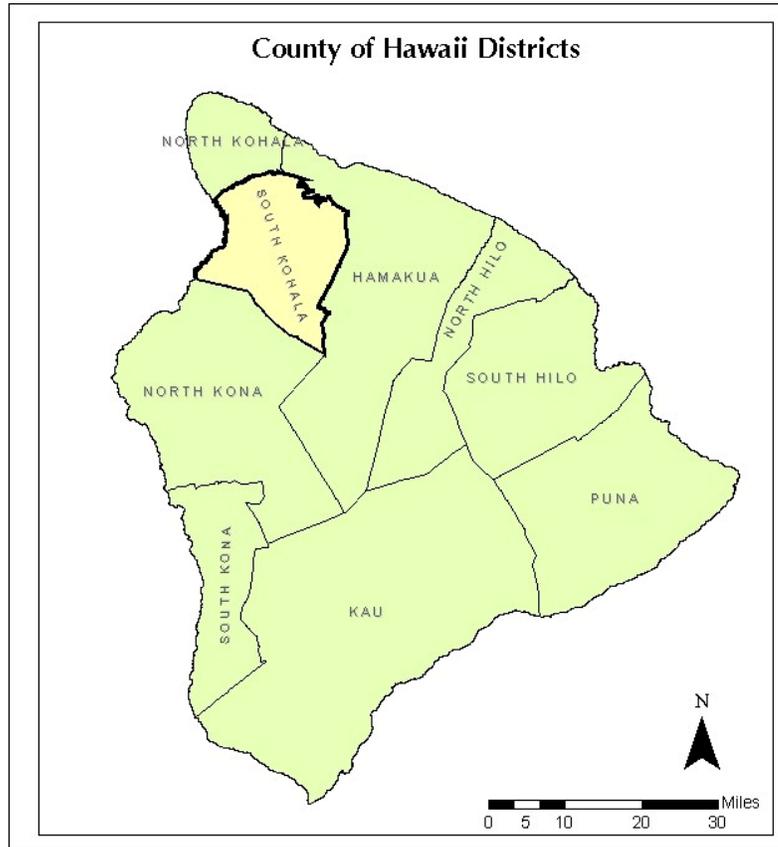


# 1 INTRODUCTION

## 1.1 PLANNING AREA

The South Kohala District lies in the northwest sector of the Island of Hawai'i. Neighboring districts North Kohala to the north, Hāmākua to the East; and North Kona to the south. The Pacific Ocean defines the district's western border. The South Kohala District consists of approximately 176,500 acres and makes up approximately 6.8% of the land area of the County of Hawai'i.

FIGURE 1.1: DISTRICT OF SOUTH KOHALA



## 1.2 PURPOSE OF THE CDP

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

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

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

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

The South Kohala CDP will be enacted as a County Ordinance. This means that the provisions of the CDP have the force of law.

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

## 1.3 PLANNING PROCESS

The South Kohala Community Development Plan has been organized into four focused area plans for the communities of Waimea, Waikoloa Village, Kawaihae, and Puakō. This CDP is built upon a foundation of ideas generated by the residents of South Kohala.

Opportunities to gain public input were integrated into the planning process. Through the first phase of community outreach, the "Community Readiness Process" (CRP), South Kohala communities were asked to identify priority issues that the CDP should address.

During the second phase of outreach, the communities were asked to identify policies and actions that they felt would be reasonable solutions to address the priority issues that they had identified. The South Kohala CDP is thus the result of an extensive public process summarized below. (A more detailed listing of specific meeting dates is included in **Appendix B**.)

- **CRP Process** – The Community Readiness Program (CRP) was intended to prepare the South Kohala communities for the CDP process. The CRP process included consisted of over 60 small group meetings that took place during 2006 and 2007.

- **Steering Committee** – An 11-member Steering Committee was formed to broadly represent the South Kohala communities and assist in the preparation of the CDP. The Steering Committee met once a month between June 2007 and September 2008 (15 meetings) to review CDP material and plan for upcoming events such as community-wide meetings. Many Steering Committee members also participated in Focus Groups.



