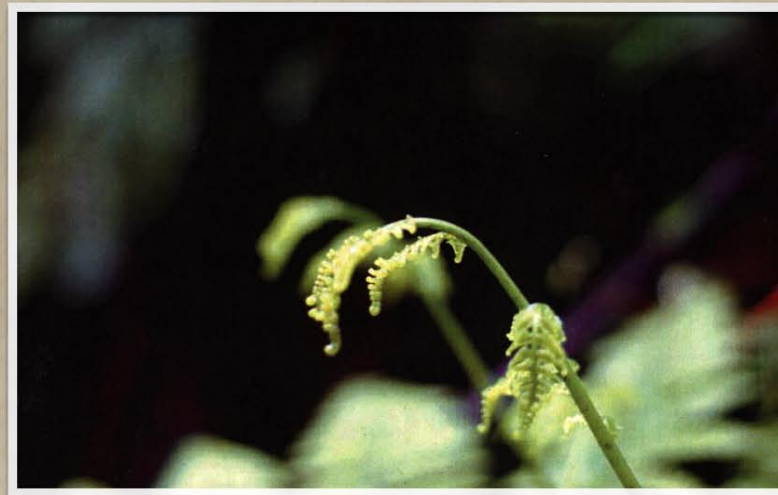
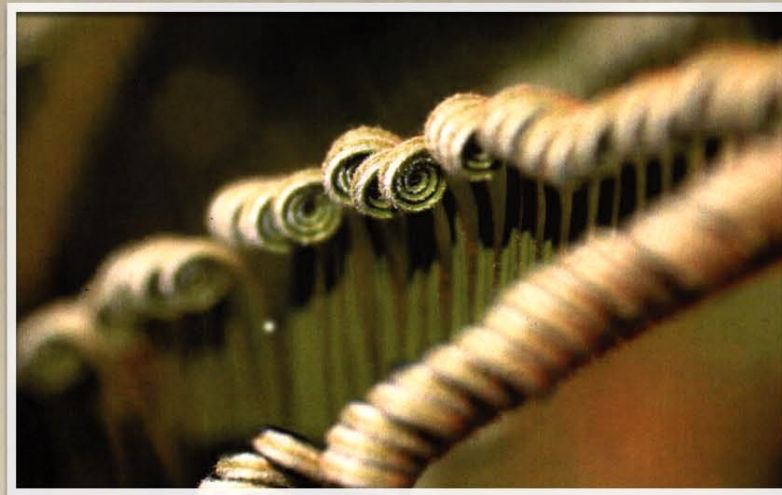


LĀLĀMILO / PU‘UKAPU



REGIONAL PLAN

DECEMBER 16, 2008



DEPARTMENT OF HAWAIIAN HOME LANDS

DEPARTMENT OF HAWAIIAN HOME LANDS

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Chairman
Hawaiian Homes Commission

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The Department of Hawaiian Home Lands' (DHHL) mission is to manage effectively the Hawaiian Home Lands Trust and to develop and deliver lands to native Hawaiians. DHHL works in partnership with other government agencies, private sector entrepreneurs, and non-profit organizations to carry out this mission. This work includes a collaborative vision, long-range planning, resource allocation, and project-specific joint ventures. DHHL believes that these partnerships benefit not only its native Hawaiian beneficiaries but the larger community as well.

This report has been prepared to facilitate the work of such partnerships as DHHL and others develop lands in Lālāmiilo/Pu'ukapu. Specifically, this report is intended to:

- *Help identify opportunities for partnerships with DHHL in the development of its Lālāmiilo/Pu'ukapu lands;*
- *Provide information essential to the planning of projects, services, and entrepreneurial ventures;*
- *Identify key issues, opportunities, and constraints affecting regional development and area improvements;*
- *Assist in the efficient allocation of resources by DHHL and its partners; and*
- *Identify priority projects that are essential to moving development and community improvement projects forward.*

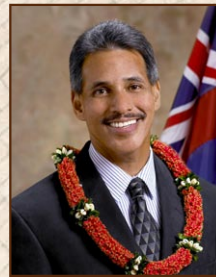
DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues. With that in mind, this document will be regularly updated as development projects progress and priorities change.

State, Federal, & County Leaders

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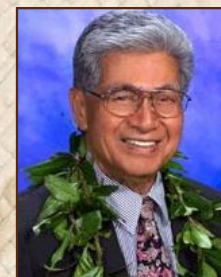
Linda Lingle
Governor



James "Duke" Aiona
Lieutenant Governor



Dan K. Inouye
U.S. Senator



Daniel K. Akaka
U.S. Senator



Mazie Hirono
Congressional District 2



Micah A. Kāne
*DHHL Commissioner
Chairman*



Malia Kamaka
*DHHL West Hawai'i
Commissioner*



Robert Lindsey
Trustee - OHA



Dwight Y. Takamine
*State Senatorial
District 1*



Josh Green M.D.
*State Senatorial
District 3*



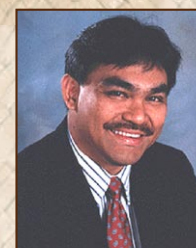
Mark Nakashima
*State House of
Representatives
District 1*



Cindy Evans
*State House of
Representatives
District 7*



Billy Kenoi
Hawai'i Mayor



Dominic Yagong
Council District 1



Pete Hoffman
Council District 9

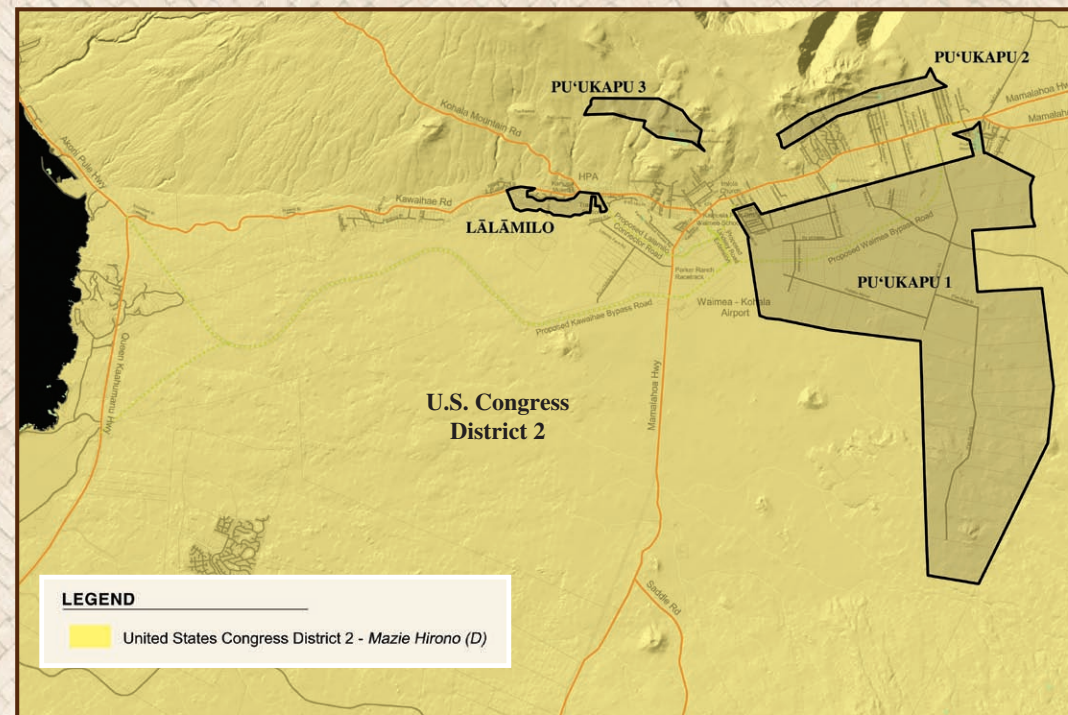
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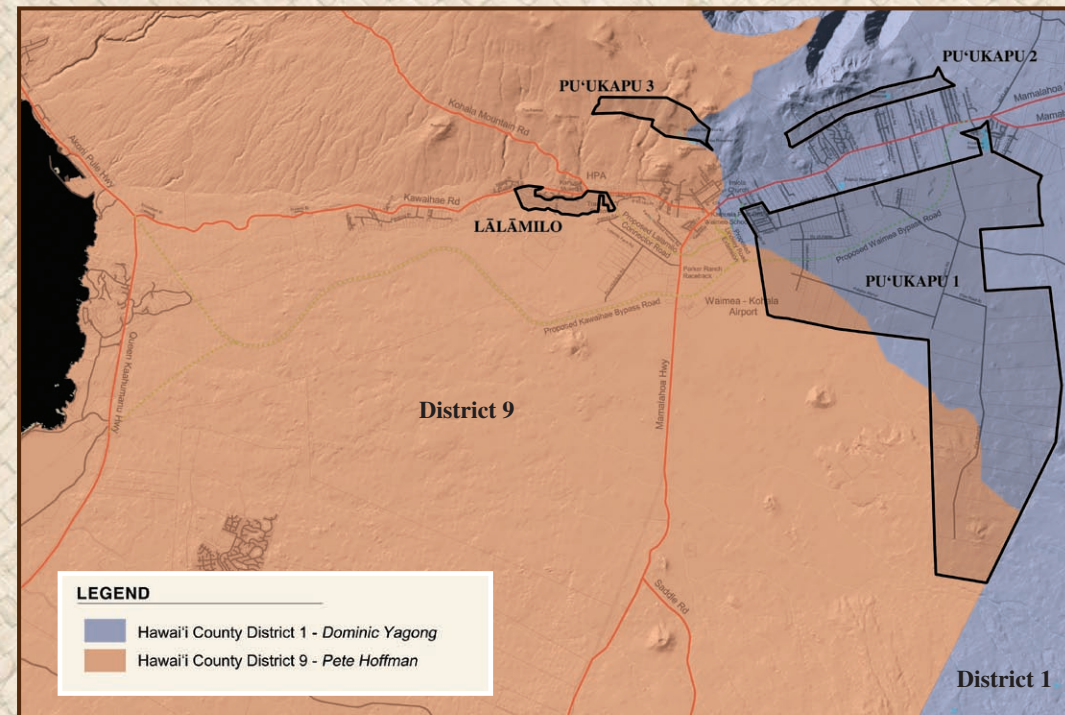
LĀLĀMILO/PU'UKAPU
REGIONAL PLAN

Political Boundaries

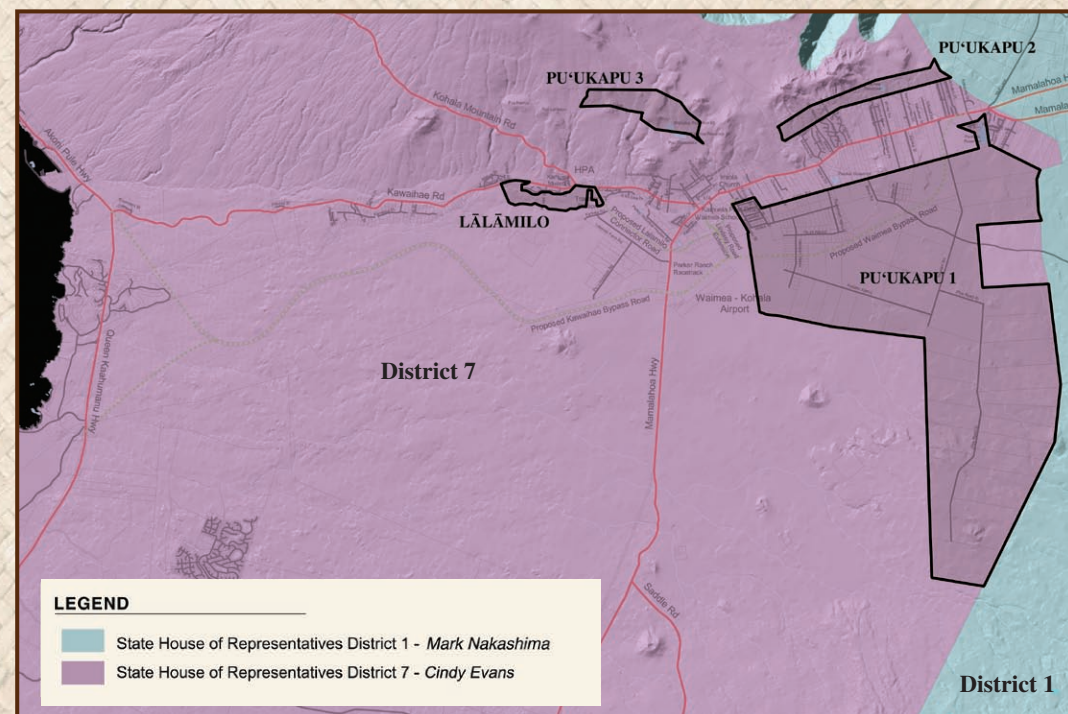
United States Congress - District 2



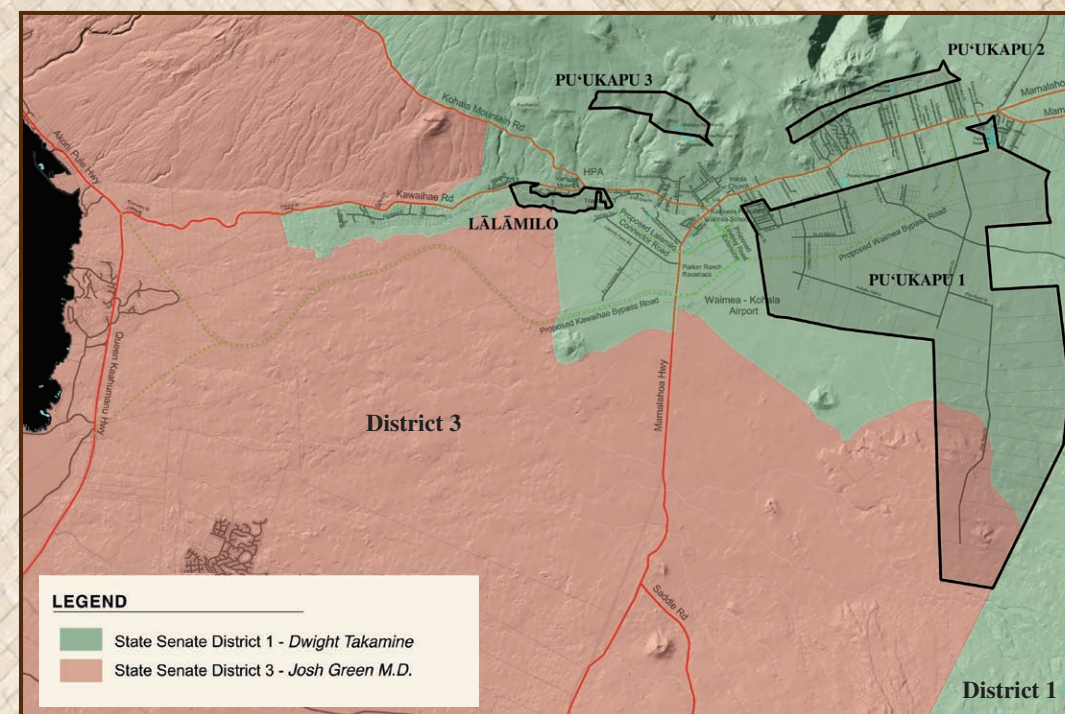
Hawai'i County Council Districts



State House of Representatives Districts



State Senate Districts



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Key Community Stakeholders



Barry Fukunaga
*Director - State of Hawai'i
Dept. of Transportation*



Brennon Morioka
*Deputy Director Highways
Division - State of Hawai'i
Dept. of Transportation*



Kanani Kapuniai
*President - Waimea Hawaiian
Homesteaders Association*



Riley Smith
*Waimea Community
Association*



Laura Thielen
*Chairman
Dept. of Land and
Natural Resources*



Chris Yuen
*Director
Department of Planning
Hawai'i County*



Chris Kanazawa
President/CEO - Parker Ranch



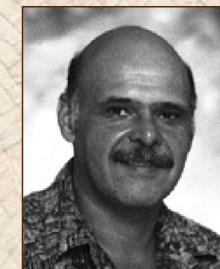
Dr. Earl Bakken
*North Hawai'i
Community Hospital*



Stan Berry
*CEO - North Hawai'i Community
Hospital*



Bruce McClure
*Director - County of Hawai'i,
Dept. of Public Works*



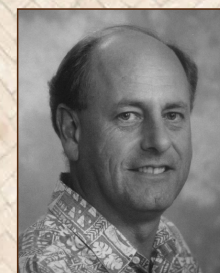
Milton Pavao
*Director
Department of Water
Hawai'i County*



Patricia Engelhard
*Director - Department of
Parks & Recreation
Hawai'i County*



Keith Kaneshiro
*President - Big Island
Farm Bureau*



Mark McGuffie
*President - Hawai'i Island
Economic Development Board*



Dr. Kū Kahakalau
*Principal
Kanu o ka 'Āina
Charter School*

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Key Community Stakeholders



Mike Isaacs
*Pu'ukapu
Homestead*



Leola Garmon
*Pu'ukapu
Homestead*



Clarence Mills
*Pu'ukapu
Homestead*



Bob Lindsey
*Pu'ukapu
Homestead*



Nancy Honda
*Pu'ukapu
Homestead*



Hoppy Brown
Cultural Practitioner



Norman Duke Kapuniai
Workgroup



Maxine Kahauleilio
*Pu'ukapu
Homestead*



Pete Hendricks
*Soil Water
Conservation*



Bob Hunter
*Waimea Community
Development Plan*



Barbara Robertson
*Nā Kanu o ka 'Āina
Charter School*

The South Kohala Community Development Plan (CDP) is part of the overall County of Hawaii General Plan. These CDPs help the county determine how the County distributes funds, passes laws, governs development, provides roads and public facilities, and generally makes decisions in the area until the year 2015. CDPs essentially translate the broad goals outlined in the County General Plan, into opportunities for implementation. The CDPs also serve as a forum for community input. Once drafted, the CDP will be adopted by the County Council as an ordinance, giving it the force of law.

