

Ka'ū Community Development Plan

Nū Hou/Update June 2011

Where do things stand?

Building on extensive community input captured in a Values and Vision Statement, the Community Profile, and Goals and Objectives adopted by the Steering



Committee, a **draft CDP is under development**. This step has taken much longer than expected because of contractual matters that concluded recently with the termination of the original

consultant contract and the engagement of new consultants.

The goal continues to be to produce an exemplary CDP that is consistent with all of the community input. The Planning Director remains committed to providing the Ka'ū CDP the support it needs through adoption. All of the resources needed to complete the CDP are secured, and one third of the project budget remains, which is plenty to complete the CDP.



The Planning Department apologizes for the delays and sends a warm “Mahalo!” to the people of Ka'ū for their continued patience.

Why was the consultant contract terminated?

From December 2009 through October 2010, the County and lead consultant put forth great effort into aligning expectations for contract requirements. Concerns discussed included project and consultant team management, public engagement, and comprehensive analysis and work products. Adjustments were made to try to resolve differences, and clear frameworks and steps for completing the project were re-established.

In the end, those attempts were unsuccessful, so in November 2010, the County and lead consultant mutually agreed that it was best to terminate the contract. After the County received all of the consultant's work products, the contract was officially terminated at the end of February 2011. Because contract management is an internal process, the County wasn't able to provide meaningful project updates during that time.

Who are the new consultants, and what are they doing?

Building on work already completed, the Planning Department will coordinate CDP writing and production. To address gaps in the CDP, remaining project funds (not additional funding) were used to engage a new set of consultants at the end of May:

The Hawai'i Alliance for Community Based Economic Development (HACBED) has been a sub-consultant for the CDP since 2009 and will continue its work on the economic development and capacity building elements of the CDP. HACBED (www.hacbed.org) is a statewide nonprofit that provides community planning, capacity building, and asset building services.

consultant and prepared the Ka'ū Community Profile for the CDP. PBR will focus on strategies to develop and preserve Ka'ū's “green infrastructure” and to repair its “nonconforming” subdivisions. PBR Hawai'i (www.pbrhawaii.com) has been a full-service planning firm in Hawai'i for 40 years and has an office in Hilo.

Chris Hart & Partners will develop strategies to revitalize Punalu'u in character with rural Ka'ū and craft policies and actions for new towns and resort nodes in Ka'ū relative to community values, vision, and objectives. Chris Hart & Partners (www.chpmaui.com) is based on Maui and has extensive experience with both private and rural community planning.

PBR Hawai'i & Associates was also a project sub-

Additional information about the consultants and the selection process is available at www.kaucdp.info.

(More information on the other side.)

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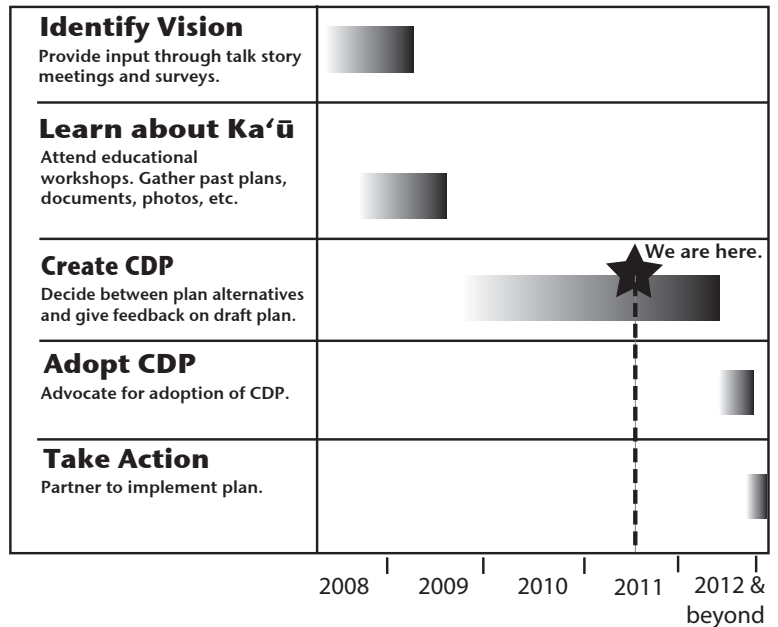
What are the next steps, and when will we see a draft CDP?

During its December 2010 meeting, the Steering Committee reaffirmed that it didn't want to meet or organize public meetings again until a draft CDP was ready for review. **The first draft likely won't be ready for review until early 2012.**

However, while refining strategies for the draft CDP, the project manager and the team of consultants will hold individual and small group meetings with stakeholders to discuss and test potential policies, actions, and implementation roles. Meetings will likely be held with, for example, local community organizations, land owners and users, and County, State, and Federal agencies. Pairs of Steering Committee members will be invited to participate, and lists of the meetings and the participants will be shared.

Once a draft CDP is ready for review, it will be available online and in hard copy at community centers and libraries. There will also be public workshops to learn about the plan, public "speak outs" to provide feedback, and Steering Committee meetings to recommend next steps.

Tentative Ka'ū CDP Timeline



Other Related Issues

Resolution 60-11: Councilmember Brittany Smart has introduced Resolution 60-11, Delaying Council Action on Certain Land Use Approvals, and she is holding a "District 6 Matters" meeting to discuss it with the community on June 9, at 7pm, at the Nā'ālehu Community Center.

Aina Koa Pono: The site proposed for the Aina Koa Pono (AKP) biofuels project is off of Meyer Camp Road, between Wood Valley Road and the Hester farm. At that site and as currently described by AKP, the proposed facility is permitted



by State land use law and the Hawai'i County zoning code with plan approval. No General Plan amendment, rezoning, or environmental assessment is required, so no approvals from the Planning Commission or the County Council are needed.

Kahuku Village: A petition for a General Plan amendment required for the proposed new town, resort development, and related amenities near Ocean View was submitted to the Planning Department in July 2009, but the application is not complete until the Environmental Impact Statement (EIS) is completed.

How can I stay informed?

As always, **public workshops and meetings will be publicized in *The Ka'ū Calendar*, on flyers, at www.kaucdp.info, and by email.**



Please don't hesitate to contact the Planning Department or your Steering Committee members if you have any questions.

Want More Information about the Ka'ū CDP?



- www.kaucdp.info
- Email announcements: "How to Stay Informed" section of www.kaucdp.info



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