

KA'Ū COMMUNITY DEVELOPMENT PLAN



October 2017
Ordinance No. 2017-66



ACKNOWLEDGEMENTS



Acknowledgements

The Ka'ū CDP truly was a “kākou” effort – hundreds of people in and outside the community played a role in producing this document. It would take volumes to acknowledge everyone by name and contribution, so only a short summary is included here. Apologies to anyone who was overlooked.

The County of Hawai'i extends a warm Mahalo to...

...the **people of Ka'ū**, who came out in record numbers to ground the CDP in their values and vision and then continued to provide heartfelt guidance at every step from there. Special thanks to the many volunteers who supported community meetings and the local organizations who provided meeting space and assistance.

...the **Steering Committee**, whose members had the commitment and patience to see things through to the end: Patti Barry, John Cross, Bob DaMate, Ron Ebert, Michelle Galimba, Loren Heck, Eldridge Nabo, Marino Ramones, Simon Torres, and Donna Ambrose (resigned). Special thanks to Chair “Aunty” Leina’ala Enos for her wise leadership and to the Queen Lili’uokalani Children’s Center for giving her the freedom to do the community’s work.

...**Community Planning Assistant** Nālani Parlin, who nurtured the link between the community and the County with such care and talent.

...**Recorder** Isobel Donovan, whose attention to detail helped to maintain transparency and accuracy in project documentation.

...**Community Liaisons** Teresa Alderdyce, Lynn VanLeeuwen, Jesse Marques, and Keola Downing for helping the County accurately record what the community loves and wants to see in 2030.

...the **Ka'ū Calendar** for regular coverage of CDP events and progress.

...the **local staff and maintenance crew of the Department of Parks and Recreation** for access to, set-up, and clean-up of meeting space.

...**Planning Department** staff and leadership, including project manager Ron Whitmore; planner Bethany Morrison; Manager of Long Range Planning April Surprenant; GIS specialists Gilbert Bailado, Chris Hardenbrook, and Kevin Reardon; administrative support staff Cathy Stehman and Marty Shimizu; and Directors Chris Yuen, BJ Leithead Todd, Duane Kanuha, and Michael Yee.

...**Research and Development Department** staff and leadership, including Alex Frost, Frecia Cevallos, Will Roston, Lois Nishida, Stacie Iwasaki, Marcia Yoshiyama, and Director Laverne Omori.

...**Assistant Corporation Counsel** Amy Self, Margaret Masunaga, and Bill Brilhante.

...**Support Services** staff and leadership who always delivered professionally-produced materials – usually on very short notice.

...many **Federal, State, and County agency** staff members and leadership for insight into their work in Ka'ū and how the CDP can support it.

...**County Council members** Guy Enriques, Brittany Smart, Brenda Ford, and Maile David for their trust in the community process.

...**Consultants** for providing their critical, third-party expertise and experience, including Island Planning, Chris Hart & Partners, PBR Hawai'i, Urban Advisors, PlaceMakers, and the Hawaiian Alliance for Community Based Economic Development.

...the **National Oceanic and Atmospheric Administration** (NOAA) for providing a detailed hazard risk profile for the district.

...the **Rivers, Trails, and Conservation Assistance** (RTCA) program of the National Park Service for its early and steadfast support.



APA Award Winning Plan for Best Practices

Ka'ū CDP Steering Committee



Front row: Leina'ala Enos, Patti Barry, Eldridge Naboa, John Cross, Simon Torres
Middle row: Loren Heck, Michelle Galimba, Ron Whitmore (CDP Planner),
BJ Leithead-Todd (Planning Director)
Top row: Bob DaMate, Ron Ebert, Donna Ambrose, Marino Ramones

Ordinance 2017-66

COUNTY OF HAWAI'I

STATE OF HAWAI'I



BILL NO. 52

ORDINANCE NO. 17 66

AN ORDINANCE ADOPTING THE COUNTY OF HAWAI'I KA'Ū COMMUNITY DEVELOPMENT PLAN.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAI'I:

SECTION 1. Purpose. The purpose of this ordinance is to adopt the Ka'ū Community Development Plan (attached hereto as Exhibit A) pursuant to the County of Hawai'i General Plan, Section 15.1 (February 2005 as amended).