Townscape, Inc. is currently facilitating the community input and development phase of the South Kohala CDP. The process is guided by a community steering committee. Members of the committee were selected from a pool of applicants that was screened by the county Planning Department, appointed by the Mayor and confirmed by the County Council. The steering committee is responsible for: identifying and including the main stake holders; serve as community liaisons; advise the consultant; monitor progress; maintain the quality of the CDP, review all draft plans and recommend approval to the Planning Director; review amendments proposed by County Council during approval process and prior to adoption.

The County Council imposed a moratorium on new zoning in the South Kohala district for one year in order to give the CDP process an opportunity to identify and resolve community issues. The process is currently ongoing, with the eleven members of the committee recently confirmed by County Council. Their first meeting was held at the end of June.

Members of the Steering Committee:

Dr. William Bergin
State Department of Agriculture

Jacqui Hoover
President, Hawai'i Leeward Planning Conference

Robert Hunter
Self-Employed/Patent Agent

Thomas Kelly
NELHA Operations Supervisor

Pohai Kirkland
Hawaiian Studies Teacher, Waikoloa Elementary School

Olani Lilly
Development Officer, Kanu o ka 'Āina Learning 'Ohana

Robby Robertson
Retired

Riley Smith
*Vice President, Land and Asset Management,
Parker Ranch, Inc.*

Ruth Smith
Vice Principal, Waikoloa Elementary

Margaret Wille
Attorney

Sherman Warner
Retired

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Partnering Benefits & Examples

Shared Costs & Multiple Financing Options

DHHL is working in partnership with other government agencies, the private sector and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks in large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvement and the development of regional and public residential facilities. This coordination helps individual organizations achieve their goals while bringing long term benefits to the community and region.



Photo by Dennis Flanagan, USDA-ARS



DHHL brings to these partnerships:

- Land for development in strategic locations
- Potential use of tax-exempt financing
- Access to legislative appropriations
- Access to federal funding such as HUD, USDA, SBA
- Flexibility in the application of development standards, zoning, and design
- Cultural understanding and resources

Partnering Benefits & Examples

DHHL has participated in a number of successful partnerships. A few of these are highlighted here.

Public Facilities Partnership

DHHL participated in a number of partnerships involving public facilities and community resources. The most notable partnerships brought together Hawaiian agencies and non-profit organizations into a multi-service complex where a broad range of programs are housed to serve the public. Such multi-service complexes have been built on Hawaiian Home Lands in partnership with Kamehameha Schools, Queen Lili‘uokalani Children’s Center, Alu Like, Papa Ola Lōkahi, the Office of Hawaiian Affairs, Hawaiian community organizations, and the counties.

These multi-service complexes are housing preschools, offices, meeting facilities, health clinics, and activity centers. For example, the Keaukaha homestead on Hawai‘i is served by a County Park on DHHL land, next to a gymnasium and elementary school, DHHL and OHA offices, and a Kamehameha preschool.



Kamehameha Preschools on DHHL Property

Through a series of management partnerships with DLNR and the Nature Conservancy, unique ecosystems and historic sites are being protected. Examples include the Hakalau Forest Reserve, the ‘Aina Hou Management Area, the Pālā‘au and Mo‘omomi preserves, the Kalaupapa peninsula, and the Kamā‘oa-Pu‘u‘eo National Historic District where koa forests, endangered plants and animals, and native species are being protected for future generations.

Infrastructure Partnership

DHHL has partnered with county governments and utility providers on infrastructure improvements that benefit the entire community. DHHL has participated in water-system development with the counties by providing funding, land easements, and access to federal and state programs. Examples include the extension of the Lower Kula Water System on Maui, the Waimea Irrigation System and the Maku‘u Water System on Hawai‘i, and the Wahiawā-Waipahu water system on O‘ahu.

DHHL has also provided numerous easements over its lands to electrical, water, telephone, and cable companies to service both homestead areas and the general public.

Residential Partnership

Through partnerships, DHHL has reduced the cost of homes to low-income beneficiaries. DHHL has done this by sharing in the cost of infrastructure, helping to secure tax credits, and using self-help methods of construction. Partnerships in Kapolei resulted in 70 rent-to-own units constructed by Mark Development using low-income tax credits and 45 self-help homes constructed with Menehune Development and Honolulu Habitat for Humanity. In these types of partnerships, DHHL provides the land, secures federal grants, and provides access to, or assistance in, acquiring tax credits, subsidies, or other financing.



History and Cultural Aspects of the Area



King Kamehameha trained his fiercest warriors (Kīpu‘upu‘u) in the Waimea Area.



Many famous Paniolo (cowboys) including Ikua Purdy and Archie Ka‘aua are from Waimea.



Waimea is home to many Cattle and Sheep Ranches

Lālāmilo and Pu‘ukapu are located in Waimea, on the plateau between the Kohala Mountains and Mauna Kea, within the judicial district of South Kohala. On one side of the Waimea plains, the Kohala Mountains provide a backdrop of rolling hills, and on the other side, Mauna Kea provides a backdrop of a dramatic snowcapped mountain mass.

The name Waimea literally means “reddish water” (Pūku‘i, et al., 1976), named after the discoloration of the stream water from the fertile soil. The literal meaning of Pu‘ukapu is “sacred hill”. Pu‘ukapu is known as a place where chiefs and commoners met to discuss important matters (Pūku‘i et al. 1974:199). Lālāmilo literally means the limb or branch of the milo tree (Pūku‘i, et al., 1976). The region of Lālāmilo was named for the chief Lālāmilo, who gained fame as an expert fisherman (Maly 1999: 27).

Dating back to ancient Hawaiian history, Waimea has been associated with royalty and chiefly lineages. Famous for its lush pastures, misty rain, and fog, the area was once known as “*Lauali‘i*”, meaning “many chiefs”, due to the multitude of chiefs living in the Waimea area (Haun, et. Al, 2002).

True to its name, “place of destiny”, Kohala was the birthplace of Kamehameha I, who unified all the islands under one ruler (Environmental Communications 1976). During the time of Kamehameha’s rise, Waimea and South Kohala became one of the most important regions in the islands (Townscape 1992:16). Being a favored location, several heiau and agricultural field systems were located in the area. A large agricultural field system is still evident in Waimea today.

In old stories, legends, and songs of Hawai‘i, Waimea was a land famous for brave warriors admired by the *ali‘i* (kings) and the site for many battles. In ancient Hawaiian history, the Battle of Hoku‘ula was fought on the plains of Waimea. This battle is important in Hawaiian history, being one of the first major wars between Maui and the island of Hawai‘i. During Kamehameha’s rise to power, Waimea was famous for its fierce warriors and also became the training ground for Kamehameha’s army. Kīpu‘upu‘u describes the harsh and chilly winds and rains of Waimea. Kamehameha’s army from Waimea was named after these ravaging winds and rains, Kīpu‘upu‘u (Pūku‘i, et al., 1976). This skilled army played an important part of Kamehameha’s unification of the Hawaiian Islands.

After Kamehameha’s death in 1819, Kohala and the entire Hawaiian Kingdom changed at a fast pace. Until the early 1800s, much of Waimea was comprised of sandalwood forests. After sandalwood harvesting and the introduction of cattle and sheep in the area, much of the forest was depleted. The overpopulation of cattle led to the development of Waimea ranching in the second half of the 19th century. One of the most noted cattle hunters, John Palmer Parker, married a Hawaiian Chiefess. Among one of the first foreigners to be granted land by the King, Parker owned two acres of land on the Waimea plain. Today, with approximately 262,000 acres of leased and owned land, Parker Ranch is one of the largest privately owned ranches in the world.

Pu‘ukapu is the largest Hawaiian homestead with over 11,000 acres. The Pu‘ukapu homestead was established in 1962. The Hawaiian Homes Commission Act made it possible for native Hawaiians to utilize these lands for agriculture and pasture.

The Lālāmilo lands were transferred to DHHL from the State, via Land Patent Grant S-15,926 and Quitclaim Deed both dated October 15, 1999. The State Board of Land and Natural Resources (BLNR) approved the conveyance of parcels to DHHL in 2003 under Land Patent Grant No. 15,972.



Hawaiian Home Lands - Area Map

DHHL Lands

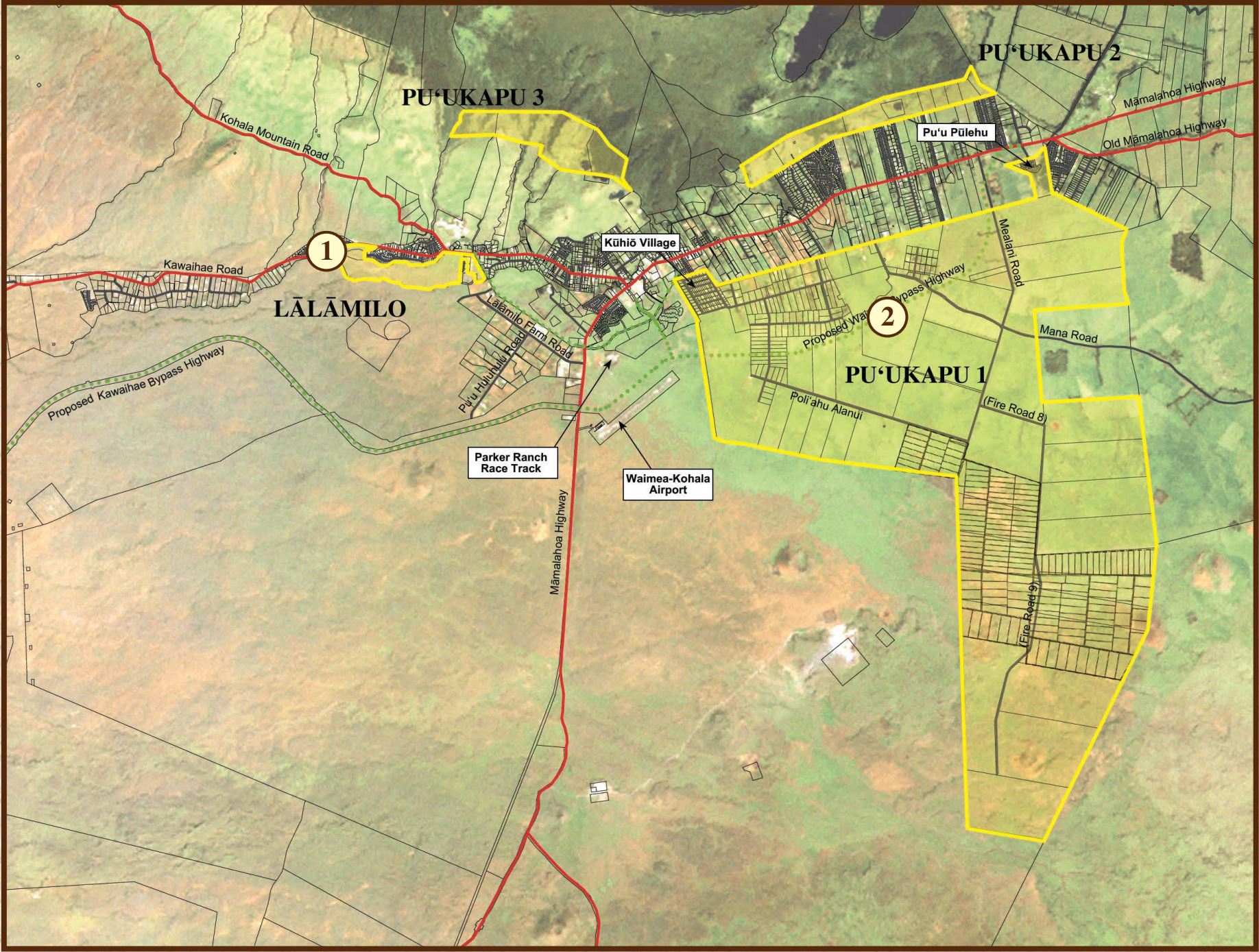
- ① **Lālāmiilo** – Lālāmiilo is a 250.2-acre parcel planned for residential, agricultural, and possibly commercial development. A total of 442 residential homestead lots are planned in the area. Originally 1,722 acres of land were offered for transfer by the State. However, due to the amount of unexploded military ordnances on the larger parcel, DHHL opted to take only the 250.2-acre site.
- ② **Pu‘ukapu** – Pu‘ukapu 1, 2, and 3 are located in the southeast section of Waimea with a total of 11,948 acres. The land use for all the Pu‘ukapu parcels is predominantly pasture. Parcels in Pu‘ukapu 2 and 3 are currently inaccessible for any type of development. The lands being examined for development are located in Pu‘ukapu 1.

Pu‘ukapu 1 is comprised of over 10,979 acres. Except for the northern portion of Pu‘ukapu 1, the parcel is in pasture use. Farm lots are located in the area between Kūhiō Village and Pu‘u Pūlehu. Kūhiō Village (residential lots) is located at the fringe of Waimea Village, while Pu‘u Pūlehu (residential lots) is closer to the eastern boundary. The eastern boundary of the Pu‘ukapu tract coincides with the boundary between the South Kohala and Hāmākua Districts.

