lookout at the trailhead to Pololū Valley. The valley trail system would start at the bottom of the valley.
 - Makanikahio – vehicular access on an existing unpaved road, also listed as mauka-makai access for the mountain trail to the mauka trailhead of the valley trail system.
 - The Kehena Ditch Trail on private land will be accessed by parking available at the trailhead in Kaupalaoa off of the Kohala Mountain Road.

- **Old Government roads and the Railroad Right of Way** – Government roads that existed prior to 1892 unless abandoned formally remain within the public domain. The Māhukona to Niuli'i railroad was built under charter from the Government of Hawai'i. It carried public passengers, mail, government officials and was known as a government road. It is desirable to identify these public rights of way for trails to important areas for fishing, hunting, gathering as well as cultural, spiritual and recreational uses.
 - Railroad Right of Way – portions of the railroad right of way are being used now for public vehicular traffic or named in court cases requiring vehicular public access, such as Māhukona and Kapa'anui, access to pedestrian trails at Mo'okini and Kamehameha's Birthsite. The remaining railroad right of way should become a trail.
 - Roads mauka of Akoni Pule Highway on the leeward coast – many of the old government roads have been named as mauka-makai and lateral vehicular access for the coastal trail. It is expected that these roadways mauka of the highway maintain their status as government roads and be preserved as public trails. One example is the Pu'u Hue to Honoipu government road (Pineapple Road) which is an existing vehicular roadway.

4.3 AFFORDABLE HOUSING

ISSUE/PROBLEM STATEMENT

“**Affordable Housing**” is a state-wide, and even a national problem and issue. There are many signs that Hawai‘i is becoming a society of “haves and have nots.” The number of homeless individuals and families in Hawai‘i appears to be at an all time high, and various studies and surveys have estimated that people who are “at risk” of becoming homeless – “three paychecks away from becoming homeless” – plus the “hidden homeless” – those who are living “doubled up and tripled up” with other families – total 25% to 30% of all people in Hawai‘i.

The 2006 Hawai‘i “Housing Policy Study” numbers for “North Hawai‘i” (North Kohala and Hāmākua Districts and a portion of South Kohala) were:

- Total number of households: 9795
- At Risk for Homelessness: 2103 households (21.5%)
- Hidden Homeless: 490 households (5%)

The North Kohala Steering Committee focused on Affordable Housing as one of the most critical issues facing the community. This issue has become especially acute during the past few years, during which time average home prices and buildable lot prices in North Kohala have doubled.

The “Growth Management” section of the North Kohala CDP contains a number of strategies that will help to preserve important cultural sites, open range lands, and farm lands in North Kohala, and that will moderate future growth and development. However, it should be recognized that growth management that results in limiting future residential development projects may also result in even higher housing prices.

The overall need is thus for the design and implementation of a number of action-oriented programs that will directly address the need for affordable housing. Programs of this kind can be very challenging to organize and fund.

Detailed data on the affordable housing needs of the North Kohala community are not available from State or County databases. The Affordable Housing Focus Group participants provided a qualitative assessment of the community’s affordable housing needs as follows:

- The greatest need is for affordable housing for young families and for young single adults. There is also a need for affordable housing for the elderly.
- There is a need for both affordable rentals and affordable for-sale homes;
- Affordable home prices would be in the range of \$200,000 to \$250,000.

- The lack of affordable housing in Kohala has led to serious social and personal impacts: many homes are overcrowded, and many young people are being forced to leave Kohala to look for affordable housing in areas like Puna and Ka`u.
- Affordable housing should be integrated into existing neighborhoods.
- A strategy is needed that can make existing housing stock affordable.

A recently conducted "Housing Survey" (see Appendix B for a copy of the survey) that was conducted as part of the CDP process resulted in a total of 75 responses. In general, most of the respondents defined "affordable housing" for Kohala families as homes selling for "less than \$150,000" (44%) or "\$150,000 to \$250,000" (18%). and noted that the group in most need of affordable housing was "our young families" and "our kupuna." Of the 75 survey responses, 23 people (30.7%) said that they were in need of affordable housing, and 33 people (44%) said that a person or family currently living with them was in need of affordable housing.

Although we do not at this time have detailed numbers for total demand, the need for affordably priced housing in North Kohala can be approximately calculated by analyzing some basic numbers:

1. Estimated population of North Kohala District in 2008: +/- 7,000 people
2. If 10% of the population is in need of affordable housing, then **700 people** need affordable housing. If 20%: **1,400 people**. If 30%: **2,100 people**. Note again that 30.7% of the respondents to the survey said that they were in need of affordable housing.
3. If the average family or household size is 3 people, then there is a total of about 2,300 existing housing units in North Kohala, and a need for **230 (10%) to perhaps as many as 700 (30%) affordable units**.
4. If we use a number for households "at risk of becoming homeless" and "hidden homeless," per the 2006 Housing Policy Study, of 26.5%, there would be a current need for about **600 affordable units** in North Kohala.

Several community members who are active in real estate sales compiled some statistics on the recent and current North Kohala housing market. These statistics are summarized as follows:

- During the recent sharp increase in real estate values (2004-2006), prices of modest, existing single family homes in North Kohala nearly doubled.

- In 2003, 12 homes sold for less than \$250,000; 6 homes for \$250-\$300,000, and another 7 sold for \$300-\$360,000 – thus there were a total of 25 homes that sold for under \$360,000.
- These homes were typically plantation-era single wall, post and pier homes.
- In 2004, however, not a single house sold in North Kohala for under \$300,000. In 2006 only 8 homes sold for under \$400,000 (the range was \$265,000 to \$395,000), and in 2007 only 5 homes sold for under \$400,000 (the range was \$283,000 to \$390,000).
- **Thus, since 2003, not a single North Kohala home has sold for under \$250,000.**
- In 2007, these small, plantation-era homes, with some remodeling, were on the market for \$450,000 to \$500,000.
- In late 2007, the lowest priced buildable house lots in North Kohala were in the new “Hana’ula Village” project, and were priced at \$235,000 to \$282,500. Other than these lots, there were only 3 lots in Hāwi or Kapa’au priced at under \$300,000.
- Much of the “affordable” rental market appears to be met through the renting of unpermitted structures.
- Affordable housing within the existing community fabric can be provided if a second home or apartment can be built on existing lots.

Of course, prices in the “upscale” subdivisions like Maliau Ridge and Kohala Ranch are in the price range of \$800,000 to \$1,000,000+.

Thus, if “affordable” for young families and young singles is in the \$150,000 to \$250,000 range, even for a “basic” house, and if a modest house in Kohala is selling for \$450,000, there is an **affordability gap of \$200,000 to \$300,000.**

GOAL: THE OVERALL GOAL OF AN AFFORDABLE HOUSING PROGRAM FOR NORTH KOHALA IS TO PROVIDE AFFORDABLE HOUSING OPPORTUNITIES FOR LOW AND MODERATE INCOME RESIDENTS AND THEIR CHILDREN AND GRANDCHILDREN

Related **Objectives** are:

1. To meet the Kohala community’s needs for affordable for-sale and rental housing over a ten (10) year planning and program development period;

2. To develop a program that will make some of the existing housing stock affordable to young families and young single adults;
3. To integrate new affordable housing into the existing fabric of the community;
4. To develop a strong, community-based organization that can work towards achieving these goals and objectives.

The specific **Strategies** that implement these Goals and Objectives are presented later in this chapter. In order to choose the most appropriate Strategies for this CDP, the Affordable Housing FG discussed the following tools and techniques that were presented by Townscape.

Tools and Techniques for Affordable Housing:

It should be noted that affordable housing is a national and international issue, and there have been many, many books written, plans published, programs developed, and projects implemented that address this issue. We do not intend to inventory all of this material here.

Generally, some of the principal tools and techniques that have been or are being used in Hawai'i to develop affordable housing are:

1. REGULATORY TOOLS

- "Inclusionary Zoning" – Hawai'i County Code Chapter 11 "HOUSING" requires 20% of total units for "rezoning" projects to be affordably priced.

2. PUBLIC SECTOR PROGRAMS

- Federal Tax Credit Program – tax credits are provided to developers of rental projects with rent prices affordable to individuals or families earning 60% or less of the area median income.
- Federal Public Housing Program – construction of housing units with federal funds; for low income families.
- Federal "Section 8" Rental Housing Vouchers – provides payments to owners of rental properties to supplement the modest rents that low income families can afford to pay.
- State Tax Credit Program – tax credits are provided to developers of rental projects with rent prices affordable to individuals or families earning 60% or less of the area median income.

- State Rental Housing Trust Fund – low interest loans are made available to developers of affordable rental projects.
- Hawai'i Housing Finance Development Corporation (HHFDC) – created in 2006, with a mission to partner with the private sector to develop affordable housing projects throughout the State of Hawai'i.
- Department of Hawaiian Home Lands homestead program – provides affordable homes to native Hawaiians that have a “blood quantum” of at least 50%.
- Hawai'i County-sponsored affordable housing projects – the County's Office of Housing and Community Development (OHCD) from time to time plans, designs, and develops affordable housing projects.

3. PRIVATE SECTOR PROGRAMS

- Non-profit housing development corporations – an example is the recently created (2006) “Hawai'i Island Housing Trust,” whose mission is to develop affordable housing for Hawai'i County communities.
- “Self-Help” housing construction programs – the typical program requires families to contribute 500 person hours of “sweat equity” by helping to build their home.
- Housing Cooperatives (“Co-ops”) – the typical structure is for renters in an apartment building or complex to organize, purchase the building or complex, and then manage and maintain the property, and set rents.
- Community Development Corporations – community-based non-profit organizations that can take action in a number of areas, including developing affordable housing and creating jobs.
- Community Land Trusts – community-based non-profit organizations that typically hold housing land “in trust” and thereby lower the cost of for sale and rental housing.

4. COMMUNITY LAND TRUSTS

Community Land Trusts have been created in many areas of the United States to address critical affordable housing and other community issues. Some additional information on this kind of organization is provided in this section of the CDP.

There are at present hundreds of land trusts, large and small, in the United States. Many of these organizations focus exclusively on affordable housing programs; others focus exclusively on land

conservation. Other Hawai'i County-based land trusts that were recently created include the Hawai'i Island Housing Trust, which focuses on affordable housing, and the Hawai'i Island Land Trust, which focuses on land conservation programs.

A community land trust entity is well-suited for the implementation of a program that focuses on making existing housing stock affordable to local families and young single adults. The program would work basically as follows:

1. The Land Trust develops an “affordable housing revolving fund” from public and private sources.
2. The Land Trust develops a list of Kohala families and individuals that need affordable housing. Note: “need” criteria will have to be developed.
3. The Land Trust buys existing homes that are selling at market prices – currently about \$400,000 to \$450,000.
4. The Land Trust sells each house to an eligible family or eligible single person (or group of singles) **but retains title to the land**. Thus, for example, if the value of the house lot is \$200,000, the sales price of the house alone might be \$200,000 to \$250,000. The Land Trust leases the house lot to the buyer for a nominal amount – perhaps \$100 a year.
5. The sales contract includes restrictions that will ensure that the house will be “affordable in perpetuity.” Restrictions will thus include **limiting appreciation of the price of the house to the federal consumer price index (CPI) or similar index**, and a requirement that any future sale of the house be to the Land Trust and not on the open market.

There are other important program details and options that will have to be worked out, including an amendment to the County real property tax rules such that lands held by a Community Land Trust are exempt from or given a very low rate for real property taxes. However, the basics of the program are as outlined above.

Other actions by a North Kohala Community Land Trust could include:

- o Raise funds – say \$50,000 to \$100,000 – to sponsor an architectural competition for the design of innovative affordable homes that would be specific to Kohala’s history, culture, climate, and economy.
- o Purchase available building lots and partner with the **Hawai'i Island Community Development Corporation (HICDC)** to implement a number of “self-help” housing projects. HICDC is a Hawai'i County based nonprofit that specializes in self-help housing.

5. AMENDING COUNTY CODES

In addition to these tools, there is considerable interest in North Kohala – as well as in many other areas of Hawai'i County, in the possibility of amending County subdivision code and the building code such that innovative and appropriate forms of housing and residential/agricultural neighborhoods can be constructed at a relatively low cost. These ideas will be further discussed later in this chapter.

For the North Kohala community and its affordable housing needs, the most useful **Strategies** identified include the following:

Strategy 3.1: 'Ohana Housing Units and Additional Farm Dwellings

Strategy 3.2: Self-Help Housing

Strategy 3.3: Non-profit housing development corporation or similar entity

Strategy 3.4: Pre-emptions of certain County regulations to provide for more affordable housing and/or changes to County codes to facilitate affordable rural housing

The **Action Steps** for each of these **Strategies** are provided in the following pages.