SECTION 2. Adoption. Chapter 16, Section 16-2, Hawai'i County Code 1983 (2016 Edition, as amended), is amended to read as follows:

"Section 16-2. Adoption of community development plans.

The community development plans listed below are adopted and incorporated by reference. A copy of the plans and amendments shall be available for public inspection at the planning department.

KA'Ū. The document identified as "Ka'ū Community Development Plan" is adopted by reference, subject to later amendments by ordinance, and may be cited as the "Ka'ū CDP." The planning area for the Ka'ū CDP encompasses most of Judicial District 9 in the County of Hawai'i. Eastern portions of the district near and including Volcano Village were included in the Puna CDP planning area and were, therefore, not incorporated into the Ka'ū CDP.

KONA. The document identified as "Mapping the Future: Kona Community Development Plan Volume 1" is adopted by reference subject to later amendments by ordinance, and may be cited as the "Kona CDP." The planning area for the Kona CDP encompasses the judicial districts of North and South Kona.

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

PUNA. The document identified as “Puna Community Development Plan” is adopted by reference subject to later amendments by ordinance, and may be cited as the “Puna CDP.” The planning area for the Puna CDP encompasses the judicial district of Puna and the Volcano Census Designated Place that includes the Volcano Golf Course subdivision in the district of Ka‘ū.

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

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

SECTION 4. New material is underscored. In printing this ordinance underscoring need not be included.

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

INTRODUCED BY:



COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawai‘i
Date of Introduction: September 20, 2017
Date of 1st Reading: September 20, 2017
Date of 2nd Reading: October 4, 2017
Effective Date: October 17, 2017

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

COUNTY CLERK
 COUNTY OF HAWAII

2017 OCT 18 AM 9:31

Introduced By: Maile David (B/R)
 Date Introduced: September 20, 2017
 First Reading: September 20, 2017
 Published: September 30, 2017

REMARKS: _____

Second Reading: October 4, 2017
 To Mayor: October 12, 2017
 Returned: October 18, 2017
 Effective: October 17, 2017
 Published: October 28, 2017

REMARKS: _____

ROLL CALL VOTE				
	AYES	NOES	ABS	EX
Chung	X			
David	X			
Eoff	X			
Kanuha	X			
Lee Loy	X			
O'Hara	X			
Poindexter	X			
Richards	X			
Ruggles	X			
	9	0	0	0

ROLL CALL VOTE				
	AYES	NOES	ABS	EX
Chung	X			
David	X			
Eoff	X			
Kanuha	X			
Lee Loy	X			
O'Hara	X			
Poindexter	X			
Richards		X		
Ruggles	X			
	8	1	0	0