Land Summary

Lālāmiilo	250 acres
Pu‘ukapu 1	10,979 acres
Pu‘ukapu 2	493 acres
Pu‘ukapu 3	476 acres

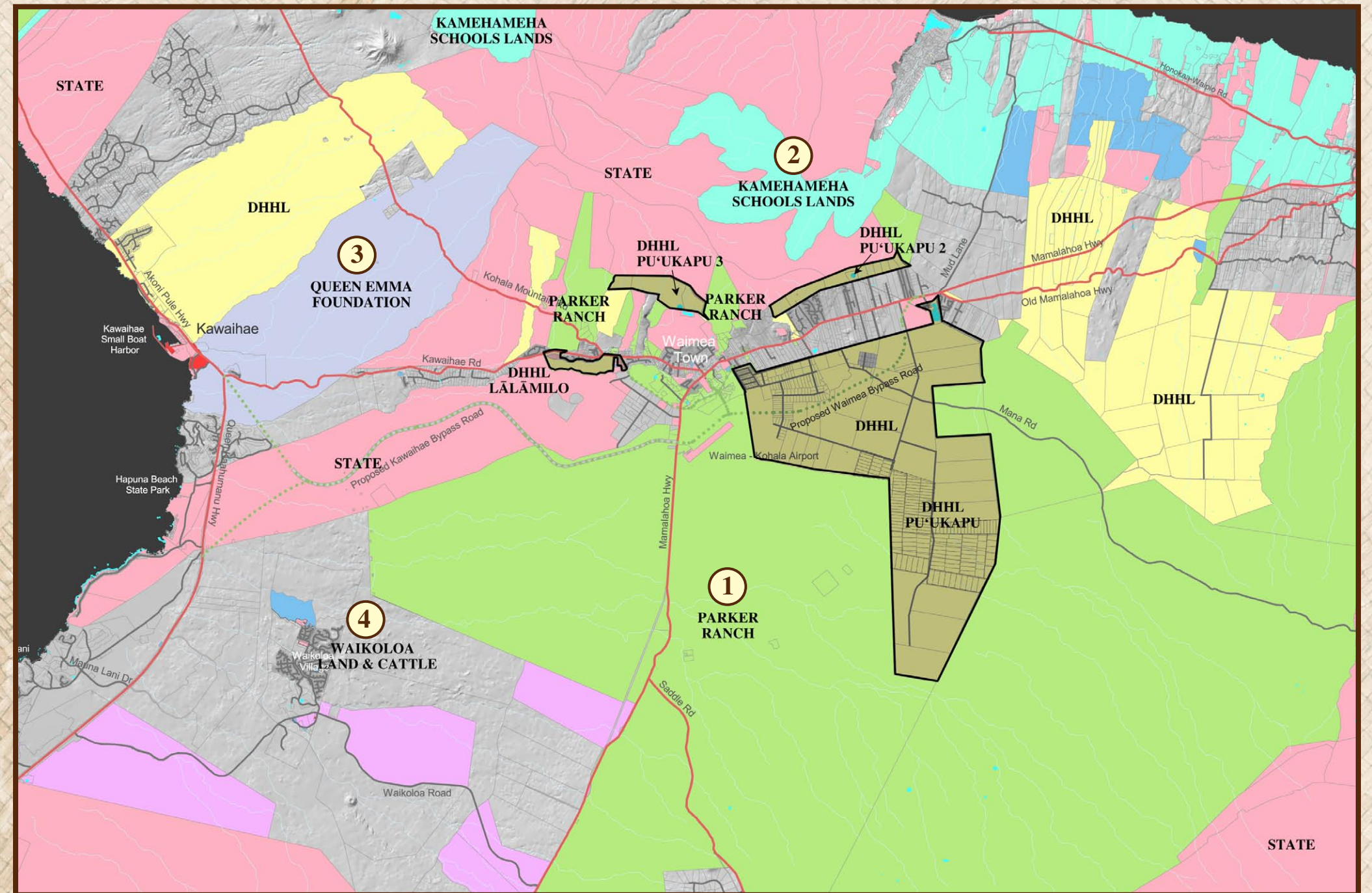
Total = 12,198 acres



Regional Map

Adjacent Lands

- 1 Parker Ranch Foundation Trust** – Parker Ranch, founded in 1847, is one of the largest and oldest ranches in the United States. With a total of 150,000 acres on the Big Island, Parker Ranch owns much of the developable land in the central portion of Waimea. Its projects include the Waimea Town Center project and a new subdivision adjacent to the Parker Ranch Historic Homes. After the passing of Parker Ranch's last owner, Richard Smart, the assets of the Ranch were left to the Parker Ranch Foundation Trust to benefit the residents of Waimea. The four beneficiaries are Parker School Trust Corporation, Hawai'i Preparatory Academy, North Hawai'i Community Hospital (Lucy Henriques Medical Center has now merged with NHCH), and the Hawai'i Community Foundation (which distributes its proceeds to non-profit organizations in Waimea). Richard Smart sought to provide for the educational, health, and cultural needs of the town.
- 2 Kamehameha Schools** – Kamehameha Schools is the largest private landowner in the state of Hawai'i. Kamehameha Schools is a private, charitable, perpetual trust dedicated to the education of Hawaiian children and youth. Established in her will of 1883, the Kamehameha Schools is a legacy of Princess Bernice Pauahi Bishop, great-granddaughter and last direct royal descendant of King Kamehameha the Great. Income generated from numerous investments, and residential, commercial, and resort leases, fund the schools' maintenance and educational services.
- 3 Queen Emma Foundation** - The Queen Emma Foundation is a non-profit subsidiary of The Queen's Health Systems. The Queen Emma Foundation manages more than 12,000 acres of land. Most noteworthy of the foundation's lands are located in Waikiki and Hālawā on O'ahu and in Kawaihae on Hawai'i. The lands were handed down in trust by the Queen upon her death in 1885. Income from the foundation's assets is dedicated to supporting and improving services offered to the community by The Queen's Health Systems. The Queen's Health Systems, which includes Queens Medical Center, is the largest comprehensive health care delivery system in Hawai'i, providing a full range of emergency, inpatient and outpatient services. Foundation support also extends to other health care entities and programs that benefit the community.
- 4 Waikoloa Land and Cattle** - Waikoloa Land and Cattle owns 31,000 acres of land in the South Kohala region. The company owns the 1,350-acre Waikoloa Beach Resort, which houses the 548-room Waikoloa Hotel operated by Marriot and the 1,241-room Hilton Waikoloa Hotel.



Regional Demographics

- Lālanilo and Pu'ukapu are located within the Waimea Census Designated Place (CDP) as designated by the Federal government and the South Kohala District as designated by the County of Hawai'i.
- To avoid confusion with Waimea on the islands of O'ahu and Kaua'i, the United States Postal Service refers to the Big Island's Waimea as Kamuela.
- The 2000 Census recorded the resident population of the Waimea CDP at 7,028 persons.
- The median age for Waimea residents is 36.5.
- Waimea has a large Native Hawaiian population (15.6 percent), compared to the rest of Hawai'i County's Native Hawaiian population (11.2 percent). Those with two or more races comprise the largest percentage (32.2 percent) of the Waimea population.
- According to the 2000 Census, the median household income is higher in Waimea, at \$51,150, compared to the Big Island's median household income of \$39,805.
- There are fewer residents living below the poverty level in Waimea. The 2000 Census recorded 6.0 percent of the residents living below the poverty level, compared to the rest of the County at 15.7 percent.
- At least 88.6 percent of the Waimea population have received a high school degree or higher.
- The 2000 Census recorded 2,589 housing units in Waimea.
- According to the Hawai'i Information Service, the median sales price for a single family home in South Kohala was \$550,000 for the year ending 2006, compared to the median sales price for a single family home in the Big Island was \$417,000.
- Waimea is the most productive vegetable farming area in Hawai'i County, as reported in the County of Hawai'i General Plan. Ranching is considered the primary agribusiness in Waimea. However, the tourism industry is Waimea's primary source of employment, employing 1/3 of Waimea's workforce.

- Hawai'i County has the most diversified economy among the Neighbor Islands. As one of the most innovative Counties in the State, Hawai'i County leads the way into new fields of industry such as astronomy, renewable energy, diversified agriculture, and alternative therapy.
- The South Kohala District is comprised of 176,443 acres. Figure 1 shows the State Land Use designations for these lands.

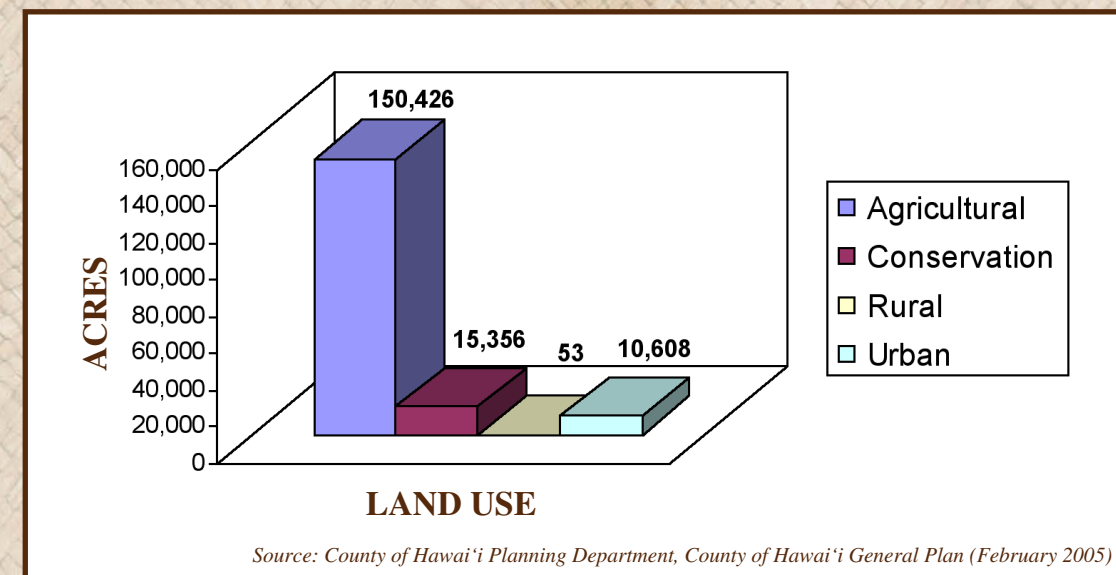


Figure 1: State Land Use of South Kohala Lands

- Originally a small, rural village, Waimea today is growing due to its favorable climate and location on a main commuter road between resorts and the east side of the island.
- DHHL, the State of Hawai'i, and Parker Ranch own the majority of undeveloped land at the urban edge of Waimea. Plans for the undeveloped land greatly affect the Waimea Community as well as each entity. It is important for the major landowners and the community to work together in dealing with new development of all types, residential, commercial, recreational, and infrastructure related projects.

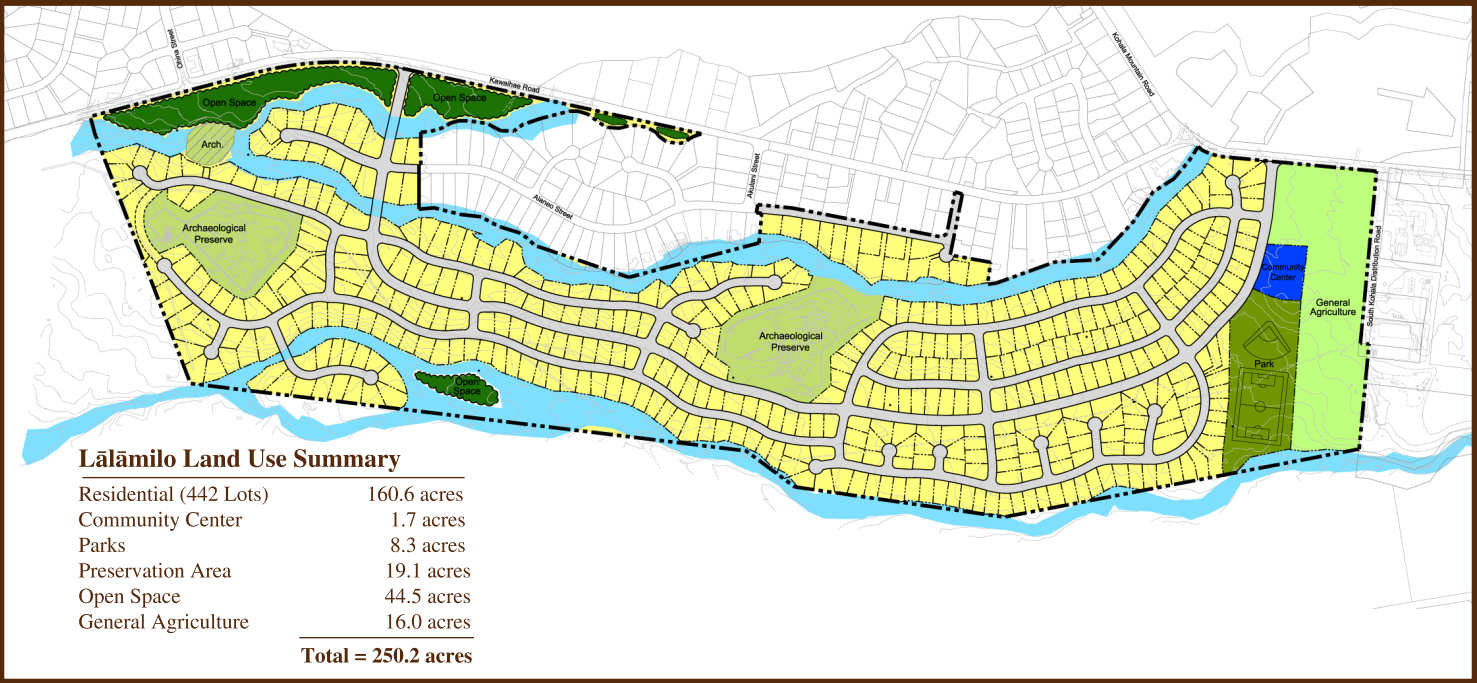
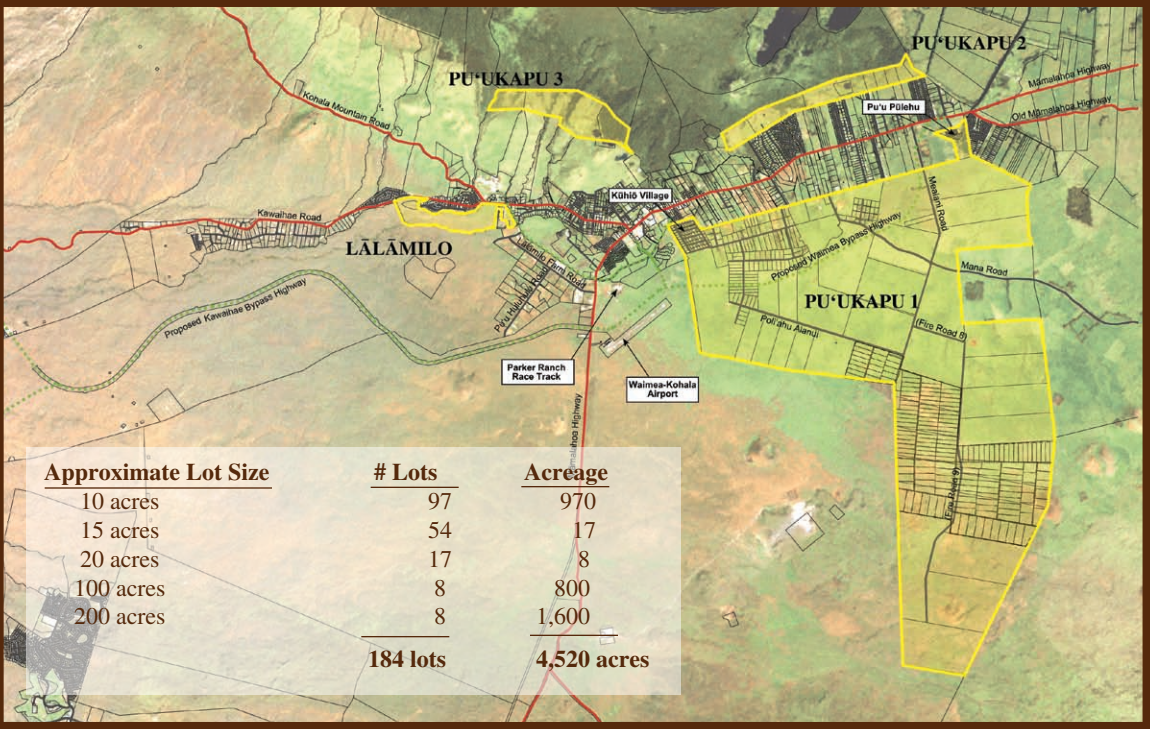
Lālāmiilo / Pu‘ukapu

Pu‘ukapu

Pu‘ukapu (Pu‘ukapu 1, 2, & 3) Land Use Summary (Arthur Y. Akinaka, 1972)

Land Use	Acreage
Homestead House Lots	88
Homestead Farm Lots	598
Homestead Pasture Lots	4,797
Community Pasture	529
Pasture & Farm Lease	5,573
Public Service Facilities	40
Water / Forest Reserve / Conservation	165
Lot Remnant	2
Roads & Right of Ways	101
Not in Use or Unusable	55
	11,948 acres

In 1990, DHHL “paper subdivided” approximately 4,520 acres of the southern portion of Pu‘ukapu 1 into 184 lots and awarded homestead leases under pastoral use (refer to table below for distribution of lot sizes). Actual use and occupancy of the lots was conditioned upon the availability of adequate access roads and water, and estimated at that time to take five years to develop (Engineers Surveyors Hawai‘i, Inc., May 2002). The lands were previously leased to Parker Ranch for pasture use (Spencer, Koebig, and Koebig, January 1975: 35).



Lālāmiilo

The Hawai‘i Island Plan identifies Lālāmiilo as a priority tract for development. The overall goal of the project is to develop and deliver residential homestead awards to native Hawaiian beneficiaries who have identified their preference to reside in North Hawai‘i. This project would fill the needed demand for homes as identified by the long standing DHHL wait list.