Strategy 3.1: 'Ohana Housing and Additional Farm Dwellings

Background

There was a strong consensus within the Affordable Housing Focus Group that strategies were needed that could provide affordable homes as quickly and simply as possible. That discussion focused on 'Ohana housing units and construction of additional farm dwellings on working farms.

Currently, any and all of these strategies for providing affordable homes quickly are constrained by the limitations of the potable water system in Kohala, and the policy of the Department of Water Supply (DWS) to limit each "lot of record" to one water meter and a maximum use of 600 gallons of water per day. However, the DWS has plans to construct a new well in the Hala'ula area, and once this well is in place lots of record may be able to have up to 7 water meters per lot. DWS has stated that the new well should be in service within "a few years."

Thus, once the potable water system for Kohala has been upgraded with a new well and associated reservoirs and water transmission lines, it may be possible to create some affordable homes by:

- Building a second “‘ohana” unit on existing lots in areas zoned RS (Residential Single Family) in Kohala. The ohana unit could provide housing for some members of an extended family that may currently be crowded into one house, or the ohana unit could be rented to a non-related family or individual – thus potentially providing some affordable rental homes. Note: ohana units are permitted in Residential or Rural Zoning Districts, but not in any of the Agriculture Zoning Districts.
- Some community members have asked about County regulations on constructing additional dwellings on parcels in an Agriculture Zoning District. County regulations generally allow more than one “farm dwelling” on a lot within the State Agriculture District and within any of the Agriculture Zoning Districts – A-1a, A-3a, A-5a, A-10a, A-20a, A-40a, etc. County Planning Director guidelines on "Additional Farm Dwellings," dated March 22, 2001, require that an applicant for a building permit for a second farm dwelling on a lot in an “A” Zoning District be able to demonstrate that "the level of farming activity should require at least one day per week, full time, for the first additional farm dwelling (the second dwelling on the lot).... The third dwelling on a lot will not be approved unless there is existing agricultural activity sufficient to keep one worker employed full-time."

Note: no specific “Action Program” is outlined here, as actions are not possible until DWS has completed the new groundwater wells and related water infrastructure.

Strategy 3.2: Self-help housing

Background

The Hawai‘i Island Community Development Corporation (HICDC), with offices in Hilo, develops self-help housing projects throughout Hawai‘i County.

The mission of HICDC is to provide low income families with housing opportunities. The organization provides technical assistance to participants in self-help housing programs and assists families in applying for loans from USDA Rural Development. HICDC also develops housing for low income senior citizens.

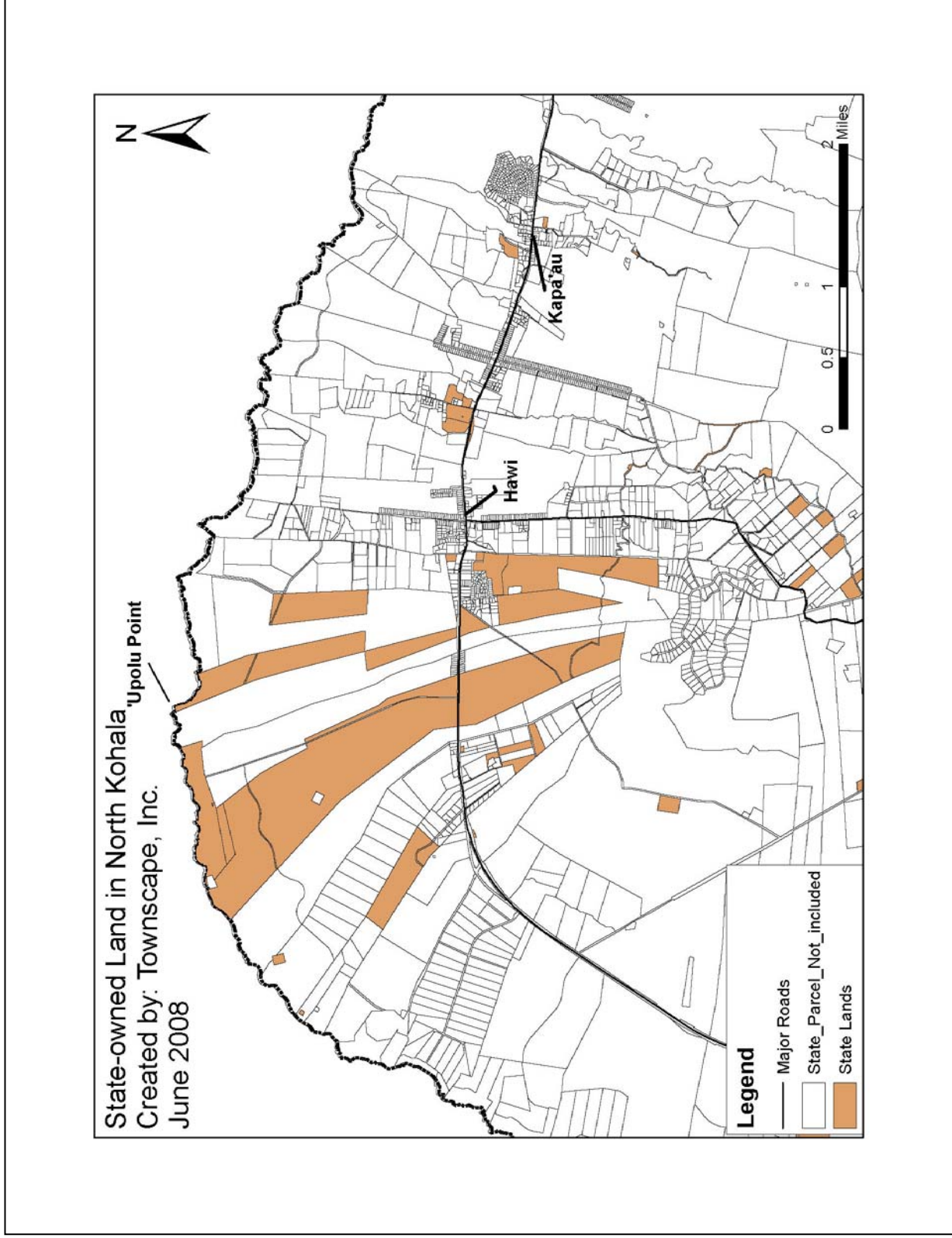
HICDC is currently developing plans for two affordable housing projects in North Kohala:

- Kamakua Self Help Subdivision – 22 self help homes on 7,500+ sf lots on a 16-acre site near Kohala High School. The 15-acre makai portion of the 31-acre property could be developed as a “phase 2” project.
- ‘Āinakea Senior Residences – 30 1-bedroom, 1 bath units for senior citizens 62+ years of age and with incomes at 50% of area median income. Construction scheduled to start in June 2008.

Self Help Housing Strategy – Establish an ongoing Self-Help Housing Construction Program for North Kohala that will provide 10 to 20 homes per year for at least the next 10 years.

- **WHO will take the lead** – The North Kohala CDP Action Committee will have an ongoing role for the implementation of the CDP, including the implementation of affordable housing programs. The Action Committee can work with HICDC and with the County Office of Housing and Community Development (OHCD) to establish an ongoing self-help housing program.
- **WHAT needs to be done** – Work with the Hawai‘i Island Community Development Corporation (HICDC) to establish an ongoing self-help housing program for North Kohala.
- **WHERE and WHEN will actions take place** – HICDC plans to start construction of 2 affordable housing projects in North Kohala in 2008: the 22-lot “Kamakua” self-help housing project near Kohala High School, and the 30-unit Seniors Housing project at ‘Āinakea. Additional sites for self-help housing projects need to be identified as part of the CDP. One potential site, state owned land adjacent to the existing “Kahei Houselots” near Hāwī Center, has already been identified as a possible affordable housing site. Other state-owned and privately owned sites that may have potential for self-help housing and for other types of affordable housing projects are shown on the accompanying map.

Generally, and in accordance with the overall policies for North Kohala that are presented in section 3.2 of this CDP, self-help homes and other affordable housing projects should be located on lands that are within the “Low Density Urban” areas shown on the County General Plan LUPAG Map (see Figure 4). These areas are generally near the existing Village Centers of Hāwī, Kapa‘au, Hālawa, and Niuli‘i. In addition, however, if there are suitable State-owned lands or private lands outside of the “Low Density Urban” areas that could be feasibly developed for affordable housing, such other lands should be seriously considered.



- **HOW MUCH will self-help housing cost** – For a small (10-20 lots) new subdivision with 7,500 sf lots, and assuming general conformance with current County subdivision standards, the cost of land plus grading, roads, drainage, and utilities (“infrastructure”) could be in the range of \$150,000 to \$200,000 for each house lot. Already existing lots selling at “market prices” would be more costly – for North Kohala in early 2008, probably in the range of \$200,000 to \$250,000 for a 10,000 sf lot. For a “self-help” constructed home of 1,100 square feet, the cost of materials and contractors for foundations, plumbing and electrical work will be about \$120,000, not including the value of the “self-help” labor. So: total cost for a self-help home would be in the range of \$270,000 to \$320,000 for self-help homes in a new subdivision, and \$320,000 to \$370,000 for self-help homes built on market-priced lots.
- **Intended Outcome** - If an average of 10 moderately priced self-help homes can be constructed every year for the next ten years, there would be a total of 100 new affordable homes created in Kohala – which would be about 15% of the estimated need of 600 to 700 affordable homes.

Strategy 3.3: Non-profit housing corporation(s)

Background

There are a number of non-profit corporations in Hawai‘i that are focused on the development of affordable housing.

In 2006, the County’s Office of Housing and Community Development (OHCD) and others were instrumental in forming a new “501c(3)” non-profit entity called the “Hawai‘i Island Land Trust. (HIHT).” The mission of HIHT is to plan, finance, and construct affordable housing projects, including “workforce housing projects,” in areas of the County where there is the greatest need.

HIHT is designed to create a number of subsidiary entities, each of which would be a “single member Limited Liability Corporation (LLC)” that would also have tax-exempt status under the 501c(3) certification of HIHT. Each LLC would be the “developer” of a particular housing project.

HIHT’s first project will be the “Kamakoa at Waikoloa Village” workforce housing project. The master plan for this ambitious project calls for the construction of 800 for-sale homes and 400 rental units, plus parks, a community center, a daycare center, and a site for a future elementary school.

For sale homes will be comparable in quality to “market homes,” but will be priced to be affordable to families earning 80% to 140% of the area median income, which in 2007 was about \$57,000 for a family of 4 persons. In 2007 dollars, that would mean that homes would be priced from about \$235,000 to \$385,000, and rents would be from about \$800 to \$1100 a month.

The “For Sale” homes do not include sale of the land; each home buyer will receive a sub-lease for their building lot. Prices for the homes and apartments are to remain affordable “in perpetuity.”

One of the major challenges for affordable housing projects is **financing**: how to design a financing plan that will provide construction financing and “permanent” financing at the lowest possible cost. For the Kamakoa project, the primary financing sources may be summarized as follows:

- Initial planning funds: from the County’s Affordable Housing Revolving Fund
- Infrastructure financing: from County General Obligation (GO) Bond funds and from Tax Exempt Bonds that will be issued through a “Community Facilities District” (CFD), a new entity that will be created for this purpose;
- Vertical (housing construction) financing: from Tax Exempt Revenue Bonds.
- Home mortgage loans for home buyers: special “below market rate” loans guaranteed by the quasi-public national home loan corporation known as “Fannie Mae.”

These financing tools collectively, together with the “Land Trust” land lease structure, lower the price of the for-sale homes to about 60% to 70% of the price of a market home. Thus, for example, a \$300,000 home in the Kamakoa project would sell for about \$430,000 to \$500,000 if it was located elsewhere in Waikoloa Village.

A subsidiary LLC of HIHT could be created to develop affordable housing projects for North Kohala. There could be one LLC that could develop a number of sites, or alternatively there could be several LLC’s each of which would develop a specific site. Alternatively, a new non-profit entity could be affiliated with HIHT for the purposes of developing affordable homes and rental apartments for North Kohala. A second alternative would be to establish a North Kohala affordable housing entity that would be affiliated with HIHT but that would NOT need its own 501(C)3 certification, per IRS rules for what is called “Group Exemptions.” The IRS sometimes recognizes a group of organizations as tax-exempt if they are affiliated with a central (non-profit) organization. (See IRS Rev. Proc. 80-27, 1980-1 C.B. 677). A third alternative would be to create a separate North Kohala Housing Non-Profit.

