



IMPLEMENTATION

Kea'au Regional Town Center

The Kea'au Town Center consists of two parts. The area bounded by Highway 11 and the Highway 130 By-Pass, including the original plantation village, for uses that are oriented primarily to residents of the Kea'au community itself. The exceptions are the middle and high school and the post office next to Kea'au Shopping Center, which are region-serving facilities. Most uses of a regional orientation – e.g., Shipman Park, the areas already zoned for commercial and light industrial uses, and proposed new police, fire, transit, and medical facilities – are to be located north of Highway 11 to provide convenient vehicular access.

The area designated for community-oriented use is 597 acres, approximately 24% of which has been zoned and/or developed for commercial, residential and public/quasi-public use. The area for region-oriented uses covers 331 acres, approximately 50% of which is now zoned or developed for commercial, industrial or public use. Nearly all of the designated village center is within the State Urban District.

There is no community-based plan for Kea'au, but the principal landowner, Shipman Estate, has a master plan that indicates not only the development of the area within the designated village center, but, in the long-term, much of their land beyond. Control of most of the land by a single owner facilitates the planning and development of the proposed village center.

Figure 5-1: Kea'au Regional Town Center