South Kohala Steering Committee Meeting – June 25, 2008

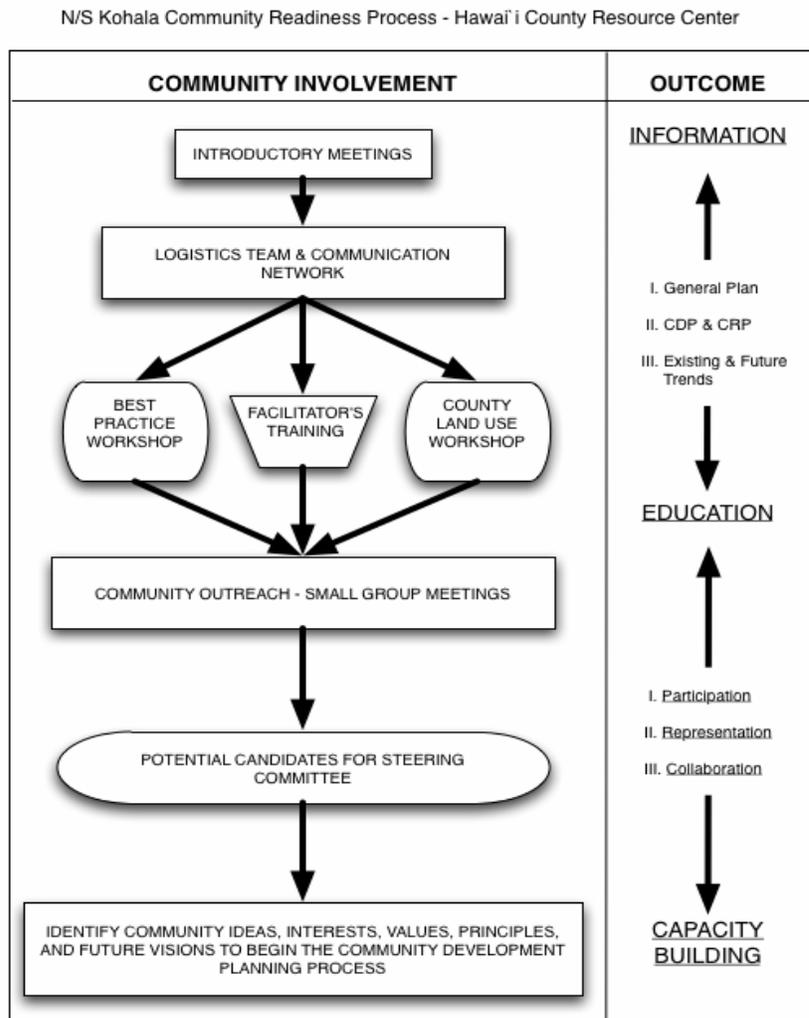
- **Focus Groups** – Focus Groups were formed for four communities in South Kohala: Waimea, Waikoloa Village, Kawaihae, and Puakō. Each Focus Group met several times to discuss and decide on the issues, strategies, and action plans for their individual community.
- **Community-wide Meetings** – Six Community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



Community-wide meeting, Waikoloa Village – August 30, 2007

The following diagram illustrates the overall community outreach process during the CRP process. The process started off with introductory meetings in South Kohala from which “Logistics Teams” were created. The logistics teams consisted of dedicated volunteers from the community. Logistics Team members received training in meeting facilitation as well as meeting organization. The Logistics Teams assisted Hawai'i County Resource Center staff with a series of small group meetings during the CRP process. As previously mentioned, there were over 60 small group meetings during the CRP. Towards the end of the CRP program, candidates for the South Kohala Steering Committee were selected.

FIGURE 1.2



Community ideas, issues, and concerns were collected and documented through the CRP process. The following tables summarize the variety and number of ideas that were collected.

**CRP MEETINGS – SUMMARY OF COMMUNITY IDEAS**

**Table 1.2 KEY AREA I – INFRASTRUCTURE, ROADS, PUBLIC SERVICES, FACILITIES,**

<b>Themes</b>	<b># of Ideas</b>
FIX TRAFFIC! BUILD BYPASS, CONNECTOR & ALTERNATE ROADS	188
UPGRADE EXISTING ROADS TO MAKE IT SAFER/BETTER	145
IMPROVE EDUCATION SYSTEM – MIDDLE & HIGH SCHOOL	127
DESIGN & IMPROVE KAWAIHAE HARBOR AS MULTI USE FOR ALL	80
MORE CHOICES FOR PUBLIC TRANSPORTATION – YOUTH, ELDER, WORKER	60
BETTER WASTE & WATER MANAGEMENT; MORE RECYCLING PROGRAM	54
IMPROVE PUBLIC FACILITIES – POLICE & FIRE	50
ALTERNATIVE, RENEWABLE, NATURAL ENERGY	40
<b>Total</b>	<b>744</b>