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

COUNCIL CHAIRPERSON

COUNTY CLERK

Approved Disapproved this 17th day
 of October, 20 17

MAYOR, COUNTY OF HAWAII

Bill No.: 52
 Reference: C-351/PC-29
 Ord No.: 17 66



TABLE OF CONTENTS

Table of Contents	
ACKNOWLEDGEMENTS	I
ORDINANCE 2017-66	III
TABLE OF CONTENTS.....	VII
<i>Table of Figures.....</i>	<i>xi</i>
<i>Table of Tables.....</i>	<i>xi</i>
GLOSSARY.....	XIII
SECTION 1: INTRODUCTION.....	1
1.1 EXECUTIVE SUMMARY	1
1.1.1 <i>What is a CDP, and what can it do?</i>	1
1.1.2 <i>How does the Ka'ū CDP strengthen Ka'ū?</i>	1
1.1.3 <i>What, specifically, does the Ka'ū CDP do?</i>	2
1.1.4 <i>Where did the Ka'ū CDP come from?</i>	4
1.1.5 <i>How can I learn more about the Ka'ū CDP?</i>	4
1.1.6 <i>CDP Support Documents</i>	5
1.2 MAJESTIC KA'Ū: LAND, COMMUNITY, AND LIVELIHOOD.....	7
1.2.1 <i>People of the Land</i>	7
1.2.2 <i>Na 'Ohana Resilience</i>	7
1.2.3 <i>Create and Share Ho'owaiwai</i>	8
1.2.4 <i>Core Values</i>	8
1.3 KA'Ū TOMORROW: COMMUNITY VISION	9
1.3.1 <i>Issues and Priorities</i>	9
1.3.2 <i>Values and Vision Statement</i>	10
1.4 KA'Ū TODAY: COMMUNITY ASSETS AND CHALLENGES	11
1.4.1 <i>Assets</i>	11
1.4.2 <i>Challenges</i>	12
1.5 FROM VISION TO ACTION	14
1.5.1 <i>Community Objectives</i>	14
1.5.2 <i>Identifying CDP Strategies</i>	15
1.5.3 <i>Types of CDP Strategies</i>	15
1.5.4 <i>From Strategies to Action</i>	15
SECTION 2: APPLICABILITY.....	17
2.1 PURPOSE	17
2.2 RELATIONSHIP TO THE GENERAL PLAN.....	17
2.3 PLANNING AREA	17
2.4 TYPES OF STRATEGIES.....	17
2.5 CDP IMPLEMENTATION ROLES AND GUIDES	18
2.6 STRATEGY SUMMARIES.....	18
2.6.1 <i>CDP Strategies by Community Objective</i>	21
2.6.2 <i>CDP Strategies by Place</i>	30
SECTION 3: ADVANCE PREFERRED CONSERVATION AND SETTLEMENT PATTERNS	37
3.1 PREFERRED SETTLEMENT PATTERN	37
3.2 GENERAL PLAN ALIGNMENT	37
3.3 COMMUNITY OBJECTIVES	38
3.4 LAND USE POLICY	38
3.5 COUNTY ACTION	40
3.6 COMMUNITY-BASED, COLLABORATIVE ACTION	41

SECTION 4: PROTECT AND ENHANCE NATURAL AND CULTURAL RESOURCES.....	49
4.1 EXPAND THE LOCAL SYSTEM OF PRESERVES	50
4.1.1 Community Objectives	50
4.1.2 County Action.....	50
4.1.3 Advocacy.....	50
4.1.4 Community-Based, Collaborative Action	51
4.2 PROTECT THE COAST FROM DEVELOPMENT	52
4.2.1 Community Objectives	52
4.2.2 Land Use Policy	52
4.2.3 County Action.....	54
4.2.4 Advocacy.....	54
4.2.5 Community-Based, Collaborative Action	54
4.3 PROTECT AGRICULTURAL LANDS & OPEN SPACE	55
4.3.1 Community Objectives	55
4.3.2 Land Use Policy	55
4.3.3 County Action.....	57
4.3.4 Advocacy.....	58
4.3.5 Community-Based, Collaborative Action	58
4.4 PROTECT MAUKA FORESTS	59
4.4.1 Community Objectives	59
4.4.2 Land Use Policy	59
4.4.3 County Action.....	59
4.4.4 Advocacy.....	59
4.4.5 Community-Based, Collaborative Action	59
4.5 PRESERVE SCENIC AREAS	60
4.5.1 Community Objective.....	60
4.5.2 Land Use Policy	60
4.5.3 County Action.....	61
4.5.4 Community-Based, Collaborative Action	61
4.6 PROTECT AND ENHANCE ECOSYSTEMS.....	62
4.6.1 Community Objectives	62
4.6.2 Land Use Policy	62
4.6.3 County Action.....	62
4.6.4 Advocacy.....	63
4.6.5 Community-Based, Collaborative Action	63
4.7 PROTECT AND ENHANCE CULTURAL ASSETS.....	65
4.7.1 Community Objectives	65
4.7.2 Land Use Policy	65
4.7.3 County Action.....	66
4.7.4 Advocacy.....	66
4.7.5 Community-Based, Collaborative Actions.....	66
4.8 ESTABLISH AND MANAGE PUBLIC ACCESS	67
4.8.1 Community Objectives	67
4.8.2 Land Use Policy	67
4.8.3 County Action.....	67
4.8.4 Advocacy.....	67
4.8.5 Community-Based, Collaborative Action	68
4.9 ESTABLISH AND MANAGE A REGIONAL TRAIL SYSTEM.....	69
4.9.1 Community Objective.....	69
4.9.2 Land Use Policy	69
4.9.3 County Action.....	69
4.9.4 Advocacy.....	69