At least for the first several projects, new affordable housing projects for North Kohala should probably be relatively small in size: perhaps in the range of 10 to 20 units. Smaller projects would fit better into the fabric of the existing community, and would also be easier to bring on line in a reasonable timeframe. Note that planning for the Kamakoa project began in early 2004, and the project will (finally) begin site construction work in mid-2008 – a planning/design period of 4½

years. The first homes will not be ready for occupancy until mid-2009 – 5½ years after planning work began. Large projects require large land areas and large amounts of time to plan and design!

The LLC (or similar Kohala-based entity) would own the land, and home buyers would lease their lot for a nominal amount. Homes would be kept affordably priced **in perpetuity** through deed restrictions that limit price appreciation, and through a requirement that any future sale of a home would have to be to the LLC.

The action steps for creating an LLC subsidiary of HIHT for North Kohala would be something like this:

Action Steps

- **WHO will take the lead** – The North Kohala CDP Action Committee should have an ongoing role for the implementation of the CDP, including the implementation of affordable housing programs. The Action Committee can work with HIHT and with the OHCD to establish the North Kohala Housing LLC or some similar entity.
- **WHAT needs to be done** – Work with the HIHT Board of Directors and the County Office of Housing and Community Development (OHCD) to create an LLC subsidiary or similar entity to develop affordable housing for North Kohala. Some of the more detailed tasks include the following:
 - Create and organize the North Kohala Affordable Housing Entity: articles of incorporation, bylaws, board of directors, policies and procedures, etc.; seek and obtain initial seed money
 - Tentative selection of a project site or sites, and
 - Initial project planning and financial proforma, potentially funded by the County's Affordable Housing Revolving Fund.
 - Proposal to County Council for General Obligation (GO) Bond financing for land acquisition, design, and possibly for some of the infrastructure costs.
 - County Council approval of GO Bond financing for land acquisition and (?) some of the infrastructure costs.
 - Designation of the project site as a "201H experimental affordable housing project."
 - Design and implement financing program for infrastructure and vertical construction.
 - Design and construction of infrastructure and homes. Note: the project could include some "self-help" homes and/or "owner-builder" homes.
 - Marketing and sale of the homes.
- **WHERE and WHEN will actions take place** – One possible site for affordable housing is the State-owned land in the vicinity of the Kaheiouselots, near Hāwī Center. And as noted in section 5.1 above, affordable housing projects should generally be constructed on

lands within the “Low Density Urban” zones shown on the County General Plan LUPAG map. In addition, however, if there are suitable State-owned lands or private lands outside of the “Low Density Urban” areas that could be feasibly developed for affordable housing, such other lands should be seriously considered.

- **HOW MUCH will it cost** – Use of the “land trust” land lease model, together with restrictions on appreciation of house values and creative financing can result in sales prices and rent prices that are 30% to 50% below area “market” prices. For North Kohala, that would mean, for example, a new 1,100 square foot home on a 7,500 square foot lot might sell for \$250,000 to \$300,000, and a 400 sf 1-bedroom rental apartment might rent for \$600 to \$800 per month.
- **Intended Outcome** – Once organized, up and running, the North Kohala Affordable Housing Entity could conceivably develop 20 or more units per year. At this production rate, the Entity could build about 200 or more units over a 10 year period – which would meet roughly 33% of the current demand for affordable homes in North Kohala. Assuming that a well-organized entity can be created and can continue to develop affordable homes for the next 20 or more years, it is conceivable that North Kohala can eventually meet the community’s need for affordable housing.

Strategy 3.4: Pre-emptions of certain County regulations to provide for more affordable housing and/or changes to County codes to facilitate affordable rural housing

Background

The County of Hawai‘i has subdivision rules and standards that govern the design of roads and utilities for housing projects, and a building code that governs the design of buildings. Some code requirements can be “pre-empted” for affordable housing projects, in accordance with State Statute “201H.” Alternatively, County planners and engineers may be able to work together to develop a set of “rural planning standards” that will be more appropriate for rural areas like North Kohala, and that will result in lower infrastructure costs for rural housing projects. (Note: “rural **infrastructure** standards” are discussed in the “Infrastructure” section of this CDP.)

“Infrastructure” costs – roads, water, sewer, drainage, electrical, communications – for “County standard” residential subdivisions, including paved roads, paved roadside drainage swales, and underground utilities, are currently running in the range of \$100,000 to \$150,000 per house. The high cost of infrastructure has a major impact on affordability.

A “very basic” rural residential subdivision could be constructed with narrower paved roads, grass drainage swales, and some overhead utility lines, with a resulting savings of perhaps \$30,000 or more per lot.

For parcels of less than 15-acres, the County Council can exempt an affordable housing project from State “Agriculture” District requirements as well as exempt the project from County zoning and subdivision regulations. For parcels greater than 15-acres in size, the 201H designation must be approved by the Hawai’i Housing Finance Development Corporation (HHFDC). Note that State Department of Health Rules require lots with on-site wastewater disposal systems be a minimum of 10,000 sf. For North Kohala, any “201H” affordable housing projects should generally be limited to areas that are consistent with the Growth Management Goal of “direct North Kohala’s growth to areas within and near town centers.”

The pre-emption process would generally work as follows:

Strategy: For specific affordable housing projects, pre-empt certain County subdivision and infrastructure standards and requirements in order to lower residential subdivision costs, thereby providing for more affordable rural housing.

Action Steps

- **WHO will take the lead** – The North Kohala Affordable Housing Entity
- **WHAT needs to be done** – The Housing Entity will organize its first housing development project, obtain “201H” affordable housing designation from the County, retain an architect and engineer, and work with the architect and engineer to develop a detailed list of desired/required exemptions from specific County subdivision and infrastructure standards and requirements.
- **WHERE and WHEN will actions take place** – The desired exemptions will be worked out once an overall project plan has been developed that addresses: site plan, site costs, vertical costs, “soft” costs, financing strategy, target market(s), and sales prices.
- **HOW MUCH will it cost** – Exemptions from certain County standards and requirements could potentially lower rural residential subdivision infrastructure costs by 20% to 30%.
- **Intended Outcome** – Affordably priced homes can be developed for the Kohala community.

4.4 INFRASTRUCTURE & PUBLIC FACILITIES

ISSUE/PROBLEM STATEMENT

Much of Kohala's major infrastructure and public facilities was constructed decades ago, including the roads, water system, electric power lines, and healthcare facilities. The community feels that it is time for these aging infrastructure systems to be revamped, repaired, or replaced. These include repairing the Hisaoka Gym (damaged during the 2006 earthquake) and improving communications, such as radio and cell phone service, which are important for educational opportunities as well as timely emergency response.

The community says there is a need for overall improved emergency preparedness. Due to Kohala's geographic isolation, it is vulnerable to system failures or outages, including those caused by natural disasters, since it takes so long for outside help to arrive. The fact that there is only one main road through Kohala is indicative of most of the major infrastructure there, including electricity and water. The community would like to improve reliability of these systems by creating back-up, redundancy, repair and replacement. They would also like to learn how to better handle emergency situations themselves, through training such as CERT (Community Emergency Response Team), to improve their ability to communicate critical information to the community during emergency situations, and improve the responsiveness and capabilities of emergency service providers.

Lastly, community members have discussed the need for Rural Infrastructure Standards. Such standards would help maintain Kohala's rural character. They would also aid in keeping costs down for affordable housing projects. Thus, the overall goal for the Infrastructure in Kohala can be summarized as follows:

GOAL: REVAMP, REPAIR, AND/OR REPLACE AGING OR DAMAGED INFRASTRUCTURE; IMPROVE EMERGENCY PREPAREDNESS; PRIORITIZE AND IMPLEMENT FUTURE IMPROVEMENTS TO PUBLIC FACILITIES AND SERVICES; AND DEVELOP AND IMPLEMENT RURAL INFRASTRUCTURE STANDARDS

Strategies that need to be implemented to achieve this Goal include the following:

Strategy 4.1: Repair and Relocate the Solid Waste Transfer Station

Strategy 4.2: Improve Parks (restrooms, gym & public boat ramp)

Strategy 4.3: Improve Communication Systems (radio, cell, internet)

Strategy 4.4: Improve Emergency Preparedness and Response

Strategy 4.5: Upgrade Potable Water System

Strategy 4.6: Improve Existing Roadway Systems and Create Emergency Bypass Roads

Strategy 4.7: Improve Reliability of Electrical Service in North Kohala

Strategy 4.8: Develop and Implement Rural Infrastructure Standards

Strategy 4.9: Increase Community Awareness of Healthcare Services in Kohala

Strategy 4.10: Improve Fire Department Facilities, Equipment and Services

Strategy 4.11: Improve Police Department Facilities, Equipment and Services

Strategy 4.12: Long Term Strategies

4.12a: Support repair and maintenance of existing agricultural water transmission and distribution systems to meet agricultural needs

4.12b: Support adequate, affordable, and visually appealing infrastructure for affordable housing

4.12c: Support enhancement of Educational Facilities and Programs for the District

The **Action Steps** for each of these **Strategies** are provided in the next few pages.

Strategy 4.1: Repair and Relocate the Solid Waste Transfer Station

Background

The Ka'auhuhu Transfer Station is Kohala's sole solid waste transfer station. At 17 acres, it is too small for current demand, in part due to the steep-sided gully that encompasses most of the 17 acres. Not only does the size limit the amount of trash and recyclables that it can receive, the small driveway causes frequent circulation problems within the facility, as well as causing traffic jams on the access road. The facility also offers limited recycling options, which is especially important to a community like Kohala, which has won accolades from the County for its recycling efforts.

In 2004, the "WasteStream" project was formed. WasteStream works to expand the community's capabilities to reuse, reduce, and recycle, and was instrumental in talking to the County about getting a new transfer station with improved recycling capabilities. The County's Department of Environmental Management (DEM) subsequently placed the district at the top of its list to receive an upgraded facility, in the form of a Class 1 Neighborhood Recycling Center (NRC). DEM would like the new site to be selected by the community, since residents know which location would be most convenient and would work best for them.

In December 2007, the County DEM hired a consultant to begin the Site Assessment study. By March 2008, the Site Assessment study had identified 104 potential TMKs for the NRC. Community meetings are scheduled to further the selection process.

The criteria (in no particular order) are:

- provide site access from a minimum two-lane paved roadway [Note: 'Upolu is a one-lane road.]
- access to water and power
- as close to the main E-W road, Akoni Pule Highway, as possible to allow easy access for the large waste-hauling trucks that currently frequent the transfer station quite often
- at least 5 acres, with a range up to 10 acres, to allow for a full transfer station, full recycling, green waste shredding and composting, and a re-use facility with an economic component of repair and sales
- meets criteria for required County use permit
- as far away from existing house lots as possible to reduce or eliminate public objections and the "not in my back yard" reactions
- convenient to the public, at least as convenient as the current transfer station
- location should balance easy access for residents while minimizing truck traffic through the community
- a location that can be contoured and landscaped to reduce or eliminate visual impact of the site and maintain the natural beauty of the surrounding areas

Action Steps

- **WHO will take the lead** – The County of Hawai'i Department of Environmental Management (DEM)
- **WHAT needs to be done** – Interim plan is to repair current transfer station. Long-term plan is to build a new transfer station.
 - Repair the damage to the Ka'auhuhu Station, which was caused by the 2006 earthquake.
 - Continue oversight of the Site Assessment of potential sites for location of a new transfer station, complete an EA or EIS once a site is chosen, and construct a new Neighborhood Recycling Center (NRC).
 - Get community input on site selection.
- **WHEN will actions take place** – DEM has scheduled the repair work to begin in the 3rd Quarter of 2008. It is estimated that the planning, designing, and building of the transfer station will take several years to complete.

- **HOW MUCH will it cost** – DEM estimates the repairs will cost approximately \$300,000. The estimate for the new Neighborhood Recycling Center is \$3 to \$4 Million, hopefully including land acquisition.
- **Intended Outcome** – The Ka’auhuhu Transfer Station will be repaired and utilized until the new transfer station and recycling center is completed.

Strategy 4.2: Improve Parks (restrooms, gym & public boat ramp)

Background

Several of the parks within the district need improvements, most notably the park restrooms. Infrastructure Focus Group members reported a real need for public restrooms in the district, especially for visitors. Many feel that improved restroom facilities at parks could help fulfill that need.