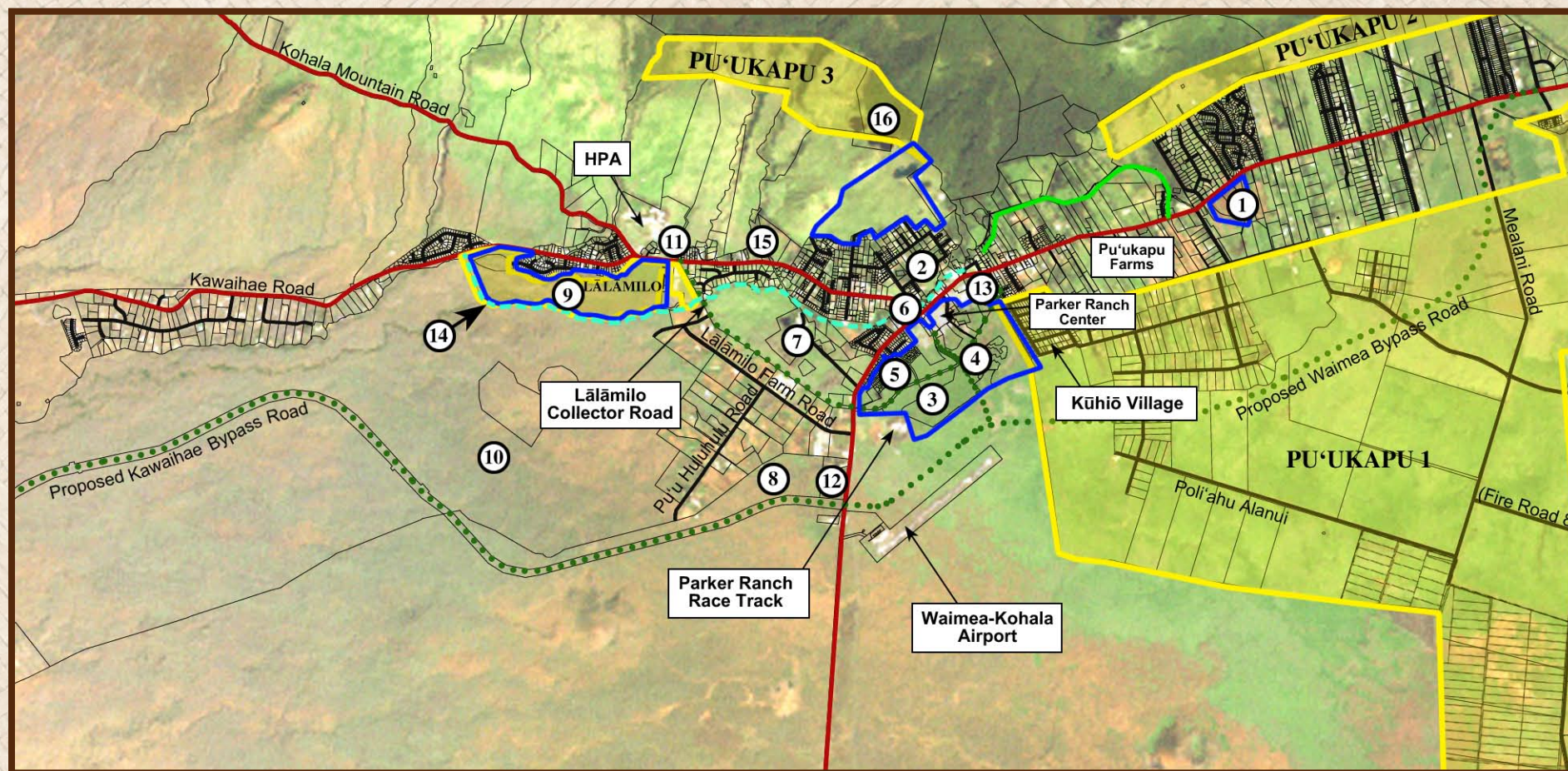
At approximately 250 acres, the Lālāmiilo Tract is planned for residential, agricultural, and possibly commercial development. The total build-out will provide 442 residential homestead lots in the Waimea area. Due to the tract’s location near Waimea Town and adjacent to the South Kohala Distribution Road, a road serving the Waimea Transfer Station, Hawaiian Electric Light Company (HELCO) Power Plant, and the Waimea Baseyard, the Lālāmiilo Tract has been identified for potential future commercial and industrial use. The site within the Lālāmiilo Tract identified as viable for future commercial and industrial use is currently planned for agricultural use.

The first phase will include 37 single-family, developer-built homes and six self-help built homes. Homes are estimated between \$87,500 for a three-bedroom, two-bath “self-help” model and \$167,000 for a four-bedroom, two-bath developer-built home. The general contractor is Willocks Construction Corporation. The homes are being developed by the Menehune Development Company, which also took part in developing the Hawaiian Homes’ Kāni‘ohale subdivision in Kailua-Kona. Construction of the first phase of the development of the Lālāmiilo subdivision (18.2 acres) was projected to start in in 2005. Delays were encountered during plan review by the County of Hawaii, however grading of the area is underway. The County of Hawai‘i has approved the site plans and final subdivision approval is currently being processed. House construction on Phase 1 is anticipated to begin in October 2006.

The second phase of development will include the remaining 232 acres and contain approximately 400 turn-key residential homestead lots with lot sizes averaging more than 10,000 square feet. Development of Phase 2 is contingent on roadway and water improvements. The proposed roadway would connect to Kawaihae Road between the South Kohala Distribution Road and the Waiaka Bridge Kawaihae Road/Kohala Mountain Road intersection. The water improvements are dependant on the Waimea Water Systems Improvements project referenced on page 28. Funding for water was appropriated by the Hawai‘i State Legislature in 2007, however the source of funding is derived from the County of Hawaii. The County has not appropriated the funding for this project and the project is considered stalled. DHHL intends to use The Native American Housing Assistance and Self Determination Act of 1996 (NAHASDA) funding to develop Phase 2. The department is currently reviewing the documents prepared for Phase 1 that was successfully submitted for NAHASDA funding.



Development Trends



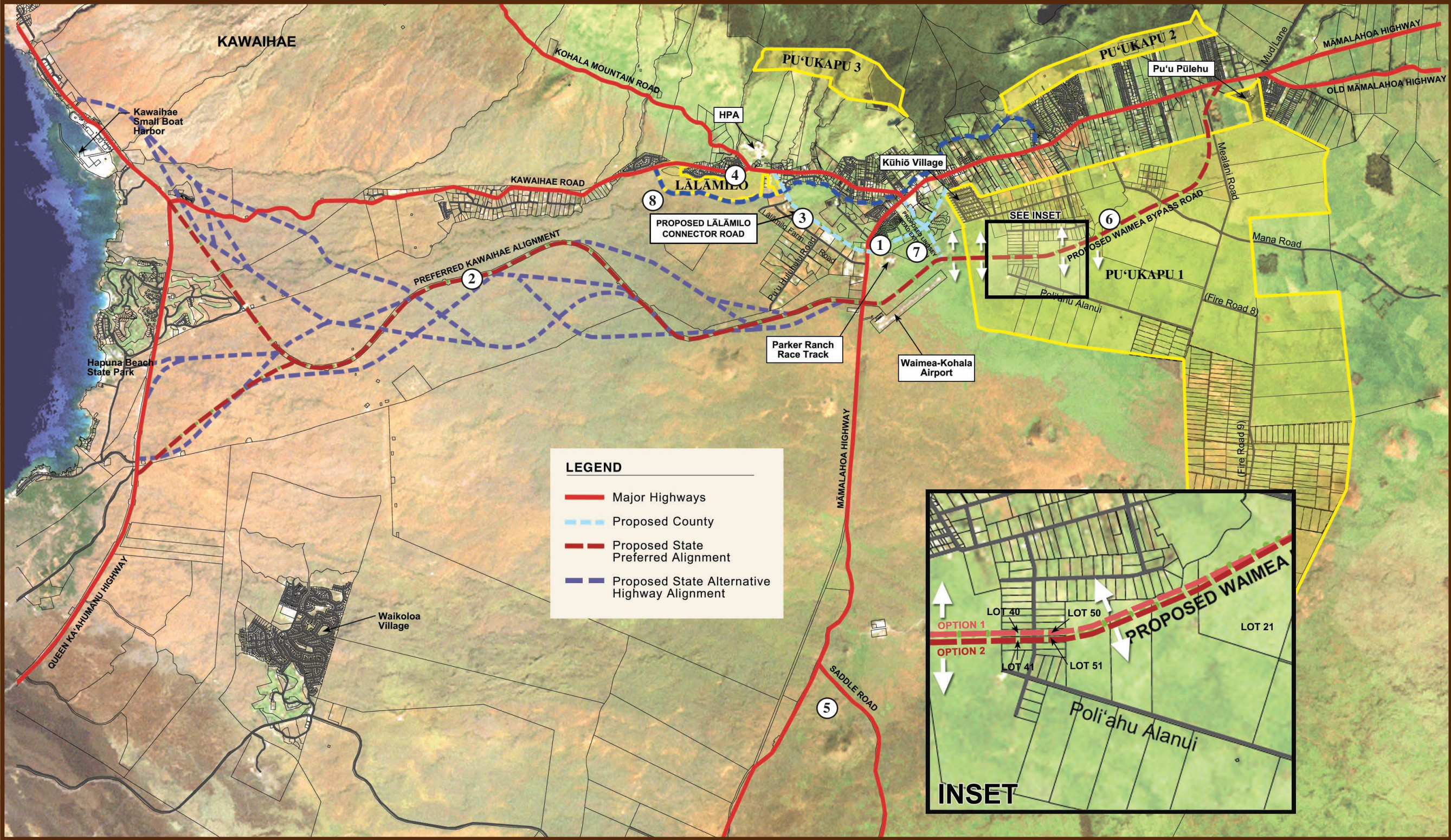
- ① **OKADA FARM** – Okada Farm, the largest contiguous farm in Waimea, is planned to be subdivided into Agricultural 1-acre (AG-1a) lots (Walker 2005).
- ② **KALOKO DEVELOPMENT INC.** – Kaloko Development Inc. has plans to construct a 40-lot subdivision on a 9.18-acre parcel along Lindsey Road (Waimea Community Development Plan Committee 2005).
- ③ **PARKER RANCH 2020 (WAIMEA TOWN CENTER PLAN)** – Parker Ranch (PR) began planning for the Waimea Town Center Plan in the early 1980s. In 1992, the original plans were approved and adopted by the County. In 1994, PR revised the Waimea Town Center Plan in response to community concerns. The revised plan was approved in 1996. PR is currently revising the plan.
- ④ **HOLOHOLO KŪ** – Holoholo Kū is a residential development by Kamuela Associates LLC, located within the Waimea Town Center. The first phase of development, completed in 2002, included 44 single-family condominium ranch homes. A total of 132 units are proposed for the entire site.

- ⑤ **LUALA'I AT PARKER RANCH** – Developed by Kaomalo LLC, Schuler Homes, Inc., and PR, Luala'i at Parker Ranch will consist of approximately 322 residential units, parks, and open space areas on 75 acres of land. The project is located within the Waimea Town Center. The first phase of development, completed in 2002, created 55 units.
- ⑥ **MAGOON PROPERTY** – Owned by Magoon Estate, Ltd., the large parcel across of Waimea School is being considered for a mixed-use commercial/residential development (Walker 2005).
- ⑦ **PU'U'ŌPELU PROJECT** – PR is looking to develop 13 parcels, ranging from 1.5 to four acres, around the PR Historic Homes. The lots are surrounded by approximately 280 acres left in Agricultural 1-acre (AG-1a) lots and Agricultural 5-acre (AG-5a) lots (Walker 2005).
- ⑧ **WAIMEA REGIONAL PARK** – As part of Parker Ranch 2020 plans, and per a County ordinance, PR will allocate approximately 20+ acres for a regional County park facility. The County will be working with the community for the design and development of the park. The actual size of the park depends on the land dedicated for the Waimea Greenways & Trails project.

- ⑨ **DHHL LĀLĀMILO HOUSELOTS** – A total of 442 Houselots are proposed for the new DHHL Lā'āmiilo subdivision. Phase I of this project proposes 34 in-fill houselots. 408 houselots are proposed in Phase II and III.
- ⑩ **LĀLĀMILO STATE LAND** – The State Department of Land and Natural Resources (DLNR) has awarded Harold "Freddy" Rice, owner of FR Cattle Company, a 35-year lease to 9,000 acres of ranch land. The area has several archeological sites and sites of unexploded ordnances from past military training exercises.
- ⑪ **HAWAI'I PREPARATORY ACADEMY (HPA) CAMPUS EXPANSION** – HPA is considering relocating to the lower and middle school to an adjacent property located off of Kawaihae Road.
- ⑫ **PARKER SCHOOL** – Parker School is currently looking at plans for expansion.
- ⑬ **NORTH HAWAI'I COMMUNITY HOSPITAL** – The North Hawai'i Community Hospital completed a hospital master plan in 1993. The plans include development of single-story office buildings behind the hospital to support the growing medical staff. There are also plans to construct a large building with an auditorium, classrooms, kitchen, and offices. Most of the expansion will be built on property donated to the hospital by the PR Trust.
- ⑭ **WAIMEA TRAILS AND GREENWAYS** – Established in 1994 through a citizen advocacy group, the Waimea Trails and Greenways Project was designed to create a greenway system in Waimea. The greenway system will provide an alternative mode of transportation accommodating bikes, pedestrians, and horses. The project is managed by the County of Hawai'i, Department of Public Works and the Waimea Trails and Greenway Committee.
- ⑮ **ANNA RANCH (WAI'AUIA RANCH)** – Anna Ranch Trustees are undergoing strategic planning to preserve historic sites on the property (Walker 2005).
- ⑯ **WAIULUULU WATERSHED** – The United States Natural Resources Conservation Service (NRCS) is planning to protect and enhance the water quality in the Waiuluulu Watershed. The watershed includes flood areas in Waimea Town and Lā'āmiilo (Walker 2005).



Infrastructure - Roads



① WAIMEA TOWN CENTER CONNECTOR ROADS

The Waimea Town Center Connector Roads is planned to extend from Kamāmalu Street, near the Waimea Civic Center, to Māmalahoa Highway, near the Parker Ranch Race Track. Developed from the Parker Ranch 2020 Plan and also known as the Waimea Town Center Plan, the connector roads will include a linear park and a bikeway and pedestrian pathway. The Lindsey Road Extension is a project within the scope of the Waimea Town Connector Roads.

The project is estimated to cost \$13.1 million. Parker Ranch has agreed to construct these roads as part of the zoning ordinance for the Parker Ranch 2020 Plan (Waimea Town Center Project). Construction is currently underway for part of the project.

② KAWAIHAE BYPASS ROAD

The Kawaihae Bypass Road is planned to start on Māmalahoa Highway (Highway 190) near the Waimea-Kohala Airport and extend to the coastline exiting at the Queen Kaʻahumanu Highway or at Kawaihae Harbor. The Kawaihae Bypass Road starts where the proposed Waimea Bypass Road ends. Construction of these two bypass roads will be needed to accommodate the anticipated expansions of resort areas along the coast, commuter traffic from Hāmākua and Waimea, and the transportation of goods to and from Kawaihae Harbor.

The Hawaiʻi State Legislature appropriated \$2M in its FY05-07 budget for design monies for the project. However, given the reduction of available federal funding as a result of Iraq War costs, the projected design commencement date has been pushed back to FFY 2009. Right-of-way acquisition would occur in FFYs 2011 and 2012, with a construction start in FFY 2013. If the state share of the money is not spent or encumbered by 2008, it will lapse and the project money would need reauthorization from the legislature.

③ MĀMALAHOA HIGHWAY - KAWAIHAE ROAD CONNECTOR PROJECT (LĀLĀMILO CONNECTOR ROAD)

This project connects Kawaihae Road to Māmalahoa Highway near the Lālāmiilo Farm Lots. Also known as the Lālāmiilo Connector Road, the roadway starts on Māmalahoa Highway near the Parker Ranch Race Track, where the proposed Waimea Town Center Connector Road ends. The road will extend in a northwesterly direction to Kawaihae Road near the South Kohala Distribution Road.

The County of Hawaii projects the project to commence in 2011. The costs are estimated to be over \$10 million. Funding will be provided by the County of Hawaiʻi.

④ WAIKAHA BRIDGE AND INTERSECTION REPLACEMENT PROJECT

This project is planned to widen and realign the bridge over Waiaka Stream, reconstruct the adjacent intersection at Kohala Mountain Road and Kawaihae Road, and install various safety related improvements.

Due to the delay in federal funding as a result of increased cost incurred by the Iraq War, design for the project will not commence until FFY 2010 – two years later than earlier thought. Acquisition of a right-of-way would not occur until FFY 2013, with construction likely to occur in 2014. Funding will be provided by the State of Hawaiʻi and possibly the Federal Highways Administration.