TABLE OF CONTENTS

4.9.5	<i>Community-Based, Collaborative Action</i>	69
4.10	ESTABLISH AND MANAGE ACCESS AND TRAIL FACILITIES	70
4.10.1	<i>Community Objective</i>	70
4.10.2	<i>County Action</i>	70
4.10.3	<i>Advocacy</i>	70
4.10.4	<i>Community-Based, Collaborative Action</i>	70
SECTION 5: STRENGTHEN INFRASTRUCTURE, FACILITIES, AND SERVICES		71
5.1	COORDINATE INFRASTRUCTURE, FACILITY, AND SERVICE IMPROVEMENTS.....	72
5.1.1	<i>Community Objective.....</i>	72
5.1.2	<i>Land Use Policies.....</i>	72
5.1.3	<i>County Action.....</i>	72
5.1.4	<i>Advocacy.....</i>	73
5.1.5	<i>Community-Based, Collaborative Action</i>	73
5.2	IMPROVE WATER INFRASTRUCTURE	74
5.2.1	<i>Community Objective.....</i>	74
5.2.2	<i>County Action.....</i>	74
5.2.3	<i>Advocacy.....</i>	74
5.2.4	<i>Community-Based, Collaborative Action</i>	74
5.3	ENHANCE THE ROADWAY NETWORK	75
5.3.1	<i>Community Objective.....</i>	75
5.3.2	<i>Land Use Policy</i>	75
5.3.3	<i>County Action.....</i>	75
5.3.4	<i>Advocacy.....</i>	75
5.3.5	<i>Community-Based, Collaborative Action</i>	76
5.4	FORMALIZE ALTERNATIVE ROUTES.....	77
5.4.1	<i>Community Objective.....</i>	77
5.4.2	<i>County Action.....</i>	77
5.4.3	<i>Community-Based, Collaborative Action</i>	77
5.5	EXPAND MASS TRANSIT FACILITIES AND SERVICES	78
5.5.1	<i>Community Objective.....</i>	78
5.5.2	<i>County Action.....</i>	78
5.6	STRENGTHEN EMERGENCY AND HEALTH FACILITIES.....	79
5.6.1	<i>Community Objective.....</i>	79
5.6.2	<i>County Action.....</i>	79
5.6.3	<i>Advocacy.....</i>	79
5.6.4	<i>Community-Based, Collaborative Action</i>	79
5.7	EXPAND EMERGENCY SERVICES	80
5.7.1	<i>Community Objective.....</i>	80
5.7.2	<i>County Action.....</i>	80
5.7.3	<i>Advocacy.....</i>	80
5.7.4	<i>Community-Based, Collaborative Action</i>	80
5.8	IMPROVE ENVIRONMENTAL MANAGEMENT FACILITIES	81
5.8.1	<i>Community Objective.....</i>	81
5.8.2	<i>County Action.....</i>	81
5.8.3	<i>Advocacy.....</i>	81
5.8.4	<i>Community-Based, Collaborative Action</i>	81
5.9	STRENGTHEN AND EXPAND EDUCATION FACILITIES AND SERVICES.....	82
5.9.1	<i>Community Objective.....</i>	82
5.9.2	<i>County Action.....</i>	82
5.9.3	<i>Advocacy.....</i>	82
5.9.4	<i>Community-Based, Collaborative Actions.....</i>	82
5.10	EXPAND PARKS AND RECREATION FACILITIES	83