Hisaoka Gym, located in the Kamehameha Park Complex, was damaged by the October 2006 earthquake, and has not been re-opened since. The community is eager to get the facility repaired and open for use again.

Another issue that community members have identified is the need for a public boat ramp in the district. A small boat ramp in North Kohala would provide recreational opportunities and emergency access to the ocean.

Action Steps

- **WHO will take the lead** – The North Kohala Action Committee in conjunction with the County of Hawai’i Department of Parks and Recreation and the Army Corps of Engineers (COE)
- **WHAT needs to be done** –
 - The Parks Department currently has plans to upgrade the parks that community members identified as needing improvements, which include:
 - Kēōkea Beach Park
 - Kamehameha Park Complex
 - Kapa’ā Beach Park
 - Māhukona Beach Park
 - Secure funding for and initiate further studies for options for a public boat ramp via a collaborative effort between the community, COE, the County, and the State.
 - The study shall provide extensive information, including an Environmental Assessment, to the community, and actively gather community input before implementing any of the aforementioned options.

- **WHEN will actions take place** – Although DPR has plans to upgrade these parks, the agency does not have the repairs or improvements scheduled, other than those for the Hisaoka Gym, which have already begun. Further planning on a public boat ramp is dependent on funding, continued public input, and obtaining permits from federal, state and county agencies.
- **HOW MUCH will it cost** –
 - DPR does not have cost estimates, but it reported that these basic park improvements should be covered by the County CIP budget.
 - The public boat ramp may be partially funded by the COE, but other funding sources need to be identified, such as the County and/or State.
- **Intended Outcome** – Improved parks and park facilities, including the Hisaoka Gym, public restrooms, and a public boat ramp in the district.

Strategy 4.3: Improve Communication Systems (radio, cell, and internet)

Background

A local radio station would be a huge enhancement to the community's emergency communications, since it could be hooked up to generators that would run during power failures. A radio station would also provide benefits to the community at large, such as communicating community events and information, networking, and educational opportunities.

Kohala currently has "spotty" cell phone reception through most providers. Residents would like to improve this service, both for emergency communication and daily usage. However, because this service is provided by private companies, this CDP has no direct control over this issue. Nonetheless, they would like to state their desire for enhanced service to their district, especially for the purpose of improved emergency communications.

The State of Hawai'i understands that advanced broadband is essential infrastructure. In 2007, Hawai'i's House of Representatives passed HB310 CD2, which established a Broadband Task Force. One goal of the Task Force is to remove barriers to broadband access, including gaining wider access to public rights-of-way. While this CDP has no direct control over private companies, residents encourage the County to work with the State and its Broadband Task Force in evaluating ways to reach this goal, perhaps by encouraging private investment supported by state or county tax incentives.

Action Steps

- **WHO will take the lead** – The FCC (Federal Communications Commission), Hawai'i Broadband Task Force; County, and various cell phone providers (private companies)

- **WHAT needs to be done** –
 - The FCC is currently reviewing an application for a public non-commercial FM radio station to serve the district.
 - This CDP encourages various cell phone and internet providers to increase their service to North Kohala.
 - Contact Hawai'i Broadband Task Force regarding studies to date, wireless options, possible federal or state funding for improved access in rural areas.
 - Support approval of tower installations that do not adversely impact property owners and visual beauty.
 - Obtain community input on location of tower installations.

- **WHEN will actions take place** – The FCC will make a decision on the proposed radio station's application by the end of 2008, or mid-2009. The FCC may also open another application process for a low power non-commercial educational public station between 2008 and 2010.

- **HOW MUCH will it cost** – A public, non-commercial FM radio station will cost approximately \$30,000 to build, and approximately \$15,000 - \$25,000 per year to run. Sponsorships could cover this budget. This is based on all volunteer staff (no salaries or wages).

- **Intended Outcome** – The goal is to provide Kohala residents with improved cell phone and internet service, and to establish the district's own FM radio station. All of these services would be an enhancement to the community's emergency communications, as well as beneficial to communicating community events and information, networking, and educational opportunities.

Strategy 4.4: Improve Emergency Preparedness and Response

Background

Because Kohala is somewhat isolated from the rest of the island, this district especially needs to have a well-prepared emergency response plan. Specifically, the community would like to know what they can do immediately in an emergency situation, before outside help responds. Thus, the community wants to obtain both training as well as the tools necessary to act efficiently and effectively.

The Community Emergency Response Team (CERT) training program is provided by County Civil Defense and consists of four 8-hour sessions. The purpose is to build community resilience through teaching basic skills, as well as what to expect and what to do until professional help arrives. The CERT training has been well received by the other communities around the island that have already completed the program.

The community also expressed concern regarding the adequacy, safety, and security of emergency food supplies and emergency shelters. CERT trainees may help provide local direction and identification of needs, but overall planning, supplies, and resources must come from Civil Defense and the County.

Regarding emergency response tools, the community agrees that one of the best communications tools would be having a large lighted sign (or two) that they could use to post important information during emergency situations. Kohala High School was identified as one ideal location for these signs. The school could apply for funding from Civil Defense through the Department of Education (DOE). In addition, the school could use the signs on a daily basis.

Action Steps

- **WHO will take the lead** – Civil Defense and the North Kohala CDP Action Committee
- **WHAT needs to be done** –
 - Provide Community Emergency Response Team (CERT) training at least annually in North Kohala; encourage residents to complete the training.
 - The North Kohala CDP Action Committee can help Kohala School apply for funding through DOE, from Civil Defense, for large lighted signs that can be used for daily communication, as well as in emergency situations.
 - Identify and provision emergency shelters, including adequate first aid and food supplies.
- **WHEN will actions take place** –
 - Civil Defense last scheduled the CERT training for North Kohala in March 2008. Another training session should be held no later than March 2009, and annually thereafter.
 - The Action Committee should apply for the funding as soon as possible.
- **HOW MUCH will it cost** –
 - Cost of CERT is covered by Civil Defense
 - Large lighted signs cost approximately \$35,000 to \$40,000, depending on the model.
- **Intended Outcome** – The North Kohala community will be better prepared to handle emergency situations.

Strategy 4.5: Upgrade Potable Water System

Background

Kohala's water system currently has aging pipes, limited water pressure in some areas (e.g., Kokoiki), and no redundancy. There are two wells and two pumps in Hāwī that are all connected (as such, they are considered one system) that service the entire district. When one pump broke in March 2007, the community was reliant on service from the other pump. Then the second pump went down in October, the community was without water for several days. Therefore, residents would like redundancy developed as soon as possible so they do not have to face the possibility of another water failure.

Throughout this process, the Department of Water Supply (DWS) has met with various members of the CDP team, and one of their project engineers came to a CDP Steering Committee and Focus Group meeting in March 2008, to present DWS's plan for creating redundancy in Kohala. Some of the details of their plans are described here, and the main steps involved in creating redundancy are included in the Action Steps below.

The current water availability in North Kohala is 1 water meter per lot of record, which provides between 400 and 600 gallons per day (enough for 1 single family residence). DWS will be putting in a new well in Hala'ula that will match and connect to the Hāwī wells, which will create redundancy.

Action Steps

- **WHO will take the lead** – The County Department of Water Supply (DWS)
- **WHAT needs to be done** –
 - Repair or replace aging water lines.
 - Create redundancy for Kohala's water system by putting in a new well in Hala'ula.
 - It will be a matching well to the current wells in Hāwī. They will be connected, which will create redundancy.
 - In addition, a new well at Makapala will be brought on-line in the near future, and DWS has plans to build and/or replace three enclosed reservoirs in the district.
- **WHEN will actions take place** – It will take several years for DWS to plan, fund, design, and construct the new wells and associated improvements, but these projects are part of DWS's plans, and funding for the new Hala'ula well is on their 5-year CIP budget.
- **HOW MUCH will it cost** – The cost to replace water lines is unknown. The cost for the new Hala'ula well, plus the associated improvements, will be in the range of \$4 to \$5 million.

- **Intended Outcome** – Kohala residents and agricultural users will have reliable water sources.

Strategy 4.6: Improve Existing Roadway Systems and Create Emergency Bypass Roads

Background

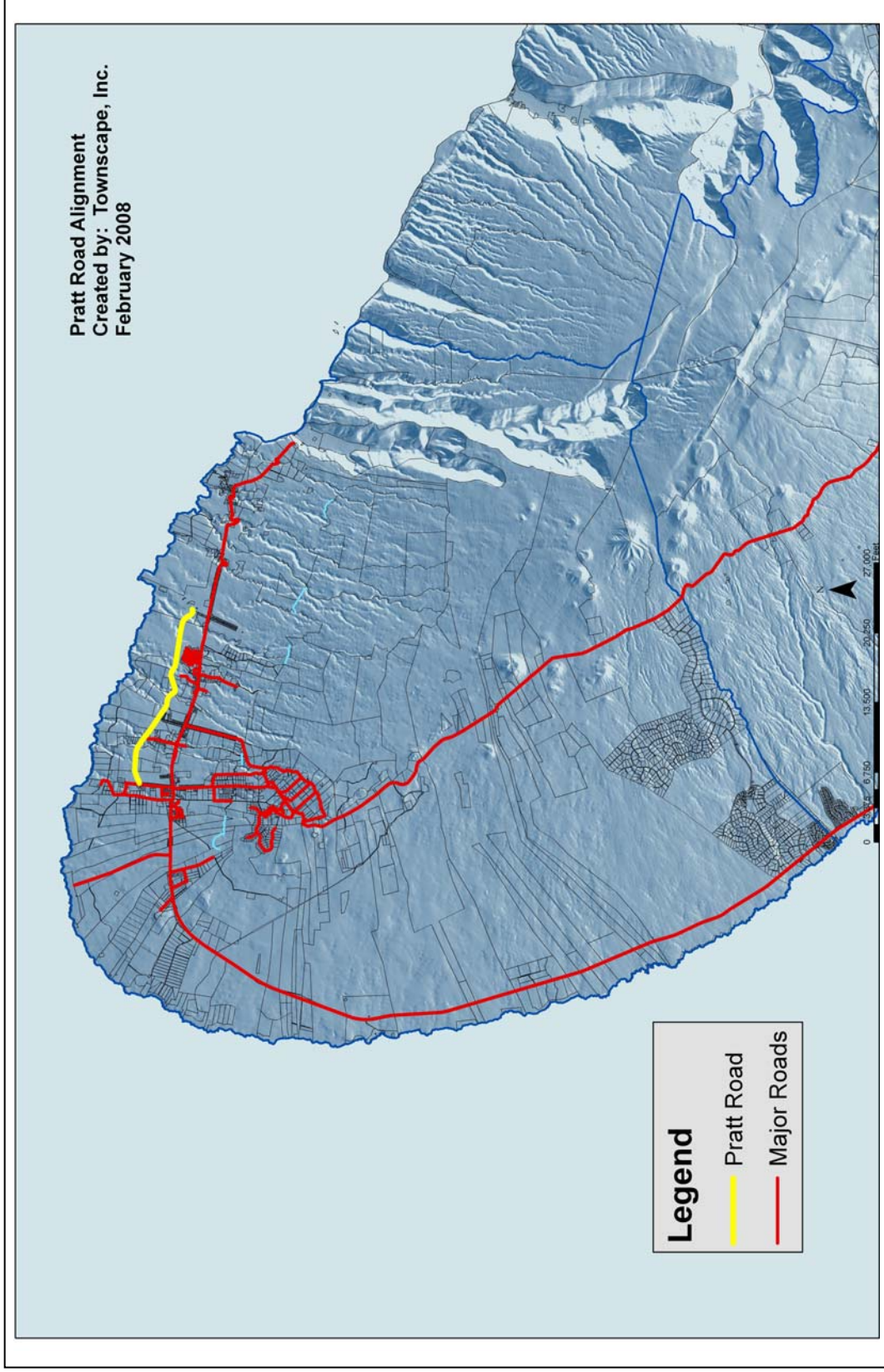
Improvements are needed for many of the roads within the district. Deferred maintenance of County Roads needs to be addressed. The Kohala community should have input in the annual CIP budgeting process to determine locations to be improved. Of primary concern is the need to open another road around certain areas that are prone to closure in the event of a natural disaster, such as flooding or a landslide. Specifically, Pratt Road was identified as a possible emergency bypass route around Hāwī (Alalae) and Kapaʻau (Halaʻula), in the event that Akoni Pule Highway was closed. In addition, the community has identified existing gulch crossings from Halaʻula to Pololū as needing bypass routes in times of emergency.