⑤ SADDLE ROAD IMPROVEMENTS

The Saddle Road (State Route 200) Improvement Project includes the expansion and realignment of the roadway, extension to Queen Kaʻahumanu Highway, possible extension to Hawaiʻi Belt Road (State Route 19), and other various improvements to the roadway. The project is a joint effort by the Federal Highways Administration, U.S. Department of the Army, State Department of Transportation, and the County of Hawaiʻi.

The project is estimated at \$220 million. Construction is currently underway for the first phase of the project. The project is expected to be completed in 2008. Federal funds have been secured and allocated for part of the project; however, additional funds are being sought for the balance of the project. The Hawaiʻi State Legislature also appropriated \$3M in design for the FY 05-07 biennium. (Act 178, SLH 2005, amended by Act 160, SLH 2006) This project qualifies for matching funds from the Federal Highways Administration.

⑥ WAIMEA BYPASS ROAD

Due to high developments costs and community opposition, the Waimea Bypass Road project is suspended.

⑦ LINDSEY ROAD EXTENSION (INCLUDED IN WAIMEA TOWN CENTER CONNECTOR ROADS)

This project extends Lindsey Road from its intersection at Māmalahoa Highway to the proposed Waimea Bypass Highway.

Parker Ranch has agreed to construct the extension of Lindsey Road through the southern border of Parker Ranch development. However, the funding has not been secured by the County of Hawaiʻi to extend the remaining length of Lindsey Road to the proposed Waimea Bypass Highway.

⑧ WAIMEA TRAILS AND GREENWAYS

The Trails and Greenways Project creates a green corridor through Waimea Town along the Waikoloa Stream. The project will provide an accessible pathway to connect residences, schools, and businesses in Waimea. The trail extends along Waikoloa Stream from the South Kohala View Estates on the west heading northeast, through the Waimea Nature Park to the State land north of Church Row. The project will include a 17-acre trail head, picnic area, and parking area located on State land near the Waimea Transfer Station (Kamuela Bus Center).

This project is federally funded. The first phase of the project, near the Waimea Nature Park, is complete and open to the public. The County of Hawaiʻi appropriated \$2M in construction funds for FY 07-08 for further construction. However, given the increased cost incurred by the Iraq War, \$1M more in federal funding will not be released until FFY 2009.

⑨ LINDSEY ROAD BRIDGE REPLACEMENT

Lindsey Road bridge across Waikoloa Stream adjacent to the Lindsey Road intersection is structurally unsound. Jacks have been placed under the bridge so that it can support heavy truck traffic. The jacks are held in place by friction (they are not bolted to the bridge structure) and would probably wash away during a high-intensity storm event. If the bridge were to collapse or be washed out, traffic moving from Kawaihae or North Kohala east though Waimea would have to detour through Waikoloa to reach Hilo and vise versa.

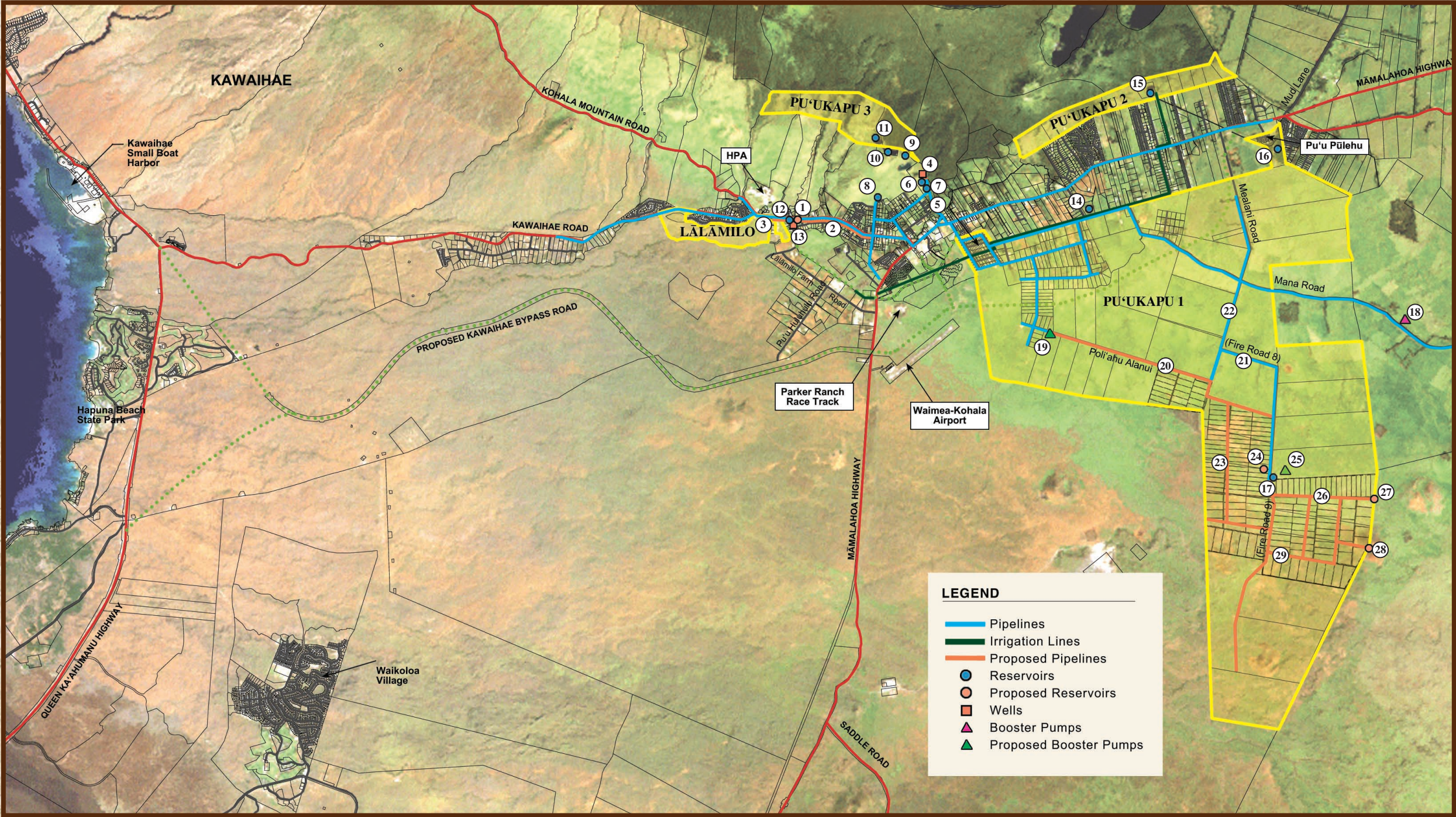
The County of Hawaiʻi appropriated \$600K in design and construction funds for FY 07-08.

⑩ WAIMEA TRAFFIC CIRCULATION IMPROVEMENTS

These improvements would implement various projects proposed in the Waimea Traffic Circulation Study to help alleviate congestion within the area. Final publication of the study is pending.

The County of Hawaiʻi appropriated \$9.505M in planning, land acquisition, design and constriction for FY 07-08. A projected \$12.45M in further funding is projected by the Department of Public Works for the next two fiscal years.

Infrastructure - Water (Existing Water Map)



Existing Water System

The South Kohala District acquires its water from the Waimea and Lālāmiilo systems. The present average daily consumption of both systems is 3.9 millions gallon per day (mgd).

The Waimea system primarily services the Waimea and Pu‘ukapu area. The source feeding the Waimea System is the Waikoloa and the Kohakohau Streams. Flow from the streams varies greatly with the weather. During extended drought periods, the supply is not sufficient to meet demands. Presently, the system has five reservoirs with a total capacity of 162.5 million gallons. The Waimea-Pu‘ukapu system uses an average of 0.91mgd.

Two exploratory wells tapping high level ground water were drilled in South Kohala. An exploratory well was drilled at the County of Hawai‘i Department of Water Supply (DWS) treatment plant site to support the Parker Ranch 2020 development plan. The second exploratory well was drilled at the DWS Waiaka Tank site.

In addition, the high level aquifer has been tapped for agricultural emergencies at the State Department of Agriculture’s Pu‘ukapu Well, and there is a private well at the Waimea Country Club.

The Lālāmiilo system obtains its water from six deep wells at the 1,200-foot elevation. The area of service for the Lālāmiilo system extends from Kawaihae to Mauna Lani. The present average daily consumption is 3.0 mgd.

The Waikoloa Development Company developed its own water system to serve the needs of Waikoloa Village and the Waikoloa Beach Resort. The water system is privately owned.

Source: Hawai‘i County General Plan

Proposed Water System

The map to the left shows the existing and proposed water lines, reservoirs, and wells. Other projects proposed for development, and not included in the map, are the exploration of various wells by DWS and private developers.

Current Funding Activity

The Hawai‘i State Legislature appropriated \$1.5M in funds for plans, land acquisition, design and construction for well exploration. These funds were appropriated to the Department of Land and Natural Resources, but are derived from the County of Hawai‘i – the state portion of the funding was not included in the project. (Act 213, SLH 2007) Because the Board of Water Supply on the County of Hawai‘i has not appropriated funds for the wells, this project should be considered stalled.

The County of Hawai‘i Department of Water Supply has not appropriated any capital improvement projects for the Waimea area in current or past fiscal years.

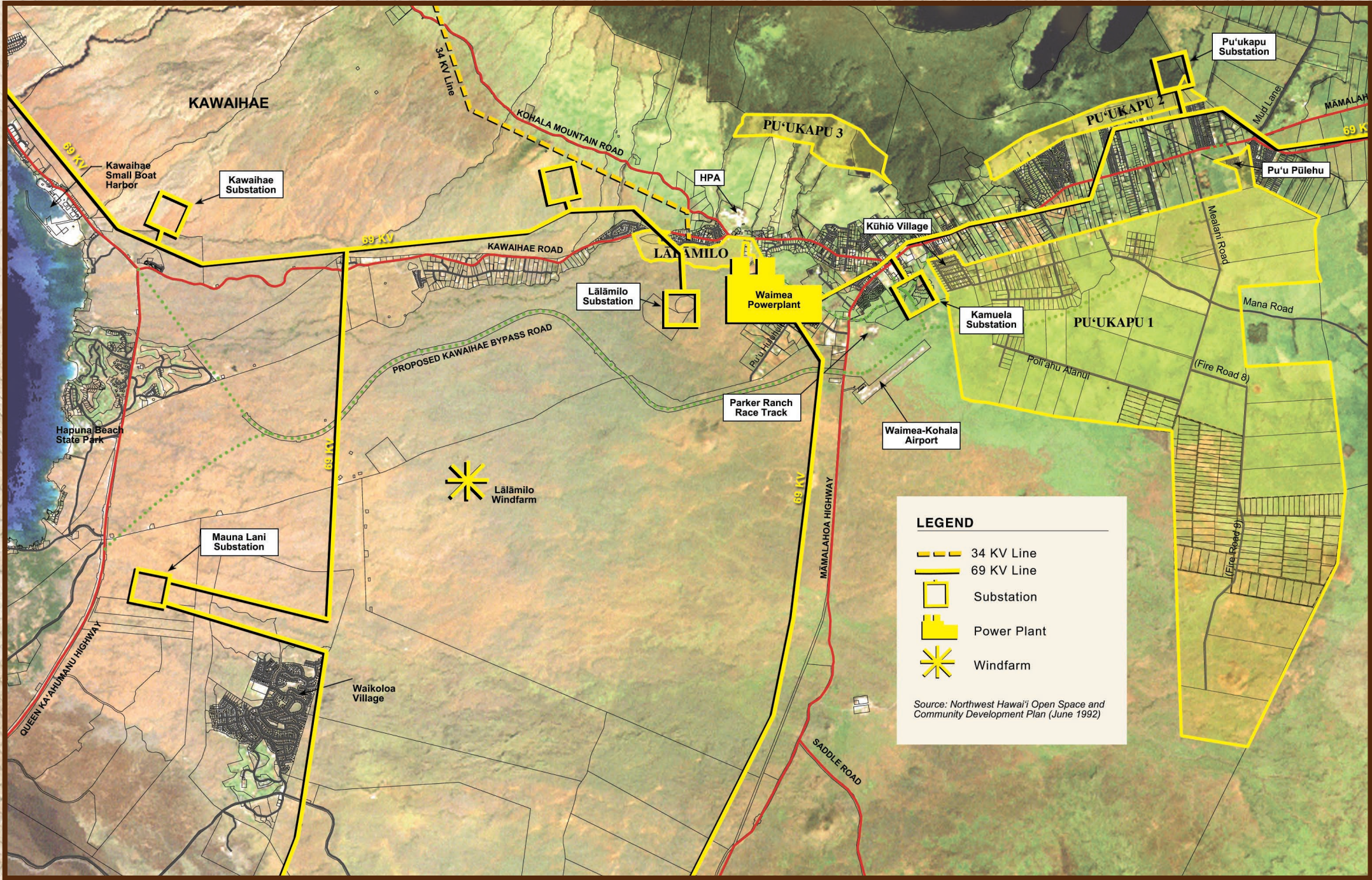
LEGEND

1. **Proposed Reservoir near Waiaka 0.1 MG Tank**
2. **Proposed ‘Ōpelu Road Supplementary Transmission Line**
3. **Proposed Transmission Line from New Reservoir to New DHHL Lālāmiilo Subdivision**
4. **Proposed State of Hawai‘i Waimea Exploratory Well near DWS Filtration Plant and Clear Water Reservoir- recommended for development partnership with DHHL, State Department of Land and Natural Resources (DLNR), and DWS**
5. **Proposed Transmission Line from New Waimea Exploratory Well to Clear Water Reservoir**
6. **Existing DWS 4.0 MG Clear Water Reservoir**
7. **Existing 2.76 MG Reservoir**
8. **Existing ‘Ōpelu Road 0.005 MG at 2992.00-foot elevation**
9. **Existing Waikoloa 50 MG Reservoir No. 3**
10. **Existing Waikoloa 50 MG Reservoir No. 1**
11. **Existing Waikoloa 50 MG Reservoir No. 2**
12. **Existing Waiaka 0.1 MG Reservoir at 2532.50-foot elevation**
13. **Proposed Well near Waiaka 0.1 MG Tank – recommended for development partnership with DHHL and DWS**
14. **Existing Paiakuli Reservoir**
15. **Existing Waimea Reservoir**
16. **Existing Pu‘ukapu Reservoir**
17. **Existing University of Hawai‘i (UH) Experimental Station Steel Tank at 3258.00-foot elevation**
18. **Existing Pu‘ukapu-Nienie No. 1 Booster Pump 120 GPM**
19. **Proposed Pu‘ukapu Pasture Lots Booster Pump at Lot 20 - recommended for development of DWS standard water system and non-DWS dual water system for DHHL Pu‘ukapu pasture lots**
20. **Proposed Pu‘ukapu Pasture Lots Transmission Main - recommended for development of DWS standard water system and non-DWS dual water system for DHHL Pu‘ukapu pasture lots**
21. **Existing DWS 4-inch Pipeline**
22. **Existing DWS 4-inch Pipeline**
23. **Proposed Pu‘ukapu Pasture Lots Distribution Pipelines - recommended for development of DWS standard water system and non-DWS dual water system for DHHL Pu‘ukapu pasture lots**
24. **Proposed Pu‘ukapu Pasture Lots Water Storage Tank at 3,240-foot elevation – recommended for development of DWS Standard Water System for DHHL Pu‘ukapu Pasture Lots**
25. **Proposed Pu‘ukapu Pasture Lots Booster Pump at UH Experimental Station Tank - recommended for development of DWS standard water system and non-DWS dual water system for DHHL Pu‘ukapu pasture lots**
26. **Proposed Pu‘ukapu Pasture Lots Distribution Pipelines - recommended for development of DWS standard water system and non-DWS dual water system for DHHL Pu‘ukapu pasture lots**
27. **Proposed Pu‘ukapu Pasture Lots Water Storage Tank at 3,585’ – recommended for development of Non-DWS Dual Water System for DHHL Pu‘ukapu Pasture Lots**
28. **Proposed Pu‘ukapu Pasture Lots Water Storage Tank at 3,680’ - recommended for development of DWS Standard Water System for DHHL Pu‘ukapu Pasture Lots**
29. **Proposed Pu‘ukapu Pasture Lots Distribution Pipelines - recommended for development of DWS standard water system and non-DWS dual water system for DHHL Pu‘ukapu pasture lots**

Source: Special Report #2: Water Resources Island of Hawai‘i (April 2002) and DHHL Pu‘ukapu Pasture Lots Water Strategy (May 2002)



Infrastructure - Utilities



Electrical Service

The Hawai'i Electric Light Company, Inc. (HELCO) supplies electricity for the County of Hawai'i. HELCO purchases power from three privately-owned companies - Hilo Coast Power Company, Hamakua Energy Partners and Puna Geothermal Venture. The balance of power is produced by HELCO-owned steam units, diesel units, and gas turbines. HELCO also owns and purchases hydroelectric units and windfarm energy providing additional energy to the system. The power plant closest to Lālāmiilo and Pu'ukapu is located in Waimea. The Lālāmiilo Wind Farm is located west of Waimea.