**Table 1.3 KEY AREA II – COMMUNITY, CULTURE & HOUSING**

<b>Themes</b>	<b># of Ideas</b>
PRESERVE OUR CULTURAL HERITAGE & COMMUNITY CHARACTER	168
AFFORDABLE HOUSING & LAND FOR LOCAL PEOPLE	134
HEALTHY RECREATIONAL OPPORTUNITIES FOR ALL AGES	109
MORE LOCAL REPRESENTATION & GOVERNMENT ACCOUNTABILITY	57
SOCIAL ISSUES – SUPPORT FOR KUPUNA, HOMELESS & DRUG PREVENTION	57
<b>Total</b>	<b>525</b>

**Table 1.4 KEY AREA III – REGIONAL GROWTH**

<b>Themes</b>	<b># of Ideas</b>
WALKABLE TOWN CENTERS & COMMUNITY GATHERING SPACES	110
GROWTH MANAGEMENT – SLOW, RESTRICT, LIMIT, STOP GROWTH	103
BETTER PLANNING, HAZARD PREPARATION AND MITIGATION	77
DIVERSIFIED ECONOMY & MORE LOCAL BUSINESSES	62
INFRASTRUCTURE BEFORE ANY MORE DEVELOPMENT	52
<b>Total</b>	<b>404</b>

**Table 1.5 KEY AREA IV – OPEN SPACE, PARKS, HISTORIC SITES, AND WORKING LAND**

<b>Themes</b>	<b># of Ideas</b>
PRESERVE & MAINTAIN OUR AINA! KEEP IT GREEN!	157
LARGE AND SMALL PARKS – WALKING, BIKING & HORSE PATHS	89
PROTECT OUR AGRICULTURE LAND AND HERITAGE	51
SAVE THE PU’U’S	45
OCEAN AND MOUNTAIN ACCESS	36
RESPECT & HONOR OUR HISTORICSITES & TRAILS	19
<b>Total</b>	<b>397</b>

## 1.4 DRAFTING OF THE FINAL CDP

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

- Balancing between the need for public facilities in the District versus the cost of providing those facilities;
- Balancing vested private property rights against the need to address the escalating problems associated with development and growth such as environmental degradation and the potential loss of scenic beauty, cultural heritage, and sense of place.
- Balancing developers’ natural profit motivation against the community’s insistence that it is time for developers to shoulder more of the cost of public facilities that will be needed as a result of future development;
- Balancing between the interest of the farm lot owner to develop their land so as to maximize his profits versus the community’s interest in preservation of farm land and open space;
- Balancing between providing a meaningful forum for public participation in the development approval process -- which has heretofore been completely lacking at the critical subdivision stage -- versus the need for efficient and timely consideration of subdivision and plan approval applications;
- Balancing between increased development on mauka slopes versus sedimentation of coastal waters and coral reefs;
- Balancing the needs and desires of the current population against the needs of future generations.

## 1.5 PRECAUTIONARY PRINCIPLE

Recently the Hawai'i Supreme Court provided some guidance for those engaged in this balancing process at the County level. The Court articulated a public trust framework for natural resource decisions both at the State and County level. The Court clarified the constitutionally mandated "Public Trust Doctrine" imposes upon the Counties the stewardship responsibility to "future generations" to conserve and protect Hawai'i's natural beauty and all natural resources. On this point, the Hawai'i Constitution Section XI subsection 1 provides:

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

It is on the basis of this constitutional "Public Trust" provision that decisions involving land and water must be guided by the "Precautionary Principle" when we weigh our private wants against the ability of the environment to accommodate those wants. The precautionary principle requires long-term vision and mandates that government entities favor caution and conservation in any case in which information is uncertain. The burden of proving that the resource is adequate and that its proposed use is consistent with the sustainable health of the ecosystem falls on the party proposing to use the resource.



View from the *pu'u* above Waimea Town

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

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

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