Action Steps

- **WHO will take the lead** – The North Kohala CDP Action Committee
- **WHAT needs to be done** –
 - The NK CDP Action Committee and DPW (Department of Public Works) need to work together to determine the ownership of Pratt Road and set up meetings between the various owners and County to discuss the possibility of emergency use of Pratt road, without the County acquiring it.
 - Liability issues need to be worked out.
 - A similar process is needed for identifying emergency bypass routes from Halaʻula to Pololū.
 - All future CIP-funded maintenance and construction projects should consider community input when being prioritized.
- **WHEN will actions take place** –
 - Research on ownership and initial discussions with owners of Pratt Road can take place as soon as the Action Committee is organized and functioning.
 - CIP-funded projects should be reviewed with community input starting with the next County Council budget session.
- **HOW MUCH will it cost** –
 - There will be some costs involved in the repair of Pratt Road. In addition, if the road can be opened through an arrangement between the land owners, then there may also be the cost of liability insurance.
 - CIP-funded project costs are determined on a case-by-case basis.

- **Intended Outcome** – The goal is to improve all elements of the County road system in North Kohala and open Pratt Road as an emergency bypass route around Hāwī and Kapa’au, and identify a location for an emergency bypass location from Hala’ula to Pololū, in the event that Akoni Pule Highway was closed in any of these areas.

Figure 9: Pratt Road Alignment



Strategy 4.7: Improve Reliability of Electrical Service in North Kohala

Background

HELCO (Hawai'i Electric Light Company) currently maintains one radial electrical transmission line going into Kohala (34.5kV), which runs along the Kohala Mountain Road. This line has been subject to frequent down time causing the entire district to lose electrical service and risk damage to electrical devices upon restoration of steady power. Only those few with alternate power sources continue to have power on a limited basis. Most agree that, at a minimum, strengthening the existing line by replacing poles, lines and conductors is warranted. Reliable electrical service to support water, fire, health, communications systems, community safety, and other public services remains a major issue.

Back-up versus Redundancy. There was discussion regarding the merits of “back-up” versus “redundancy” of the electrical system. Redundancy was the preferred approach to providing adequate and reliable electricity to Kohala.

A “back-up” electrical system in Kohala generally refers to having an alternate source of power generation within the district during times of a HELCO outage.

A “redundant” electrical system generally refers to having an alternate HELCO power feed to the district in addition to the radial line over Kohala Mountain Road.

Back-up. While back-up power can be utilized for short-term, specific locations such as a hospital or grocery store, there are drawbacks to using back-up power for the district as a whole:

- Back-up generation can be installed only at limited locations, such as an existing HELCO substation.
- Back-up systems are costly: Back-up generators cost approximately \$2 million per megawatt (MW) of electricity generated. The district uses 3 to 5 MW so a backup system would cost approximately \$6 to \$10 million.
- Safety concerns, including dangerous feed-back of generated power to workers in areas under repair with no isolation switches;
- Emissions from type of fuel being burned;
- Fuel storage method and location;
- Noise; and
- Hazmat considerations.

Currently, North Kohala has no back-up power to run its water pumps. DWS has back-up generation installation *planned* for Hāwī Well #2, whose service area is currently limited to the area from Puakea to Hala'ula. No plans were mentioned for other pumps in the district. When the back-up generators are installed, typically there will be a one (1) day fuel storage onsite. In case of a longer power outage, DWS plans to bring in large capacity fuel tanker trucks, with all the environmental and Hazmat considerations referenced above. There is enough water stored in the existing DWS pipelines and enclosed reservoirs to last a day. Trucks could supply water beyond

that day, until an existing well could power-up. In this event, no water would be available above elevation 800 ft. MSL because the various booster pumps above Hāwī #2 would lack power as well.

The use of 'Upolu Wind Farm was considered as back-up power for North Kohala. However, it was deemed not feasible because of potentially significant costs and technical hurdles to overcome. The wind generators at 'Upolu are of the "asynchronous" variety and HELCO's system is "synchronous." The wind farm's output varies with the wind speed creating synchronicity problems with the grid. The feed into HELCO's grid during normal operations is possible through a 60 Hz "carrier current" which requires an external (HELCO) source of power to operate. For the Wind Farm to provide back-up electricity when HELCO is not available, an on-site generator with a capacity equal to the wind farm's output (3-5 MW) would have to run 100% of the time. In today's dollars, an asynchronous back-up generator costs about \$1 million per megawatt, or \$3 to \$5 million to back up the Wind Farm. Again, the issues of fuel availability, storage and hazmat considerations must be addressed. Also, winds are unpredictable.

Back-up generation has been proposed for North Kohala in the past. Last decade, HELCO proposed a back-up generation facility for the North Kohala District to be located on Industrial zoned land near the former Kohala Sugar Company Mill site. This application to the PUC was HELCO's attempt to provide the district with more dependable power but was opposed by a community group and the application was withdrawn.

Redundancy. North Kohala is the only district lacking redundancy on the entire Island. Every other Hawai'i County district has an electrical system which operates on a "looped" or "redundant" system. Generated power can be transmitted from Hilo, Kona and Puna via circle-island transmission lines as well as over lines crossing the Mauna Kea/Mauna Loa Saddle. For example, power to the Ka'u and South Point areas of the island can be sent from Hilo, Puna or Kona, providing a redundant supply in times of upset conditions anywhere on the island.

North Kohala has no such redundancy. The district is served by one 34.5Kv "Radial (single) Feed Line" across Kohala Mountain. While this line may be strengthened by pole, line and conductor replacement over its nearly 20 miles, redundancy would still be lacking for all the residents of Kohala, for all public facilities (including water wells and booster pumps), and for communications, internet, etc.

HELCO has considered at least three options to provide redundant electrical service, or a "loop line," in North Kohala. One option was similar to the power line running from mauka of Keahole Airport to Waikoloa Village some 3000 feet mauka of Queen Ka'ahumanu Highway. HELCO could install a 69kv or a 34.5 kv line between the current terminus of the HELCO system at Kohala Ranch to the northern terminus mauka of Māhukona, similarly some 3000 feet or more above Akoni-Pule Highway. Another option was to extend the transmission line from Kohala Ranch/Estates to Kohala Mountain Road underground and thereafter overhead on the Mountain Road, parallel with and on the same roadside as the existing pole line. The path to get this line

from the Kohala Mountain Road on the Hāwī end to Akoni-Pule Highway has not been determined. A third option, adding a line along Akoni-Pule Highway from Kawaihae to Māhukona, is no longer seen as viable by HELCO.

Action Steps

- **WHO will take the lead** – The North Kohala CDP Action Committee, HELCO & the PUC
- **WHAT needs to be done** –
 - Identify alternative corridors for all options to provide redundant electrical power for North Kohala. Explore feasibility, cost and environmental impacts, and identify stakeholders and provide for extensive community input.
 - Also identify possible sites, explore feasibility, cost and environmental impact of back-up generators.
 - Encourage installation of solar systems for electricity and hot water through tax or purchase credits.
 - Provide information to the community and actively gather community input before implementing any of the aforementioned options.
- **WHEN will actions take place** – Research on alternatives and funding sources could begin at any time.
- **HOW MUCH will it cost** – HELCO to provide initial estimates.
- **Intended Outcome** – Kohala would have increased reliability of electrical service.

Strategy 4.8: Develop and Implement Rural Infrastructure Standards

Background

The Kohala community has expressed an interest in establishing Rural Infrastructure Standards for the dual purpose of maintaining Kohala’s rural character and to aid in keeping costs down for affordable housing projects. There are models of affordable underground utilities that are visually sensitive to view planes. Desirable features of rural infrastructure would include neighborhood low speed roads with drainage down the center of pervious pavement (preventing shoulder erosion), runoff routed to sedimentation ponds, road design following the contours of the terrain (as opposed to “cookie-cutter” layout), wide grass shoulders for walkways and trees, and underground utilities (additionally advantageous in hurricanes and storms, as well as emergency relief efforts), and low profile minimal street lighting. The Kohala community has expressed an interest in exploring rural infrastructure alternatives and their feasibility, cost and environmental impact.

Action Steps

- **WHO will take the lead** – The County Planning Department and the County Department of Public Works
- **WHAT needs to be done** – Develop and implement Rural Infrastructure Standards. These standards should be sensitive to both the maintenance of Kohala’s rural character and to future on-going maintenance costs to the County.
- **WHEN will actions take place** – The need for Rural Infrastructure Standards is really a County-wide issue. Resolving and enacting Rural Infrastructure Standards will require a special process that should be organized after the enactment of this CDP.
- **HOW MUCH will it cost** – The County will incur some costs for the development of Rural Infrastructure Standards, including staff time, costs for community input meetings, and possibly costs for special consultants.
- **Intended Outcome** – The establishment of Rural Infrastructure Standards will help to maintain Kohala’s rural character and its natural visual beauty, and will aid in keeping costs down for affordable housing projects.

Strategy 4.9: Increase Community Awareness of Healthcare Services in Kohala

Background

The Kohala Hospital is a major economic entity and employer in the North Kohala community (over \$4.5 million in revenues and 52 full-time employees), providing Acute, Skilled Nursing Facility, Intensive Care Facility, outpatient laboratory, x-ray, EKG, and emergency room services. Although funding to the hospital is limited (its main funding sources are its patients served and the State government), Kohala Hospital wants to meet the current and future health needs of the community and change the community perception of the hospital as an “old folks” home. However, it faces many obstacles, especially staffing shortages and aging facilities.

Currently, there is a serious shortage of healthcare professionals within the community. Kohala is served by only one clinic, with two physicians and one advanced practice nurse. Appointments may take as long as two weeks to obtain. In order to be seen, many have to go on long waiting lists. This has resulted in patients seeking primary care through the Hospital emergency room.

Hospital ER visits are increasing. The Hospital opened up office space to avoid patients being seen in the hallways, a violation of patient privacy laws.

Rehabilitation services will be ending in Kohala because of a lack of occupational and physical therapists willing to travel to Kohala. No training of physical therapists is available in-state; those interested in this career must go to the mainland for their education and training.

The clinic is working on recruiting physicians to work in North Kohala. Doctors, nurses and therapists need a place to live, so this is connected to the affordable housing shortage.

The state hospital, built in 1962, is set for repair and refurbishing. Funds recently released by Governor Lingle will be spent upgrading the bathrooms and relocating and expanding the ER. X-ray facilities will be upgraded to digital imaging. Long range plans are being developed to build a new hospital adjacent to the current facility.

Action Steps

- **WHO will take the lead** – Kohala Hospital and the North Kohala CDP Action Committee
- **WHAT needs to be done** – Develop community forum to include concerned community groups to share ideas about how the community’s healthcare needs can be better met.
- **WHEN** – As soon as the Action Committee is organized and functioning.
- **HOW MUCH will it cost** – Minimal
- **Intended Outcome** – To meet the healthcare needs and expectations of the North Kohala community; to increase awareness of the current and future healthcare services Kohala Hospital is providing or planning to provide; to increase health education and awareness through outreach programs; to increase awareness of the role Kohala Hospital can play in emergency preparedness.

Strategy 4.10: Improve Fire Department Facilities, Equipment and Services

Background

Several areas require improvement:

- **Staffing:** Kohala Fire Station is presently budgeted for five positions per platoon. There are three platoons. Currently, it is staffed with four personnel per platoon, so there is one vacancy per platoon. The standard complement for an engine company and a medic unit is five persons.
- **Facilities:** Kohala Fire Station is a wood-frame building constructed in 1987. It was not designed to resist hurricane winds and was built to last for ten (10) years. In the event of a hurricane, the station would not be able to shelter the crew or equipment. A new mobile

medic unit is planned to be purchased, but the size of this new medic unit exceeds the existing garage clearance. When the medic unit is shuttled to the mechanic shop for maintenance, the temporary units do not fit in the garage so it must be parked in the driveway. A new fire station should meet the National Fire Protection Association Standards and withstand hurricane winds.

- **Equipment:** The topography of Kohala consists of mountains, streams, cliffs, valleys, pastures, and coastline. Residents and tourists travel through all. Various types of emergencies occur in the district, including brushfires, as well as rescues in ocean, mountains, valleys, gulches, forests and rivers. The Fire Department has a long list of equipment needed to assist emergency personnel to effectively perform these operations.
- **Fire Prevention Infrastructure:** New residential units are being constructed without a water source for fire hydrants. Engine 15 is a 1988, 1500 gallon-per-minute pumper that has a 1,000 gallon water tank. The nearest responding units in the event of a fire are located in Waimea or South Kohala, which have response times of 25 to 30 minutes. It is essential to include fire hydrants in developing infrastructure. There are also structures that are built in open land that have driveways overgrown with brush. Safety to the emergency personnel and equipment to proceed to structures through these access roads may be compromised in the event of a fire which threatens life and property.
- **Shelters:** There is a need to identify, supply and maintain shelters within the district in the event of major disasters.
- **Water Flow:** The water supply system needs to be improved throughout the district, including water mains and hydrants, emergency backup pumps, and a major disaster emergency plan in the event of a total water system failure.
- **Wildfire Prevention:** Leeward Kohala has all the natural elements for wildfires. It is possible that during extreme fire conditions, fire fighters, equipment, and water supplies could easily become over-extended and depleted.