There are two levels of transmission voltages to transfer power between areas on the Big Island. The main transmission voltage is 69kV. HELCO has four 69kV cross-island transmission lines. The existing distribution system consists of several different voltage levels: 2.4kV, 4.16kV, 7.2kV, 12.47kV and 13.8kV. The distribution system basically consists of overhead polelines and underground systems. Because of the vastness of the Big Island, the majority of the distribution system consists of overhead pole lines. Underground systems have been used more extensively in the newer subdivisions and developments. HELCO currently operates major switching stations at critical locations around the island. Distribution substations, which transform voltages to distribution voltages, are also located island-wide in proximity to communities and other developments. Lālāmiilo and Pu'ukapu both receive power from the Waimea Substation.

Gas

Propane gas is widely used in residential and commercial facilities on the island of Hawai'i. In some rural areas of the County, gas is the only source of power. The Public Utilities Commission (PUC) regulates 67 miles of gas mains and service lines on the Big Island. Most of these lines are located in Hilo. Gas service is also provided by tank or cylinder. This type of service is not regulated by the Public Utilities Commission. One of the main liquid propane gas substations is located in Waimea.

Telephone Service

Sandwich Isles Communications will provide fiber optic telephone service to DHHL's lands. Hawaiian Telcom will provide telephone service to the non-DHHL lands.

Cable Television Service

Lālāmiilo and Pu'ukapu are both within the Oceanic Time Warner Cable service area.

Existing Sewer System

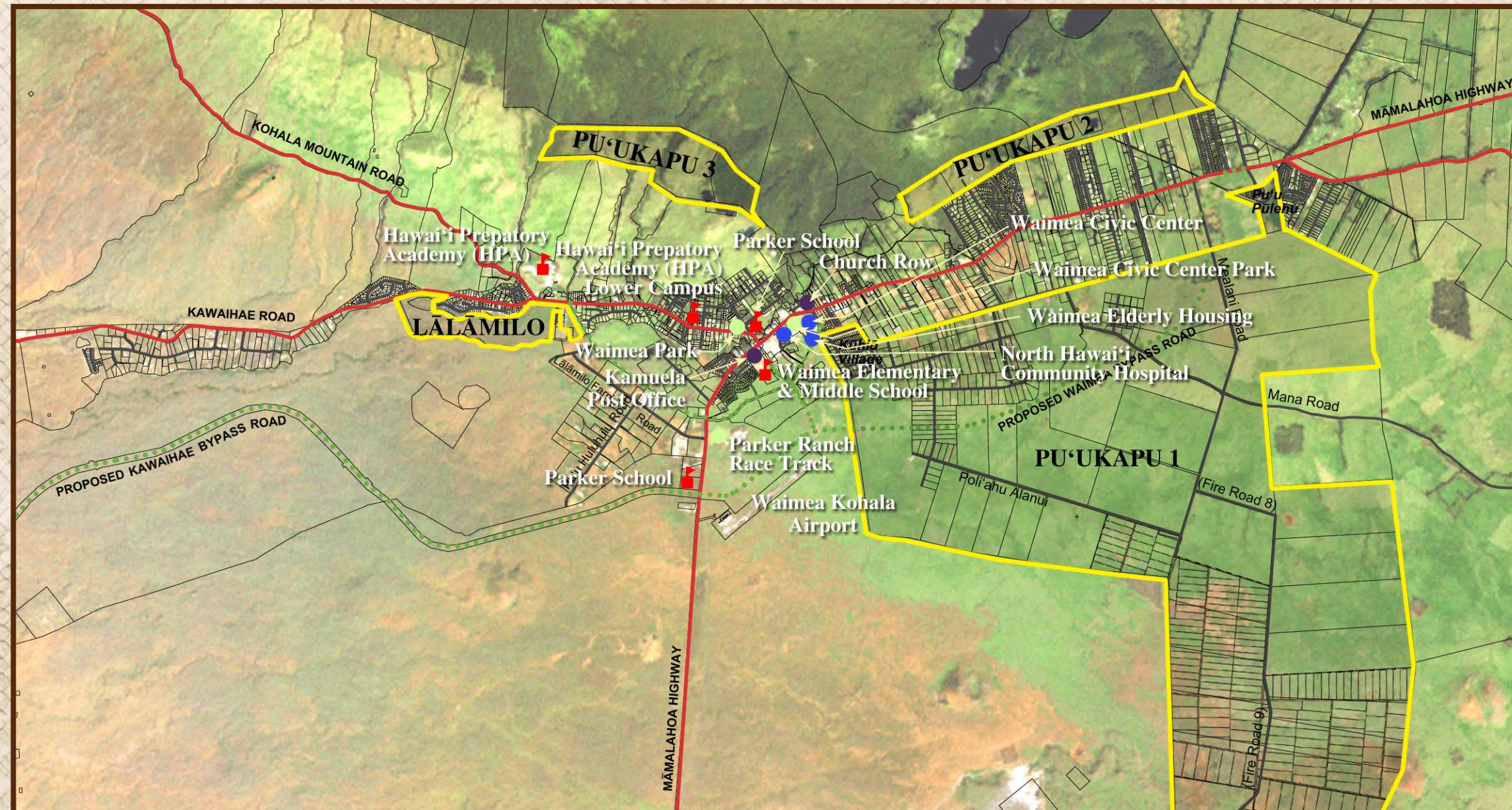
Most residences in the Waimea area are now being served by cesspools. As the population is expected to increase, a municipal sewage system should be made available. Parker Ranch has constructed a limited collection system and treatment plant to service its development needs. Parker Ranch owns and operates the only wastewater treatment plant in the Waimea area. It is located several miles south of Waimea Town and makai of Māmalahoa Highway. The wastewater system is a PUC-regulated utility. The treated effluent is used for pasture irrigation.

Proposed Sewer System Improvements

In Waimea, individual sewage treatment units generally do not function efficiently, primarily due to soil conditions. Because the need for a centralized sewage system has been identified for the area, several sewage systems have been proposed in the past (Environmental Communications 1976: 195). Currently the County of Hawai'i has identified the development of a Waimea sewerage system to provide sewer service and wastewater treatment facilities with an ultimate treatment capacity adequate for foreseeable growth (Hawai'i County General Plan 2005). The County plans to consider water reclamation or subsurface type disposal for the new system.

Source: Hawai'i County General Plan (February 2005)

Regional Services - Public Facilities



Regional Services - Public Facilities

Schools

	Private / Public	Grades	Actual Enrollment 2004	Projected Enrollment 2010	Student / Teacher Ratio
Kamehameha Preschool	Private	Pre K	72	72	2:16 - 3 yrs 2:20 - 4 yrs
Pūnana Leo O Waimea	Private	Pre K	24	30	1:7
Small World Preschool	Private	Ages 2,3,4	45	50	12:1
Waimea Country School	Private	15mo. - 6	70	47	6:1
Hawai'i Montessori School	Private	K-12	85	85	1:6 1:12
Parker School	Private	K-12	170	250	9:1
Hawai'i Preparatory Academy	Private	K-12	600	589	20:1 12-16.1
Waimea Elementary *	Public	K-5	585	599	1:16
Waimea Middle Public Conversion	**PCS	6-8	509	497	1:17
Kanu o Ka 'Āina	**PCS	K-12	157	463	1:9
Honoka'a High & Intermediate	Public	7-12	809	823	1:17

* Students at Waimea Elementary School are eligible for free tutoring through the federally mandated No Child Left Behind Act.

** PCS - Public Charter School

Fire / EMT Services

The Waimea Fire Station is located at 67-5175 Kamāmalu Street in Kamuela. The Waimea Fire Station is equipped with a brush truck for wild fire fighting, a wild fire fighting tanker, a fire engine, and an ambulance. The station is equipped with an ambulance and staffed with approximately 12 firefighters and Emergency Medical Technicians (EMT) divided into shifts providing 24-hour coverage.

If the Waimea Fire Station is out on a call and another emergency occurs, either the South Kohala, Waikoloa, Honoka'a, or North Kohala fire stations will respond.

Police Facilities

The South Kohala District Station is located in Waimea and is also known as the Waimea Police Station. Lālāmiilo and Pu'ukapu are served by the South Kohala Police Station, located at 67-5185 Kamāmalu Street in Kamuela. The South Kohala Police Station has a minimum of four officers on patrol per shift. The South Kohala Police Station is staffed with approximately 16 police officers divided into shifts providing 24-hour coverage.

A police substation is located at the Mauna Lani Resort, and a mini-station at Waikoloa Village.

Hospital Facilities

Health Care in the Waimea area is provided by the Lucy Henriques Medical Center and the North Hawai'i Community Hospital. In 1999, the Lucy Henriques Medical Center merged with the North Hawai'i Community Hospital. Two State hospitals, Kohala Hospital and Honoka'a Hospital (also known as Hale Ho'ola Hamakua), operate in Kapa'au and Honoka'a. The North Hawai'i Community Hospital has 24-hour emergency services, acute care, obstetric care, and critical care. Both the North Hawai'i Community Hospital and the Lucy Henriques Medical Center allow for certain types of major surgery, while the Lucy Henriques Medical Center has only emergency and out-patient facilities.

Waimea is also world-known for non-traditional healing practices. One of the programs located in Waimea is the Five Mountains Hawai'i, providing innovative treatments including naturopathic and alternative medicines, incorporation of la'au lapa'au herbal treatment, a "wellness" center, cosmetic and spiritual healing, and a spectrum of traditional health care.

DHHL Community Services

Kūhiō Hale serves as the DHHL West Hawai'i office building and as a community hall. The community hall, located in Pu'ukapu, serves the Waimea Hawaiian Homes Association and the overall Waimea community.



Development Projects

Water

- 1. Lālāmilo Water** – The new DHHL Lālāmilo subdivision will require water system improvements, including transmission lines and water storage. To serve as water storage, a new reservoir in the vicinity of the Waiaka Tank is recommended for development. A supplementary transmission line from the existing 8-inch diameter line at ‘Ōpelu Street to the new reservoir, as well as a transmission line from the new reservoir to the new DHHL Lālāmilo Subdivision are recommended for installation.
- 2. Pu‘ukapu Hybrid Water System** – A hybrid non-DWS potable system extending off of the DWS water system would address water needs for homestead owners of the DHHL Pu‘ukapu Pasture. Currently, water supply in the area is limited and water pressure is low. The new system would require the development of booster stations, a new water tank, storage tank s, and transmission lines.
- *3. Waimea Water Systems Improvements** - This project involves the development of new wells in Waimea, converting the water source from the existing surface water reserviors to new ground water wells, and eventually providing drinking water for the existing and future Waimea community. The water from these new wells would support the existing community, State affordable housing projects, including DHHL’s Lālāmilo and Pu‘ukapu homesteads, as well as further build-out of Lālāmilo, and Department of Education’s projections for a new school in Waimea.

Sewer

- 1. Waimea Sewage System** - Construct a Waimea sewage system to provide sewer service and wastewater treatment facilities with an ultimate treatment capacity adequate for foreseeable growth. Consider water reclamation or subsurface type disposal.

Roads

- 1. Māmalahoa Highway to Kawaihae Road Connector Project (Lālāmilo Connector Road)**
This project connects Kawaihae Road to Māmalahoa Highway near the Lālāmilo Farm Lots. Also known as the Lālāmilo Connector Road, the roadway starts on Māmalahoa Highway near the Parker Ranch Race Track, where the proposed Waimea Town Center Connector Road ends. The road will extend in a northwesterly direction to Kawaihae Road near the South Kohala Distribution Road, near the DHHL Lālāmilo subdivision.
- 2. Waimea Bypass Road** – The purpose of the proposed Waimea Bypass Road is to connect East and West Hawai‘i, reduce the congestion through Waimea Town, and relieve congestion on Kawaihae Road. From the Hāmākua/South Kohala boundary heading toward the ocean, the project starts from Māmalahoa Highway/Hawai‘i Belt Road (Highway 19) in the vicinity of Mud Lane. The proposed alternative routes being considered include corridors both north and south of Māmalahoa Highway around Waimea town and will serve as a connecting system with the proposed Kawaihae Bypass Road. Most of the proposed roadway is located on lands owned by DHHL.
- * 3. Waiaka Bridge & Intersection Replacement Project** - Widen and realign the bridge over Waiaka Stream and the adjacent intersection at Kohala Mountain Road and Kawaihae Road. The Waiaka Bridge and Intersection is a major access node in and through Waimea. Replacing the bridge and intersection will improve traffic circulation in the region.
- 4. Waimea Trails and Greenways** – The Trails and Greenways Project creates a green corridor through Waimea Town along Waikoloa Stream. The project will provide an accessible pathway to connect residences, schools, and businesses in Waimea. The trail extends along Waikoloa Stream from the South Kohala View Estates on the west heading northeast, through the Waimea Nature Park to the State land north of Church Row. The project will include a 17-acre trail head, picnic area, and parking area located on State land near the Waimea Transfer Station (Kamuela Bus Center).
- 5. Pu‘ukapu Minor Road Improvements** - There are several roadway improvements that need to be addressed in the Pu‘ukapu area to provide safer driving conditions. The areas identified were Kahilu Road, Hale Ali‘i and Hualanui, and Pualahilani Road.
- 6. Saddle Road Improvements** - The Saddle Road Improvement project includes the expansion and realignment of the roadway, extension to Queen Ka‘ahumanu Highway, possible extension to Hawai‘i Belt Road, and other roadway improvements. The project is a joint effort by the federal, state, and county governments.

** Priority Project*



Development Projects



Community

- 1. Waimea Regional Park** – This County project will create a regional park facility. Through land use entitlement conditions, Parker Ranch is obligated to provide for the Trails and Greenways project. The balance will be available for this regional park. The County will be working with the community to design and develop this park.
- 2. Recreation and Learning Center for the Waimea Community and Youth** – The Hawai‘i County and Waimea community are currently looking to build a facility to serve the recreational and learning needs of youth, families, and the community.
- *3. Support Efforts to Develop Kanu o ka ‘Āina Learning ‘Ohana** – The Kanu o ka ‘Āina Learning ‘Ohana organization (KALO) is proposing to build Kauhale ‘Ōiwi o Pu‘ukapu, a Hawaiian cultural and education resource center in Pu‘ukapu, Waimea. Located on 15 acres of DHHL lands, Kauhale ‘Ōiwi o Pu‘ukapu will provide a community resource for Hawaiian cultural practices and values.
- *4. Neighborhood Park** - The existing recreational facilities in Waimea include the Waimea Elementary and Intermediate School playground and gymnasium, available after school hours, and the Waimea Park, the district recreation center with a community center, playfields, playgrounds and tennis courts.
- 5. Kūpuna Housing / Health Center** - As the baby boomer population ages, the need for geriatric care becomes more prominent. The Kūpuna Housing / Heath Center would create a wellness facility in Waimea specializing in geriatric and Native Hawaiian health and healing. The site would also provide rooms for those patients who need on-site housing as part of their treatment.
- 6. Cemetery** - The need for public cemetery plots has grown throughout the state. Land for a new cemetery in Waimea would be available for the homestead residents who have deceased.
- 7. Community Pasture** - A community pasture would provide pasture lots for Waimea homestead residents who do not have available land for ranching.
- 8. Waimea High School (Private / Public)** - Children from Waimea currently attend Honoka‘a High School, about 14 miles from Waimea. Community members believe the community identity would be strengthened with a local high school in Waimea.
- 9. Trauma Center** - Currently, there is no trauma center on the Island of Hawai‘i. All trauma patients must be flown to Honolulu for treatment. A Trauma Center in Waimea would be beneficial for the Waimea homestead residents, as well as the entire island.
- 10. Waimea Middle Public Conversion Charter School** - Growth in Waimea is placing pressure on the capacity of existing area schools. The expansion of the Waimea Middle Public Conversion Charter School would help alleviate overcrowding, and provide a better learning environment for students.