Action Steps

- **WHO will take the lead**— Hawai'i County DWS, Hawai'i County Fire Department, Hawai'i County Planning Department, Civil Defense
- **WHAT needs to be done** --
 - Fully staff North Kohala Fire Station
 - Build new fire station to nationally recommended specifications
 - Fully equip emergency personnel
 - Require adequate water supply in new developments that meet fire code supply requirements for access and water supply

- Support development of proactive, wildfire mitigation and prevention plan criteria.
- **WHEN will actions take place** – at the next County Council/Mayor’s Office budget session
- **HOW MUCH will it cost** – Not determined.
- **Intended Outcome** – Improved fire protection for North Kohala.

Strategy 4.11: Improve Police Department Facilities, Equipment and Services

Background

The 2006 earthquake reminded residents of just how isolated the North Kohala District is and how necessary it is for all to be prepared for emergencies. The North Kohala Police Station, a relatively new concrete block structure, plays an integral role in emergency preparedness and law enforcement.

- **Manpower:** North Kohala currently has three “watches” (every day, 24 hours a day) with at least two officers on duty at all times. Currently, the Captain’s position is vacant. An additional Sergeant position would give more administrative and supervisory coverage than currently available. One challenge to retaining Officers is the lack of affordable housing in the district, which leads to a “revolving door” situation as Officers cannot live here but must commute from other districts.
- **Police Facilities:** While relatively modern, the North Kohala Station will need to expand at the current or another location. There are inadequate cell blocks for holding detainees. Also, there is no storage yard for impounded motor vehicles during investigations. All vehicles must be transported to the Kona Station, which is costly for the moves as well as for the Kohala Investigators.
- **Problem Communication Areas:** While the Hawai’i County Police Department as a whole has an excellent Island-wide Police Communications Network, the North Kohala District has many “dead spots,” especially in high crime areas such as Pololū Lookout. While Police Cruisers have car-to-car communications abilities, a satellite phone would be of great assistance.

Action Steps

- **WHO will take the lead** – Hawai’i County Police Department with support from Finance Department and County Council
- **WHAT needs to be done** –

- Increased funding for additional Officers for the North Kohala Station, including another Sergeant's position.
 - Assist Officers assigned to the district with housing needs.
 - Plan for modernization and expansion of existing facilities.
 - Locate area for impounded motor vehicles storage and implement a secure yard for that purpose.
 - Provide enhanced Police communications, especially for high crime areas such as Pololū Valley Lookout.
- **WHEN will action take place** – at the next County Council/Mayor's Office budget session
 - **HOW MUCH will it cost** – To be determined.
 - **Intended Outcome** – Improved law enforcement for the district.

4.12 Long-term Strategies

4.12a: Support repairs and maintenance of existing and future agricultural water transmission and distribution systems to meet agricultural needs

Background

Kohala's agricultural water systems provided the majority of water for sugarcane production during Kohala's plantation years. Since the closing of the sugar plantations in the 1970s, these systems have been used for irrigating diversified agriculture farms in the area.

The earthquake that hit the Big Island in October 2006 badly damaged these systems, which has severely impacted many farmers.

Overall, residents acknowledge that these systems are an important resource to their community, and are essential to keeping the future of agriculture in Kohala alive by providing low-cost, plentiful irrigation water. As such, they want the repairs completed and irrigation water again made available for agricultural users.

4.12b: Support adequate, affordable and visually appealing infrastructure for affordable housing.

Background

The community supports adequate, visually sensitive and affordable infrastructure for affordable housing projects. One of the main concerns for North Kohala affordable housing projects is water. The Department of Water Supply has stated that although the current water availability allows only one water meter per lot of record (enough for one single family residence), more water could be made available for affordable housing projects, especially if the Mayor requests it.

4.12c: Support enhancement of Educational Facilities and Programs for the District**Background**

Supporting improvements to educational facilities and programs continues to stand as a top priority of the community. With the exception of Private, Charter and on-line facilities, education in Kohala has been the charge of the State of Hawai`i's Department of Education. Nonetheless, the CDP recognizes the need for Hawai`i County to join in supporting enhancement of educational opportunities for all Kohala's students regardless of age. To that end, the CDP recommends that, at a minimum, any land use applications for expansion or creation of educational facilities in the North Kohala District be considered favorably as long as the proposal will not adversely impact nearby land owners or significantly diminish Kohala's great natural beauty. For the same reasons and with the same conditions, enhancement of Educational Outreach Programs for the community should also be supported by Hawai`i County whenever feasible.

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5. CDP IMPLEMENTATION

Throughout the process of developing this and other Community Development Plans, there has been much discussion by both the communities and the County about the need for follow-up to ensure implementation of these plans. Two of the necessary components that have emerged are: (1) guidelines for financing the CDP projects and programs, and (2) the creation of an entity to coordinate implementation. This chapter includes “**Financing Guidelines**,” which lists possible funding sources and summarizes the funding needs from the North Kohala CDP, and a section entitled “**Action Committee**.” “CDP Action Committee” is the proposed name of the community-based entity that will continue the work begun by the Steering Committee, and work with the County to oversee implementation of the CDP. This section includes the North Kohala community’s recommendations for the organizational structure, membership, and duties of the CDP Action Committee. However, a County ordinance is currently being considered, which if approved, will codify the majority of these aspects. Lastly, there is an **Implementation Matrix**, which provides a list of the actions to be taken in order to implement the North Kohala CDP.

5.1 FINANCING GUIDELINES

5.1.1 POSSIBLE FUNDING SOURCES FOR COUNTY PROJECTS

The following list includes possible funding sources for County projects. It is important to note that there are some projects supported by this CDP that are not eligible for County funding, such as the construction of new cell phone towers in the area. Those projects will have to be funded by private sources.

- a. General fund current revenues
- b. General obligation bonds
- c. Revenue bonds
- d. Land-secured financing (improvement districts, community facilities districts)
- e. Business improvement districts (services and facilities)
- f. Development fees (e.g., DWS facilities charges)
- g. User fees
- h. Impact fees (examine the potential uses of this source if an impact fee ordinance has not been adopted)
- i. Tax-increment financing, and/or other means to earmark portions of property tax revenues generated from the planning area for specific improvements or services;
- j. Grants and donations
- k. Reimbursement programs (formal mechanisms to reimburse initial developers or public agencies for upfront funding).

5.1.2 FUNDING LISTS

The following is a compilation of the programs and capital improvement projects from Chapter 4 of the North Kohala CDP. They are not prioritized. (Note: not all programs and projects listed here are eligible for County funding.)

Programs

- Establish the NK CDP Action Committee
- Establish Community Cultural Programs
- Establish Agricultural Education Programs
- CERT (Community Emergency Response Team) Training Program
- Increase awareness of healthcare services and increase health education
- Support development and implementation of pro-active wildfire mitigation and prevention plan criteria
- Develop Rural Infrastructure Standards
- Public Access Programs
- Affordable Housing Programs

Capital Improvements, Equipment, and Departmental Staff

- **Ka'auhuhu Transfer Station**
 - o Repair
 - o Replace

- **Parks**
 - o Improvements to:
 - Kēōkea Beach Park
 - Kamehameha Park Complex
 - Kapa'a Beach Park
 - Māhukona Beach Park
 - o Further studies for a public boat ramp

- **Communication Systems**
 - o Improvements to radio, cell, and internet services
 - o Large lighted signs for emergency communications

- **Potable Water System**
 - o Repair or replace aging water lines
 - o Construct a new well in Hala'ula
 - o Bring a new well online at Makapala
 - o Build and/or replace three enclosed reservoirs in the district

- **Roads**
 - o Determine ownership of Pratt Road and feasibility of opening it as an emergency bypass route
 - o Identify emergency bypass routes from Hala'ula to Pololū
- **Electrical Service**
 - o Increase reliability of electrical service to North Kohala
- **Healthcare**
 - o Improve healthcare services
- **Fire Department**
 - o Fully staff NK Fire Station
 - o Build new fire station to nationally recommended specifications
 - o Fully equip emergency personnel
- **Police Department**
 - o Additional officers for the NK Station
 - o Locate area for impounded motor vehicles storage
 - o Provide enhanced Police communications
- **Agricultural Water Transmission**
 - o Repair various transmission systems
- **Educational Facilities**
 - o Enhance educational facilities

5.2 ACTION COMMITTEE

5.2.1 PURPOSE

The purpose of establishing the North Kohala CDP Action Committee is to create a body that will supersede the NK CDP Steering Committee upon adoption of the NK Community Development Plan by the County Council. Administered by the Planning Department, the CDP Action Committee is to be a pro-active, community-based steward of the plan's implementation and update. The structure, membership, and duties will be determined by a County ordinance. A draft of that ordinance is included in Appendix D. Below is a summary of the ideas from the North Kohala community on how the committee should be formed and how it should function.

5.2.2 STRUCTURE AND MEMBERSHIP

- (a) The CDP Action Committee should consist of 9 (nine) members.
- (b) Members should be recommended by the community.

- (c) Over the next several years, develop a process for selecting one member from each of the 9 (nine) “districts” or “kalanas” of North Kohala.
- (d) Prior service as a member of the steering committee should not disqualify an individual from serving on the CDP Action Committee.

5.2.3 DUTIES

- (a) Provide ongoing guidance and advocacy to advance implementation of the CDP goals, policies, strategies, and actions;
- (b) Broaden community awareness of the CDP;
- (c) Create subcommittees, as appropriate, to implement CDP policies and actions;
- (d) Build partnerships, as appropriate, with governmental and other organizations to implement CDP policies and actions;
- (e) Provide timely recommendations to the County on priorities relating to the County operational budget and the CIP budget and program;
- (f) Receive periodic briefings from the Planning Department on all major proposed (and recently approved) projects, developments, and land use decisions involving property located within the planning area, and on other issues related to the CDP;
- (g) Review and make recommendations on all major proposed projects, developments, and land use decisions within the planning area, to the entity with the decision-making power;
- (h) Receive briefings from other County agencies, as requested, on priority actions identified in the CDP;
- (i) Monitor the progress and effectiveness of the CDP;
- (j) Review and make recommendations on amendments to the CDP;
- (k) Serve as the steering committee, as set forth in the General Plan, in any comprehensive update of the CDP;
- (l) Provide recommendations to amend the General Plan;
- (m) Develop and implement an educational/training program for current and prospective Action Committee members, in order to strengthen CDP implementation.
- (n) Carry out other duties as needed;

5.3 IMPLEMENTATION MATRIX

The Implementation Matrix provides a list of what actions need to be taken to implement the North Kohala CDP, along with who should do the implementing, and approximately how much it will cost. The following acronyms and abbreviations are used in the Implementation Matrix:

CD	Civil Defense
COE	U.S. Army Corps of Engineers
DEM	County of Hawai'i Department of Environmental Management
DPW	County of Hawai'i Department of Public Works
DWS	County of Hawai'i Department of Water Supply
HELCO	Hawai'i Electric Light Company
NK CDP	North Kohala Community Development Plan
PUC	Public Utilities Commission
R&D	County of Hawai'i Department of Research & Development

IMPLEMENTATION MATRIX

No.	Action/Strategy	Page No.	Implementers	Estimated Cost
GROWTH MANAGEMENT				
1.1	Establish the North Kohala CDP Action Committee to oversee implementation of the CDP Vision and Action Programs	26	The County Planning Department	\$200,000 to \$300,000 per year
1.2	Acquire coastal lands that should be preserved as open space	28	Public Access, Open Space and Natural Resources Preservation Commission	To be determined through appraisals and negotiations
1.3	Down-zone identified State-owned parcels that have special cultural and/or scenic value	31	The County Planning Department & County Council	Minimal
1.4	Promote and support a community of diversified agriculture	33	The NK CDP Action Committee	Minimal to begin. May eventually seek funding to hire staff or maintain an office.
1.5	Establish community cultural programs	34	The NK CDP Action Committee	Minimal
1.6	Implement Policy of Cultural and Historical Preservation	35	The NK CDP Action Committee & Consultant	Administrative costs for County and Consultant
1.7	Establish Agricultural Education Programs	35	NK CDP Action Committee & R&D	Undetermined
1.8	Participate in the identification of Important Agricultural Lands as established by Chapter 205-47, Hawaii Revised Statutes to ensure that appropriate lands are identified and protected	36	The NK CDP Action Committee	Administrative costs for County and Consultant
1.9	Establish a View Plane Protection Program to identify and protect areas of significant beauty along the Kohala Mountain Road and Akoni-Pule Highway corridor	37	NK CDP Action Committee	Minimal
PUBLIC ACCESS				
2.1	Provide for substantive community input to the County Planning Department and the County Council in order to finalize and accept priority shoreline access easements	40	The NK CDP Action Committee	Undetermined
2.2	Assign responsibility and authority for the construction, management and maintenance of public access easements, paths, and roads that fall under the County's responsibility to a specific County Department, together with adequate funding	43	The Mayor's Office and the County Planning Department	\$50,000 to \$100,000 for the first year. Once a specific County person begins their responsibilities, annual costs will be more substantial.

No.	Action/Strategy	Page No.	Implementers	Estimated Cost
2.3	Revise and improve Chapter 34 of the Hawai'i County Code, dealing with "PUBLIC ACCESS," and Planning Dept "Rule 21 – Relating to Public Access: Usage;" in specific ways recommended by the Access Focus Group and the NK CDP Action Committee	44	The NK CDP Action Committee	Minimal
2.4	Encourage increased cooperation and coordination among federal, state, and county agencies and departments regarding public access to coastal and mauka lands	45	The NK CDP Action Committee	Minimal
2.5	Encourage and increase cooperation and coordination between the community and private land owners regarding public access to coastal and mauka lands.	46	The NK CDP Action Committee	Minimal
2.6	Implement a long-range plan for achieving adequate public access to both coastal areas and to the mountains, as part of the North Kohala Community Development Plan	47	The NK CDP Action Committee	Undetermined
AFFORDABLE HOUSING				
3.1	'Ohana Housing Units and additional Farm Dwellings	61	The County Planning Department	Undetermined
3.2	Self Help Housing Strategy – Establish an ongoing Self-Help Housing Construction Program for North Kohala that will provide 10 to 20 homes per year for at least the next 10 years	62	The NK CDP Action Committee	\$250,000 to \$320,000 for self-help homes in a new subdivision, and \$320,000 to \$370,000 for self-help homes built on market-priced lots.
3.3	Create a non-profit housing development corporation or similar community-based entity for North Kohala that will develop affordable for-sale and rental housing to meet the needs of the North Kohala community	65	The NK CDP Action Committee	\$250,000 to \$300,000 for a new 1,100 sf home on a 7,500 sf lot. \$600 to \$800 per month for a 400 sf 1-bdrm rental apt.
3.4	For specific housing projects, pre-empt certain County subdivision and infrastructure standards and requirements in order to lower residential subdivision costs, thereby providing for more affordable rural housing	68	The NK CDP Action Committee	Undetermined

No.	Action/Strategy	Page No.	Implementers	Estimated Cost
INFRASTRUCTURE				
4.1	Repair and Replace the Solid Waste Transfer Station	71	DEM	Repairs = \$300,000. New Neighborhood Recycling Center = \$3 to \$4 Million
4.2	Improve Parks (restrooms, gym & public boat ramp)	73	The NK CDP Action Committee, Dept of Parks & Rec, & COE	Undetermined
4.3	Improve Communication Systems (radio, cell, internet)	74	FCC & various cell phone providers	FM radio station = \$30,000 to build, and \$15,000 to \$25,000 per year to run.
4.4	Improve Emergency Preparedness and Response	75	The NK CDP Action Committee & Civil Defense (CD)	Cost of CERT is covered by CD; Large lighted signs – \$35,000 to \$40,000
4.5	Improve Potable Water System	77	DWS	\$4 to \$5 Million
4.6	Improve Existing Roadway Systems and Create Emergency Bypass Roads	78	The NK CDP Action Committee	Undetermined
4.7	Improve Reliability of Electrical Service in North Kohala	81	The NK CDP Action Committee, HELCO & PUC	Undetermined
4.8	Develop and Implement Rural Infrastructure Standards	83	The Planning Department & DPW	County staff time and possibly special consultants
4.9	Increase Community Awareness of Healthcare Services in Kohala	84	The NK CDP Action Committee & Kohala Hospital	Minimal
4.10	Improve Fire Department Facilities, Equipment and Services	85	DWS, Fire Dept, Planning Dept, & Civil Defense	Undetermined
4.11	Improve Police Department Facilities, Equipment and Services	87	County Police Dept & Finance Dept	Undetermined
4.12	4.12a: Support repair and maintenance of existing agricultural water transmission and distribution systems to meet agricultural needs 4.12b: Support adequate and affordable infrastructure for affordable housing 4.12c: Support enhancement of Educational Facilities and Programs for the District	88	The NK CDP Action Committee	Undetermined

6. MONITORING PLAN

This chapter is intended to provide the basis for monitoring the effectiveness and progress of the implementation of this CDP. The NK CDP Action Committee may wish to revise and/or add to this Monitoring Plan as they get established and begin implementation. The monitoring is based on “indicators,” which are divided into five sections: one for general trends, and one for each of the four over-arching goals of the CDP. These indicators should serve as an annual information resource to provide a snapshot of current community conditions and trends based on selected quantitative data gathered from a variety of sources.

The **indicators** were selected based on the following factors:

- *They are relevant.* They tell us something basic and fundamental relating to the long term cultural, environmental, economic or social health of the community.
- *They reflect community values.* The crucial role of an indicator is to reflect the values that resonate with the citizens of Kohala.
- *They are statistically measurable.* Data exist or can be developed that is relevant to the geographic area.
- *They are reliable.* One must be able to trust what the indicator shows and preferably indicators can be measured over time so that comparable data is available and can be tracked.

The **report card** should be published annually based on the following general rankings:

- + Good trend or progress
- √ No change or holding steady
- Bad trend or no action

General Demographic Indicators – a “Snapshot” of Kohala

The first are general trend indicators, which will provide a demographic snapshot of the Kohala community.

1. **Indicator:** Population growth trend for North Kohala and relative to the County
 - Data source: U.S. Census Bureau, County building permits records
2. **Indicator:** Ratio of full time residents to part time residents
 - Data source: State Department of Taxation

3. Indicator: Ethnic diversity

- Data source: U.S. Census Bureau and County Department of Research & Development.

GOAL #1 – GROWTH MANAGEMENT: DIRECT NORTH KOHALA’S GROWTH TO AREAS WITHIN AND NEAR EXISTING TOWN CENTERS IN ORDER TO PRESERVE THE DISTRICT’S OPEN SPACE AND CULTURAL RESOURCES; AND TO PROMOTE AGRICULTURE.**1. Indicator:** Number of acres of federal, state, county, and privately-owned open space that are permanently protected for conservation.

- Data source: State Department of Land & Natural Resources Land Division and Land Use Commission, State Department of Business, Economic Development, & Tourism, and County Planning Department

2. Indicator: Number of recommendations on land use decisions given by the NK CDP Action Committee to decision-making bodies

- Data source: NK CDP Action Committee

3. Indicator: Number of land use decisions that were in agreement with the recommendations given by the Action Committee

- Data source: NK CDP Action Committee

4. Indicator: Number of conservation easements (and acreage) for critical coastal areas in Kohala purchased by the County of Hawai‘i Public Access, Open Space and Natural Resources Preservation Commission

- Data source: County of Hawai‘i Public Access, Open Space and Natural Resources Preservation Commission

5. Indicator: Number of State-owned parcels (and acreage) with important cultural and/or scenic resources that were down-zoned to prevent development

- Data source: County of Hawai‘i Planning Department

6. Indicator: Total amount of GET (General Excise Tax) paid on local agricultural production

- Data source: State Department of Agriculture

7. Indicator: Acreage of North Kohala land zoned farmland

- Data source: Initiate GIS layer for Ag use based on property tax and inventory system for permanent open space. State Department of Land & Natural Resources Land Division, State Department of Business, Economic Development, & Tourism, and County Planning Department, County Real Property Tax & Assessment Office

8. **Indicator:** Number of community cultural events held
 - Data source: NK CDP Action Committee
9. **Indicator:** Number of cultural resources, including sites and trails, protected by management plans/easements or other tools
 - Data source: County Open Space Network, County Planning Department, State Historic Preservation Division, Hawai'i County Cultural Resources Commission
10. **Indicator:** Number of students enrolled in agricultural education programs
 - Data source: NK CDP Action Committee

GOAL #2 – ACCESS: TO PROVIDE FOR COMMUNITY ACCESS TO MAUKA AND MAKAI RESOURCES.

1. **Indicator:** Number of coastal lateral access easements that are finalized (from Pololū to Kawaihae)
 - Data source: NK CDP Action Committee
2. **Indicator:** Number of mauka-makai access easements that are finalized
 - Data source: NK CDP Action Committee
3. **Indicator:** Amount of dollars spent on construction, management, and/or maintenance of public access easements, paths, and roads that fall under the County's responsibility
 - Data source: NK CDP Action Committee

GOAL #3 – AFFORDABLE HOUSING: TO PROVIDE AFFORDABLE HOUSING FOR THE DISTRICT'S RESIDENTS.

1. **Indicator:** Number of new affordable housing units built
 - Data source: County Office of Housing and Community Development, Hawai'i Housing Finance and Development Corporation

GOAL #4 – INFRASTRUCTURE AND COMMUNITY FACILITIES: TO UPDATE KOHALA'S INFRASTRUCTURE SYSTEMS THAT ARE AGING OR IN DISREPAIR, AND PROVIDE INFRASTRUCTURE, COMMUNITY FACILITIES, AND SERVICES THAT ADEQUATELY SERVE THE COMMUNITY ON AN ON-GOING BASIS, AND ESPECIALLY IN TIMES OF EMERGENCY.

1. **Indicator:** Number of sites selected for new public facilities
 - Data source: County Department of Public Works, County Department of Parks & Recreation, County Department of Planning

2. **Indicator:** Recommended minimum standards for public services, fire and police are met
 - Data source: County Mayor's Office, County Fire Department, County Police Department

3. **Indicator:** Number of Infrastructure and Public Facilities Strategies from Chapter 4 of this document that were completed, or had some action taken
 - Data source: NK Action Committee

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APPENDIX A – LIST OF FOCUS GROUP MEMBERS

Access

Sarah Frances Bumbard
Joe Carvalho
Marcia Carvalho
Harry Ching
Marlene Ching
Patsy Ching
Ralph Galan
Margie Geiger
Mike Gomes (ex-SC)
June Gomes
Mark Grandoni
Mike Isaacs (SC)
Hinano Lewis
Nancine Lloyd
Ted Matsuda (SC)
Robin Mullin
Lucy Pasco
Michelle Rae
Jim Sargent
Kelly Victorino
Kanoa Withington
Toni Withington

Growth Management

Burt "Daz" Alpert
Gail Byrne
Jim Channon
Henry Dulan (SC)
David Fuertes (SC)
Mark Grandoni
Mike Isaacs (SC)
Joseph "Kimo" Jordan
Nancine Lloyd
Kanoa Withington
Toni Withington

Affordable Housing

Jim Allen
Gail Byrne
Jim Channon
Dee Chapon
Elaine Christianson
Nelson Denman
Hermann Fernandez
Andi Longpre
Bill Kaye
Lakme Nishie
Stephen Norris (ex-SC)
Coert Olmsted
Beth Robinson
Terra Sutton
Crystal West (ex-SC)
Donna Worden

Infrastructure

Nelson Denman
Paul Fischer
Susan Fischer
Mike Gomes (ex-SC)
Carolyn Lancaster (SC)
Mike Luce
Bob Martin (SC)
Bobi Moreno
Robert Morrison
Donna Oba
Lisa Ricketts
Bill Shontell
Brigid Snowdon
Sadie Young

(SC) = Steering Committee Member

APPENDIX B – AFFORDABLE HOUSING SURVEY

North Kohala Community Development Plan COMMUNITY SURVEY ON AFFORDABLE HOUSING

The North Kohala Community is working with the Hawaii County Planning Department to develop a long-range "COMMUNITY DEVELOPMENT PLAN" (CDP). The CDP will guide land use for North Kohala for the next 20+ years. Community meetings have identified **affordable housing** as one of North Kohala's most critical needs. This survey form is being distributed throughout North Kohala community. The survey results will help the CDP Team to develop a responsive plan for affordable housing.