Residential

- 1. Honokai‘a** – Honokai‘a Pastoral Lots Subdivision – This project is the second priority tract for DHHL in the North Hawai‘i area. The Honokai‘a Tract is comprised of 2,500 acres of ranch land located between Waimea and Honoka‘a. The Honokai‘a Pastoral Lots Subdivision is proposed to create up to 60 homestead and pastoral parcels ranging in size from 5 to 285 acres of land. As part of DHHL’s housing mandate, a portion of the lots will provide housing in a rural setting for qualifying native Hawaiians. The proposed lots will be used for ranching, single family residences and accessory uses.
- 2. Parker Ranch 2020** - The long-term plan, Parker Ranch 2020, includes new residential units, commercial and industrial facilities, and parks and recreational facilities. The 2020 Plan, also known as the Waimea Town Center Plan, was approved by the County in 1992. Parker Ranch is currently revising the 2002 Plan.
- 3. Lālāmiilo Phase II** - The first phase of construction, developing 36 homes on 18-acres of land, started in 2005. The second phase of development, developing the remaining 232 acres, is pending water and wastewater issues. The Lālāmiilo Subdivision will require the development of water source, transmission, and storage (refer to Development Projects – Water – Lālāmiilo Water on previous page). Regarding wastewater, DHHL is seeking a variance from the State Department of Health, requiring subdivisions over 50 lots to develop a wastewater treatment plant (STP). The preferred alternative for the second phase would use a septic system. However, if the variance is not approved, an environmental assessment of a new STP would be undertaken prior to any development.

* Priority Project



Priority Project - Pu'ukapu Hybrid System

Priority Project: Pu'ukapu Hybrid Water System

HISTORICAL BACKGROUND

In 1976 the Hawaiian Home Lands General Plan recommended that approximately 6,100 acres of community pasture land and general grazing lands in Pu'ukapu be converted for homestead pastoral use. In 1982 a development plan was completed for Pu'ukapu. This plan proposed a 4,600 acre pastoral subdivision, with 22-lots which included six 100 acre lots, twelve 200 acre lots and four 400 acre lots. The proposed pastoral subdivision was located in the southern end of Pu'ukapu, where the climate was drier. To compensate for the drier conditions, a new water system that extends from the existing County water system was proposed. The estimated cost to develop the system was \$962,300 in 1982 dollars. Funding to develop this project was not available at the time and the project was put on hold.

In 1983, the Federal-State Task Force on the Hawaiian Homes Commission recommended that the awarding of homestead leases should be accelerated which created the Acceleration Program. Under this program, homestead lots were awarded without the necessary site improvements like roads, water, sewer and power.

In 1990, DHHL applied the acceleration program to Pu'ukapu with intent to award new pastoral lots. DHHL used the 1982 development plan for Pu'ukapu and "paper subdivided" 4,600 acres into 184 pastoral lots. The new subdivision included much of the lands that comprised the 22-lot subdivision proposed in 1982. By then, the Commission had adopted a policy of providing a range of pastoral lot sizes. The lot sizes ranged from subsistence lots (as low as 15 acres in Pu'ukapu), to supplemental lots, to commercial lots. Surveys show that most pastoral lessees (75%) basically wanted to live with a rural lifestyle lot and preferred to raise just enough cattle for their own use (subsistence size). This is what the Commission's policy responded to and reflected. Per the acceleration program the new 184-lot subdivision did not include improvements like roads, water, sewer and power.

PLANS AND STUDIES

In 1992, Engineering Surveyors Hawai'i (ESH) was hired to prepare preliminary designs for a water system. This work was delayed because the County required a water master plan detailing the overall water project. A Pu'ukapu Pasture Lot Water Strategy was prepared by ESH in 2002. This study outlined water service alternatives and costs, and recommended a preferred water master plan for water service to the 184 pastoral lots. The ESH study also concluded that a potable system meeting DWS standards was not feasible because of cost and time constraints and recommended that a Hybrid (Non-DWS) system be designed to service the 184 lots. This type of system would not be operated by the Hawai'i County DWS so it would be necessary to create a water cooperative to operate and maintain the system.

In 2006, Akinaka and Associates (A&A) was hired to design the (Non-DWS) Pu'ukapu Hybrid Water System. A&A completed the design in 2007 and the design is currently under review and subject to County DWS approval. Anticipating plan approval and subject to the availability of funds, \$2.2 million of Hawaiian Home Lands Trust Fund monies was included in DHHL's budget for fiscal year 2009 for the initial phases of the hybrid water system.



Priority Project - Pu'ukapu Hybrid System

EXISTING SYSTEMS

There are two public water systems in Waimea; the Waimea Irrigation System (WIS) provides irrigation water managed by the State Department of Agriculture (DOA) and the other one providing domestic water managed by the county Department of Water Supply (DWS). The source water for both systems comes from watersheds in the Kohala Mountains.

The DOA WIS system provides non-potable irrigation water to DHHL agricultural lessees at Pu'ukapu, however the system does not currently serve the 184 pastoral lots. The irrigation water can be used by cattle, but cannot be used by humans. Irrigation water would, therefore, not support building homes so people could reside on their pastoral lots. In order to serve the 184 pastoral lots with non-potable irrigation water, the WIS system would have to be improved at a total projected cost of \$18 million of which approximately \$4 million would have to come from DHHL. This project would involve several agency funders, construction of a major reservoir and several pumps with miles of distribution lines.

The DWS system provides potable water to Pu'ukapu, but the pastoral lessees cannot rely on this system because the county restricts stock water for cattle use during times of drought. Water from the DWS system currently serves a portion of the 184 pastoral lots.

Approximately 30 lots are served off the existing potable system using County DWS water, which has been augmented with a 24,000-gallon water "Hui" tank constructed by the Pu'ukapu Pastoral Water Group with a grant from DHHL. Water supply is limited and pressure is often low and inadequate for fire flow. The other 154 lots would have to purchase and haul water; or attempt water catchment in this area where annual rainfall averages only 30" to 40". It usually requires 60" of annual rainfall to supply the needs of a typical household not including stock water for pastoral use. Providing water service to the entire Pu'ukapu pasture lots can be done with the proposed Hybrid Water System.



HYBRID WATER SYSTEMS

The proposed Hybrid System's source is County potable water from the Waimea well. The Waimea well was drilled, cased and tested by DLNR and the County DWS is currently pursuing the development of this well for production. The Waimea well will provide dependable water source for DHHL's Lālāmiilo project. DHHL is requesting \$6.3 million from the legislature to fund the necessary improvement to serve Lālāmiilo and provide the necessary water credits for the Pu'ukapu Hybrid System.

Using County potable water allows for ranching and residential use. The system of distribution lines and storage tanks will provide access to stored water for fire protection. There is no need for several pumps to maintain fire flow pressure throughout the system.

The (Non-DWS) Hybrid Water System includes boosting water from the DWS system via pumps and constructing a new 50,000 gallon storage tank to supplement the existing "Hui Tank". The plan also proposes installing transmission and distribution mains to the 184 lots. The project will be phased with 34-lots being served in the first phase, 41-lots being served in the second phase and 109-lots being served in the third and final phase. The construction of critical system components like the master meter and new storage tank as well as the location of the existing County system being located north west of the 184-lots dictated the sequence phases. The total cost of the project is estimated to be approximately \$3.6 million.

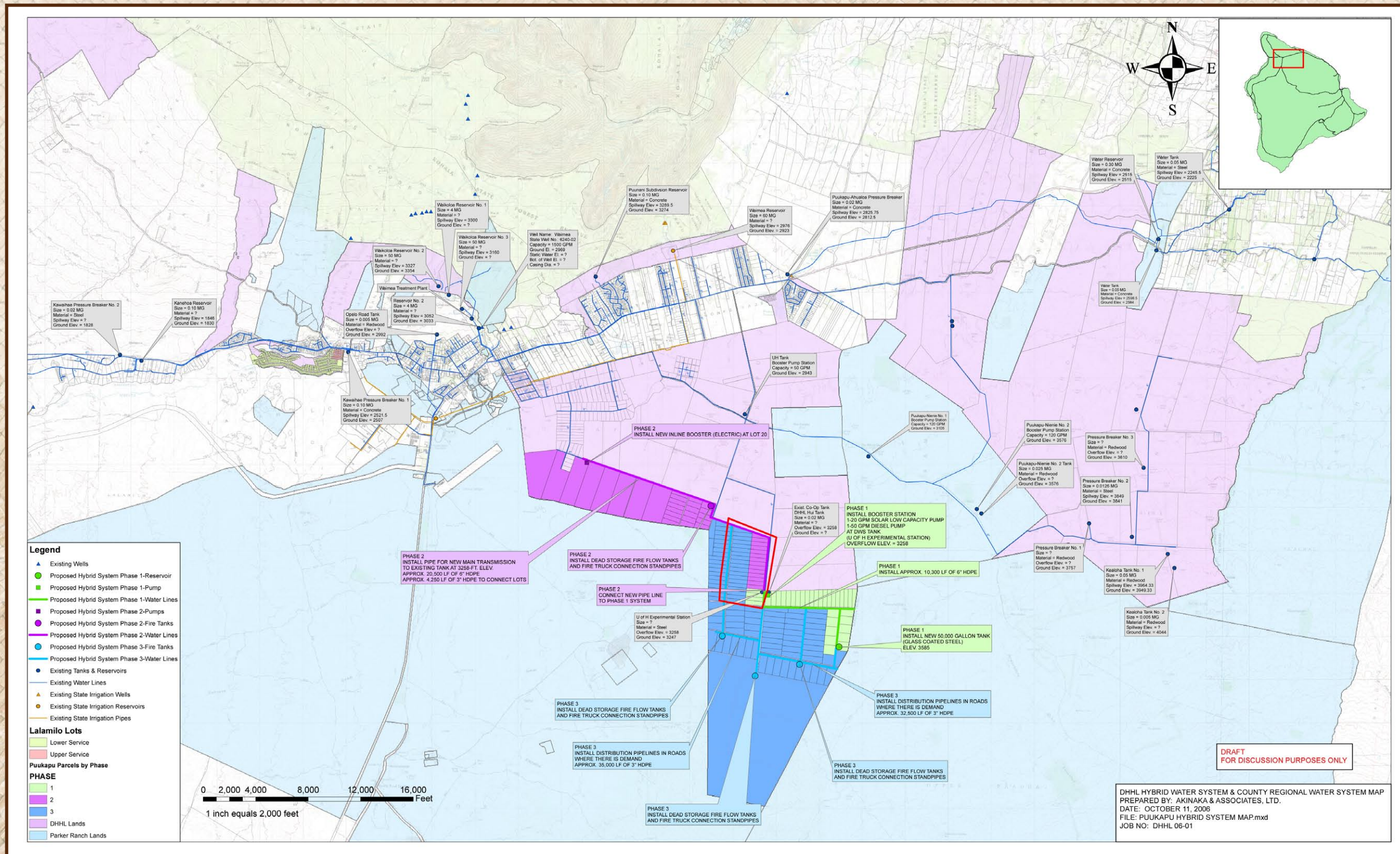
With the cost roughly the same (WIS improvements at \$4.0 m and Hybrid at \$3.6), but the Hybrid both supporting cattle and residential use, it made sense to go with the Hybrid system.

As noted above, DHHL budgeted \$2.2 million of Hawaiian Home Lands Trust Fund monies for fiscal year 2009 for the initial phases of the project. These monies are contingent on DWS approving the plan and subject to the availability of funds.

DHHL plans to build phases 1 and 2 with the budgeted \$2.2 million. Construction is intended to start in 2009 and may be completed in 2011-2012. Construction of Phase 3 is subject to the availability of additional funds. DHHL understands that there are existing homesteaders residing in Phase 3 that need water and will work with the community to get the necessary funding to construct phase 3 and complete the system. Being that this is a non-DWS system the County of Hawai'i would not be inclined to appropriate any funds to this project. The priority for DHHL and community is acquiring \$1.4 million to fund phase 3 and complete the Hybrid Water System.



Priority Project - Pu'ukapu Hybrid System



Priority Project - Pu'ukapu Hybrid System



TOTAL COST ESTIMATE

\$3.6 million

PHASING

Phase 1	\$1 Million	34 lots	Funded
Phase 2	\$1.2 Million	41 lots	Funded
Phase 3	\$1.4 Million	109 lots	Not Funded
\$3.6 Million		184 lots	

CRITICAL PATH

Phase 1 & 2	Start 2010	Complete 2011-2012
Phase 3*	Start 2013-2014	Complete 2014-2015

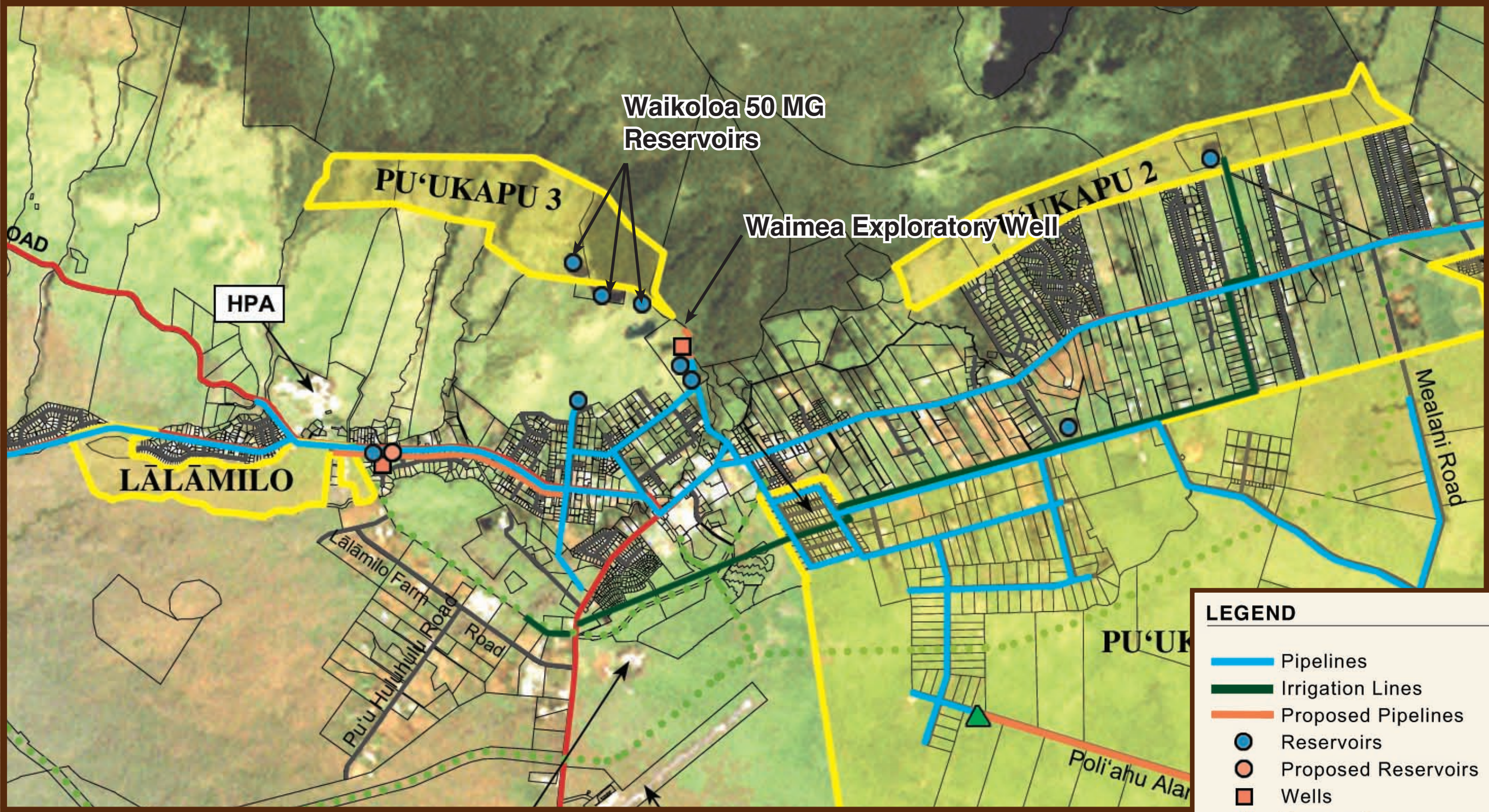
** subject to availability of funds*

FUNDING SOURCES

Likely funding sources for phase 3 would include the State of Hawai'i Legislature, Department of Agriculture, Department of Hawaiian Home Lands, Office of Hawaiian Affairs, Grants and private donations.