Note: The CDP consultant will collate and analyze responses to this survey, but no responses will be identified with a particular person or persons; your responses will be treated as "anonymous."

1. What part of North Kohala do you live in? _____
2. How many years have you lived in North Kohala? _____
3. Do you rent or own your home?
_____ Rent
_____ Own
4. What is your monthly payment for your mortgage loan or for your rent?
_____ Less than \$500 _____ \$1,000 to \$1,250
_____ \$500 to \$750 _____ \$1,250 to \$1,500
_____ \$750 to \$1,000 _____ More than \$1,500
5. What is your family's (you and your spouse) gross annual income?
_____ Less than \$20,000 _____ \$50,000 to \$65,000
_____ \$20,000 to \$35,000 _____ \$65,000 to \$80,000
_____ \$35,000 to \$50,000 _____ More than \$80,000
6. How many people are there in your household? _____ people
7. How many other people live in your house, other than you and your immediate family?
(Please indicate the number of each type of person(s) that live with you and your family.)
_____ Single adult _____ Couple with or without children
_____ Senior citizen _____ Single parent with children

If you or other members living in your house are in need of affordable housing, please answer Questions 8 through 12 below. Otherwise, go to Question 14.)

8. Are you or any other member(s) of your household in need of affordable housing?
You: _____ Yes _____ No
Other members: _____ Yes _____ No
9. What is the annual gross income of the household member(s) that need affordable housing?

<u>YOU (incl. spouse)</u>	<u>OTHER MEMBERS</u>
_____ Less than \$20,000	_____ Less than \$20,000
_____ \$20,000 to \$35,000	_____ \$20,000 to \$35,000
_____ \$35,000 to \$50,000	_____ \$35,000 to \$50,000
_____ \$50,000 to \$65,000	_____ \$50,000 to \$65,000
_____ \$65,000 to \$80,000	_____ \$65,000 to \$80,000
_____ More than \$80,000	_____ More than \$80,000

10. How much can the person(s) that need affordable housing afford to pay for monthly mortgage or rent payments?

YOU (incl. spouse)

- _____ Less than \$500
- _____ \$500 to \$750
- _____ \$750 to \$1,000
- _____ \$1,000 to \$1,250
- _____ \$1,250 to \$1,500
- _____ More than \$1,500

OTHER MEMBERS

- _____ Less than \$500
- _____ \$500 to \$750
- _____ \$750 to \$1,000
- _____ \$1,000 to \$1,250
- _____ \$1,250 to \$1,500
- _____ More than \$1,500

11. How many bedrooms do they need?

YOU

- _____ 1 bedroom
- _____ 2 bedrooms
- _____ 3 bedrooms
- _____ 4 bedrooms
- _____ 5 bedrooms

OTHER MEMBERS

- _____ 1 bedroom
- _____ 2 bedrooms
- _____ 3 bedrooms
- _____ 4 bedrooms
- _____ 5 bedrooms

12. What price house could the person(s) afford to buy?

YOU

- _____ Below \$150,000
- _____ \$150,000 to \$250,000
- _____ \$250,000 to \$350,000
- _____ \$350,000 to \$450,000
- _____ More than \$450,000

OTHER MEMBERS

- _____ Below \$150,000
- _____ \$150,000 to \$250,000
- _____ \$250,000 to \$350,000
- _____ \$350,000 to \$450,000
- _____ More than \$450,000

13. Has the person(s) that need affordable housing tried to find an affordable house in North Kohala? If yes, how long have they been looking?

- _____ Yes
- _____ No

- _____ less than 3 months
- _____ 3 to 6 months
- _____ 6 months or more

14. For North Kohala, what is the highest price range that you would consider to be "affordable" for a home?

- _____ Less than \$150,000
- _____ \$150,000 to \$200,000
- _____ \$200,000 to \$250,000
- _____ \$250,000 to \$300,000
- _____ \$300,000 to \$350,000
- _____ \$350,000 to \$400,000

15. General question: in the North Kohala community, what age group(s) do you think have the greatest need for affordable housing? _____

16. Please share with us any other thoughts that you may have on affordable housing needs in North Kohala, and how these needs can be met. _____

Please email, fax, or mail your completed survey form **NO LATER THAN JANUARY 20, 2008** to:

BRUCE TSUCHIDA, TOWNSCAPE, INC.
900 FORT STREET MALL, SUITE 1160

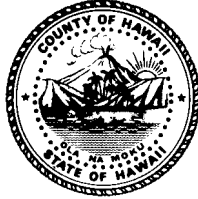
HONOLULU, HI 96813

email: bruce@townscapeinc.com

fax: 808-524-4998

APPENDIX C – DRAFT ORDINANCE AMENDING CHAPTER 16, HAWAI‘I COUNTY CODE 1983, ESTABLISHING A FRAMEWORK FOR THE COMMUNITY DEVELOPMENT PLANS AND ESTABLISHING THE CDP ACTION COMMITTEE

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 as the body that supercedes the 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.

- (a) [reserved]
- (b) [reserved]

Section 16-3. Amendment. A comprehensive review of the community development plans shall occur on the same timetable as the General Plan. The same procedures for a General Plan comprehensive review shall apply to the

community development plans. Interim amendments to the community development plans shall follow the same procedures as the General Plan.

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 COMMITTEE

Section 16-4. Purpose. The Community Development Plan (CDP) Action Committee supercedes the CDP Steering Committee upon adoption of a community development plan. Administered and staffed by the planning department, the purpose of the CDP Action Committee is to be a proactive, community-based steward of the plan's implementation and update.

Section 16-5. Membership and Rules of Procedure.

- (e) The CDP Action Committee shall consist of 9 (nine) members. All members shall be permanent residents of 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 the steering committee shall not disqualify an individual from serving on the CDP Action Committee.
- (f) The members shall serve staggered terms of four years. Upon the initial appointment of the committee, two shall serve for a term of one year, two for a term of two years, two for a term of three years, and three for a term of three 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.
- (g) 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.
- (h) A chairperson shall be elected from its membership annually.
- (i) Each CDP Action Committee may establish rules of procedure necessary for the conduct of its business, which rules shall contain at a minimum the time and place of all regular meetings, that regular meetings shall occur no more frequently than once a month, that a quorum shall be a majority of the members to which the body is entitled, and that the affirmative vote of a majority of those present (assuming a quorum) shall be sufficient to make any action valid.
- (j) 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.

- (o) Provide ongoing guidance and advocacy to advance implementation of the CDP goals, objectives, policies, and actions;
- (p) Broaden community awareness of the CDP;
- (q) Build partnerships, as appropriate, with governmental and community-based organizations to implement CDP policies and actions;
- (r) Provide timely recommendations to the county on priorities relating to the county operational budget and the CIP budget and program;
- (s) 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;
- (t) 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;

- (u) 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;
- (v) Review and make recommendations on interim amendments to the CDP;
- (w) Serve as the steering committee, as set forth in the General Plan, in any comprehensive update of the CDP;
- (x) Provide recommendations to amend the General Plan;
- (y) Carry out other duties specified in the CDP.”

SECTION 3. 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 4. 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 5. 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:

APPENDIX D – GENERAL PLAN “COURSES OF ACTION” FOR THE DISTRICT OF NORTH KOHALA

The County of Hawai'i General Plan (2005) is the policy document for the long range comprehensive development of the island of Hawai'i. Community Development Plans (CDPs) are intended to translate the broad General Plan statements to specific actions as they apply to specific geographical areas. This appendix includes the “Courses of Action” that the General Plan specifies for the district of North Kohala.

Economic

- (a) Aid in the expansion of agriculture through the protection of important agricultural lands.
- (b) Resort facilities compatible with the physical, social and economic goals of the residents of the district should be considered.
- (c) Encourage the establishment of an open farmer's market in North Kohala.
- (d) Assist in the formulation and implementation of education and manpower training programs to strengthen the overall skill level of the local residents to compete in existing and emerging sustainable and environmentally sound industries and businesses.
- (e) Work with communities and residents (community groups and organizations) to identify and develop potential cottage industries and provide flexibility in land use to accommodate these potential cottage industries.
- (f) Support efforts to promote small business development that is consistent with the rural, agricultural, and historic character of the area.
- (g) Assist the communities and residents in diversifying the economic base in ways that are consistent with the rural, agricultural, and historic character of North Kohala.

Flooding and Other Natural Hazards

- (a) The Hawaii County "Drainage Master Plan" for the Hāwī and Honomakau-Kapaau areas shall be updated and implemented.

Historic Sites

- (a) Coordinate with the communities and residents of North Kohala to identify historic sites and buildings for protection and preservation.
- (b) Encourage the preservation of historic buildings and promote new development that matches the style of historic commercial buildings in the area.
- (c) Recognize the natural beauty and history of the area as a major economic and social asset to be protected and perpetuated as part of the uniqueness of the island.

Housing

- (a) Require developments that create a demand for employee housing provide for that need.
- (b) Aid and encourage programs to rehabilitate and replace the existing housing inventory, including consideration for self-help programs.

Public Facilities - Education

- (a) Encourage the expansion of the public school and library facilities as needs arise.
- (b) Encourage the Hawaii State Library System to establish a public library separate from the school facility.
- (c) Encourage continual improvements to existing educational facilities.

Public Facilities – Protective Services

- (a) Service facilities shall be improved to meet needs.

Public Facilities – Government Operations

- (a) Expand/improve facilities as necessary.

Public Facilities – Health and Sanitation

- (a) Maintenance of the cemeteries shall be improved.

Public Utilities – Water

- (a) Pursue a ground water source for the Makapala-Keokea water system.
- (b) Explore further sources for future needs.
- (c) Improve and replace inadequate distribution mains and storage facilities.
- (d) Encourage efforts to improve the Kohala ditch system and its use for agricultural purposes.

Recreation

- (a) Expand facilities at Kapaa Beach Park.
- (b) Encourage the State to further develop the Lapakahi complex as a historic park.
- (c) Recommend the expansion of small boat harbor facilities at Mahukona Harbor.
- (d) Expand the multi-use recreation areas at Mahukona and Kapaa Beach Parks.
- (e) Encourage the State to dedicate approximately 12 acres of its lands surrounding Mahukona Beach Park to the County to accommodate the expansion of Mahukona Beach Park.
- (f) Encourage the development of the Upolu Point area for recreation, including access to fishing areas.

Transportation – Roadways

- (a) Encourage the improvement of the Kohala Mountain Road.
- (b) Encourage the improvement of that portion of the Akoni Pule Highway between the towns of Hāwī to Niulii.
- (c) Improve mauka-makai county maintained homestead roads and encourage improvement of the non-county owned roads by the State of Hawaii or private subdivisions.

Transportation – Transportation Terminals: Airports & Harbors

- (a) Retain Upolu airfield for general aviation use.
- (b) The State should continue to provide improvements to runway and terminal facilities at Upolu Airport, including the improvement of the airport's access road from the Akoni Pule Highway.

Land Use – Agriculture

- (a) Encourage the maintenance and more intensive utilization of the Kohala Ditch irrigation system for agricultural production.
- (b) Support the development of private and State agricultural parks as a means of making agricultural land available for commercial agricultural activities.
- (c) In reviewing Special Permit applications, rezonings, and other land use changes in the Agricultural District, great care should be given to preserve existing viewplanes to and along the coastline.

Land Use – Commercial Development

- (a) The development of a commercial core within the towns of Hāwī or Kapaau shall be encouraged.
- (b) Continual improvement of commercial facilities shall be undertaken.
- (c) Develop and encourage the use of special design districts in Hāwī and Kapaau that include guidelines to preserve, protect and enhance the rural and historic qualities of the commercial areas.
- (d) Do not allow strip or spot commercial development on the highway outside of the designated urban areas.

Land Use – Industrial

- (a) Identify sites suitable for future industrial activity as the need arises.
- (b) Service oriented Limited Industrial and/or Industrial-Commercial uses may be permitted in the Hāwī area although the area is not currently identified on the LUPAG map.

Land Use – Multiple Residential

- (a) Appropriately zoned lands shall be allocated as the need for multiple residential development increases.

Land Use – Single-Family Residential

- (a) Aid and encourage major land owners to make available residential lands in the area for employee housing and the private market.

Land Use – Resort

- (a) Encourage the development of small family type hotels and bed and breakfast establishments.
- (b) Consider small-scale retreat resort development that is consistent with the rural character and cultural lifestyle of the district.