Priority Project - Lālāmiilo Water Storage and Transmission



LEGEND

- Pipelines
- Irrigation Lines
- Proposed Pipelines
- Reservoirs
- Proposed Reservoirs
- Wells
- Booster Pumps
- Proposed Booster Pumps



Priority Project - Lālāmiilo Water Storage and Transmission

Priority Project: Lālāmiilo Water Storage and Transmission

The Hawai‘i Island Plan identified Lālāmiilo as a priority tract for development. The total build-out is projected to have approximately 442 lots to be constructed in several phases over time. Phase 1 includes 42 homes that are currently under construction. The development of phase 2 which calls for approximately 400 turn key homes is contingent on water system improvements. There currently is no reliable surface water system to serve the new sub-division and no alternative means to store or distribute the water. In addition to DHHL’s Lālāmiilo subdivision, there exists a clear need for a reliable potable water system to support the existing Waimea community and the Department of Education’s projections for a new Waimea Elementary school campus.

Reservoirs are currently used for storing raw drinking water and rely on wet weather conditions to be filled. Drought conditions pose a serious hazard as such is the case today. The October 14, 2006 earthquake caused some serious damage to the two Waimea 50 MG reservoirs (which are considered dams). One of the reservoirs had to be drained in order to make the necessary repairs, leaving only one reservoir to serve area residents. The single 50 MG reservoir is only partially filled and inadequate to supply the community with drinking water. The long range plan should be to convert from surface water to ground water (wells) as it would provide a safer and more reliable water source as well provide additional capacity to meet the growing needs of the Waimea community. The development of new wells, and the conversion to ground water would create a more dependable and higher quality water source.

Description

Construct a 1 MG water reservoir and approximately 9,200 linear feet of transmission line. The source of potable water for this project is anticipated to be from the Waimea Well which was drilled, cased and tested by the State Department of Land and Natural Resources. The County of Hawai‘i Department of Water Supply is currently pursuing development of the new well.

Cost Estimate

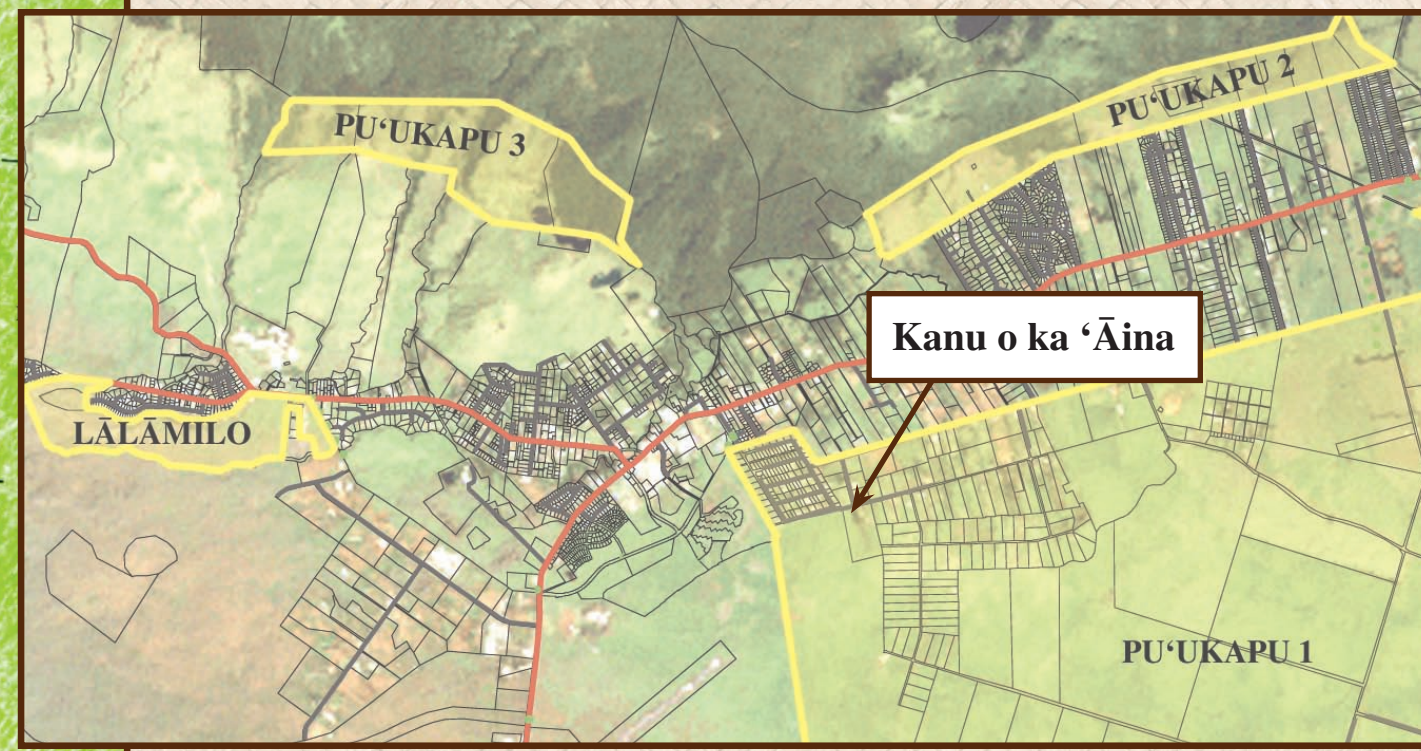
\$6.2 Million

Status

The project is currently in the design phase. DHHL will submit a capital improvement project funding request for construction in the 2009 legislative session.



Priority Project - Kanu o ka 'Āina



Priority Project - Kanu o ka 'Āina

Priority Project: Kanu O Ka 'Āina

The Kanu o ka 'Āina Learning 'Ohana organization (KALO) is a non-profit 501(c)3 organization proposing to build Kauhale 'Ōiwi o Pu'ukapu, a Hawaiian cultural and resource center in Pu'ukapu, Waimea. Kauhale 'Ōiwi o Pu'ukapu will provide a community resource for Hawaiian cultural practices and values. Located on 15 acres of DHHL lands, the Kauhale 'Ōiwi o Pu'ukapu is designed to be a Hawaiian cultural and education resource center for Waimea and the island of Hawai'i. The Kauhale will include a Community Resource Center, Early Childhood Education Center, Higher Education facility to teach "place based" education, education laboratory, gym / performance center, cafeteria, offices, cultural gardens, store and makahiki grounds.

Kauhale 'Ōiwi o Pu'ukapu models the concept of "ancient is modern" by exhibiting the traditional value of *mālama 'āina*, caring for the environment through the use environmentally sustainable technologies, designs and maintenance approaches. The "green" sustainability goal is for net-zero energy and water use. This means that the facility will produce, save and recycle more energy and water than it consumes. Excess energy will be delivered back to the electric grid and waste water will be recycled for other uses. Specific "green" strategies incorporated into Kauhale 'Ōiwi o Pu'ukapu includes utilizing rainwater catchment system for irrigation, appropriate fixture use, natural ventilation design strategies and localized mechanical cooling to eliminate the need for centralized cooling, natural/biological wastewater treatment systems, and use of local aggregate or pervious paving systems to reduce hardscape on site.

Phase One of the Kauhale 'Ōiwi o Pu'ukapu will include Hālau Ho'olako (Community Resource Center), Hālau Pōki'i (Early Childhood Education Complex 0-10), Hālau Wānana (Center of Higher Education).

With the largest concentration of Hawaiian Home Lands acreage in the state, Waimea was deemed the most ideal place, with a potential for becoming a model for Hawaiian rural empowerment. Extensive efforts have been made from the conception of the project five years ago until today to seek input from stakeholders to meet their educational and cultural needs. The proposed project is planned for development over a seven year period from 2005 to 2011.

Cost

The total cost for Phase One of Kauhale 'Ōiwi o Pu'ukapu is \$14,000,000. The major costs include building design consultants, furnishings and equipment, site design consultants, infrastructure and utilities. The most critical cost will be the cost of installing the necessary infrastructure for the site lacking existing utilities in within the project area

Funding Opportunities

Phase I of the project is currently financed through firm gifts of \$2.9M and a \$3M loan from Bank of Hawai'i. The United States Department of Agriculture provided the \$3M loan.

A group of legislators introduced a bill to fund construction through the issuance of a revenue bond. However, the bill died in session, and no other monies were appropriated for the project.

Critical Path

Discussions with State agencies and State legislators should be contacted to support the request for grant-in-aid monies.

Capital Campaign Silent Phase – Completed
Capital Campaign Public Phase – On-going
Groundbreaking is planned for May 19, 2006.

1st Phase – Construction of Hālau Ho'olako (Community Resource Center), Hālau Pōki'i (Early Childhood Education Complex 0-10), Hālau Wānana (Center of Higher Education).

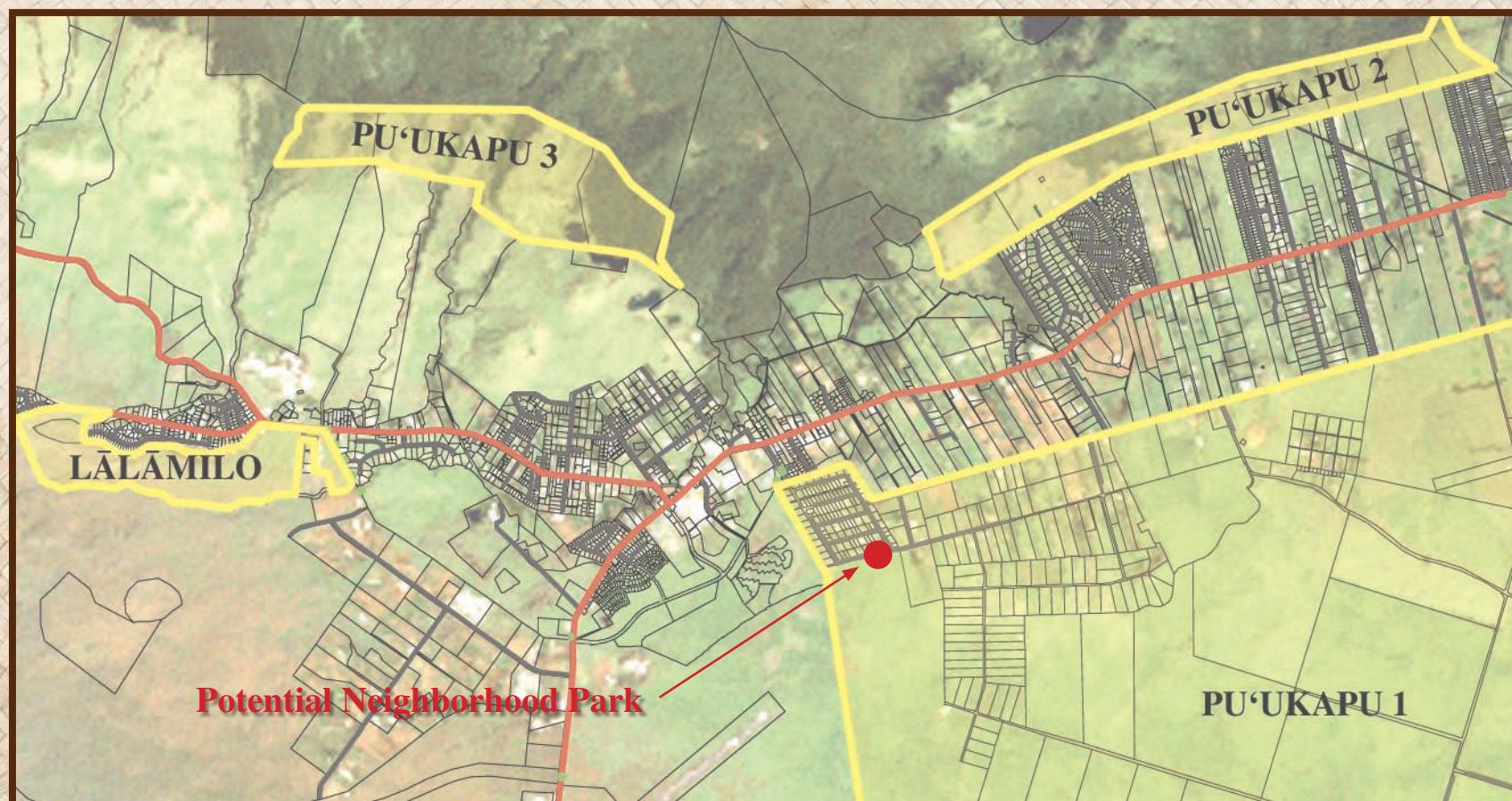
2nd Phase – Construction of Hale (Academy Laboratories), Administrative Offices, Food Service Facility

3rd Phase – Construction of the Performance Center/Gymnasium, KALO Store

The project has already received grubbing and grading permits from the County of Hawai'i. No construction permit has been issued as DHHL and the county are currently resolving differences regarding zoning of the site



Priority Project - Neighborhood Park



Priority Project - Neighborhood Park

Priority Project – Neighborhood Park

Waimea currently lacks ample community recreational areas for its burgeoning community. The number of youth sports teams and leagues currently stretch current facilities in the area beyond capacity. Enrollment at the Kanu o Ka 'Āina School has grown at a steady pace, and the nucleus of youth at the campus makes the construction of a park nearby ideal. Typically parks are located close to educational centers to facilitate after school activities like sports.

Cost Estimate

Planning and Design – FY 2009-2011
\$750,000

Construction – FY 2011-2014
\$2,500,000

Funding Opportunities

As this project is in the conceptual stage, a number of funding opportunities are available. However, the determinant factor of where the funding comes from relies heavily on the land identified for the park. At this point, funding for the park could either come from the County of Hawai'i, Department of Hawaiian Home Lands, U.S. Department of Housing and Urban Development, or through private sources.

Critical Path

Site Selection and Planning 2009-2010

Design 2010-2011

Construction Phase I 2011-2012
Restroom Facilities, Baseball Field, Soccer Field, Playground





Timeline Matrix of Capital Improvement Projects

PU‘UKAPU-Lālāmiilo PROJECT TRACKING										
PROJECT	TYPE	LEAD	STATUS	2007	2008	2009	2010	2011	2012	2013
Waimea Water System Improvements: Exploratory Wells	Water	County/State (DLNR-Water commission)	Line item of \$1.5 included in 07-09 biennium, but no firm state or county appropriation.							
Waimea Water System Improvements: Puukapu Hybrid Water System	Water	DHHL	County did not appropriate any monies in FYs 07 or 08 for water system improvements							
Kanu O Ka ‘Āina Charter School	Community	Private	Firm gifts of \$2.8M received. \$3M loan from Bank of Hawaii to assist. Grading permit received. Construction permit pending.	Public Phase of Fundraising Ongoing	Grading/ Construction	Construction	Phase 1 Opens			
Waiaka Bridge & Intersection Replacement Program	Roads	State	\$1M for design and \$3.8M for ROW appropriated. Federal matching funds delayed. Construction likely in 2014.				Design			Right-of-way acquisition
Community Park within Proximity of Kanu O Ka ‘Āina School	Community	N/A	Conceptual Stage			Planning	Design	Construction	Construction	Construction
Waimea Sewage System	Sewer	County	No monies appropriated by the county for area sewer improvements in FYs 2006, 2007 and 2008.							
Kawaihae Bypass Road	Roads	State	\$2M for design in FY 07. However, delay in federal funds pushed design back to FY 09.			Design		Right of Way Acquisition	Right of Way Acquisition	Construction
Waimea Bypass Road	Roads	State	\$1.5M appropriated for design. However, construction pushed back to 2012 due to delay in federal funds. Commencement pending EIS submittal.							
Waimea Traffic Circulation Improvements	Roads	County	\$495K in FY07and \$9.505M in FY 08 appropriated by county for various projects outlined in the Waimea traffic study yet to be published formally.	Planning	Planning, Design, Land Acquisition and Construction	Land Acquisition, Design and Construction	Construction			
Māmalahoa Highway to Kawaihae Road Connector Project	Roads	State/County	No state or county funds appropriated. Project not on state 6-year STIP. County portion projected to commence in 2011.					County portion to commence construction		
Waimea Regional Park	Community	County	\$750K appropriated by county for planning and design.		Design and Planning		Construction	Construction	Construction complete	
Waimea Middle Public Conversion Charter School Expansion	Community	State	\$2M in planning and design appropriated by legislature for 8 classroom building.	Plans and Design		Construction	Construction Complete			
Waimea Trails and Greenways	Roads	Private	Money appropriated by the county, but federal funds delayed			Design and Construction	Construction Complete			
Lindsey Road Bridge Improvements	Roads	County	\$600K appropriated by county for design and construction. Project not affected by FHWA delay.		Design		Construction	Construction Complete		
Saddle Road Improvements	Roads	Federal	Various improvements. \$3M in state design funds for FY07. No FHWA delay due to congressional earmark status.	Construction and Design Ongoing	Construction and Design Ongoing	Construction and Design Ongoing	Construction and Design Ongoing	Construction and Design Ongoing		
Lālāmiilo Phase II	Residential	DHHL								

Project Status

Priority Project