5.10.1	<i>Community Objective</i>	83
5.10.2	<i>County Action</i>	83
5.10.3	<i>Community-Based, Collaborative Actions</i>	83
SECTION 6: BUILD A RESILIENT, SUSTAINABLE LOCAL ECONOMY.....		85
6.1	COORDINATE REGIONAL ECONOMIC DEVELOPMENT	86
6.1.1	<i>Community Objective.....</i>	86
6.1.2	<i>County Action.....</i>	86
6.1.3	<i>Community-Based, Collaborative Actions.....</i>	86
6.2	PRESERVE OPPORTUNITIES TO LIVE OFF THE LAND	87
6.2.1	<i>Community Objective.....</i>	87
6.2.2	<i>Land Use Policy</i>	87
6.2.3	<i>County Action.....</i>	87
6.2.4	<i>Community-Based, Collaborative Action</i>	87
6.3	STRENGTHEN LOCAL AGRICULTURE	88
6.3.1	<i>Community Objective.....</i>	88
6.3.2	<i>Land Use Policy</i>	88
6.3.3	<i>County Action.....</i>	88
6.3.4	<i>Advocacy.....</i>	89
6.3.5	<i>Community-Based, Collaborative Actions.....</i>	89
6.4	DEVELOP COMMUNITY RENEWABLE ENERGY.....	90
6.4.1	<i>Community Objective.....</i>	90
6.4.2	<i>Land Use Policy</i>	90
6.4.3	<i>County Action.....</i>	90
6.4.4	<i>Advocacy.....</i>	90
6.4.5	<i>Community-Based, Collaborative Actions.....</i>	90
6.5	PILOT PAYMENT FOR ECOSYSTEM SERVICES.....	91
6.5.1	<i>Community Objective.....</i>	91
6.5.2	<i>Land Use Policy</i>	91
6.5.3	<i>County Action.....</i>	91
6.5.4	<i>Community-Based, Collaborative Actions.....</i>	91
6.6	GROW HEALTH AND WELLNESS SERVICES	92
6.6.1	<i>Community Objectives</i>	92
6.6.2	<i>County Action.....</i>	92
6.6.3	<i>Community-Based, Collaborative Actions.....</i>	92
6.7	PROMOTE THE CREATIVE, EDUCATION, AND RESEARCH SECTORS.....	93
6.7.1	<i>Community Objectives</i>	93
6.7.2	<i>County Action.....</i>	93
6.7.3	<i>Community-Based, Collaborative Actions.....</i>	93
6.8	DEVELOP THE LOCAL VISITOR SECTOR	94
6.8.1	<i>Community Objectives</i>	94
6.8.2	<i>Land Use Policy</i>	94
6.8.3	<i>County Action.....</i>	94
6.8.4	<i>Community-Based, Collaborative Actions.....</i>	94
6.9	EXPAND LOCAL RETAIL	95
6.9.1	<i>Community Objectives</i>	95
6.9.2	<i>Land Use Policy</i>	95
6.9.3	<i>County Action.....</i>	95
6.9.4	<i>Community-Based, Collaborative Actions.....</i>	95
SECTION 7: PURSUE POTENTIAL SYNERGISTIC PROJECTS.....		97
7.1	DEVELOP AND IMPLEMENT PLANS FOR PUNALU’U	97
7.1.1	<i>Land Use Policy</i>	97

TABLE OF CONTENTS



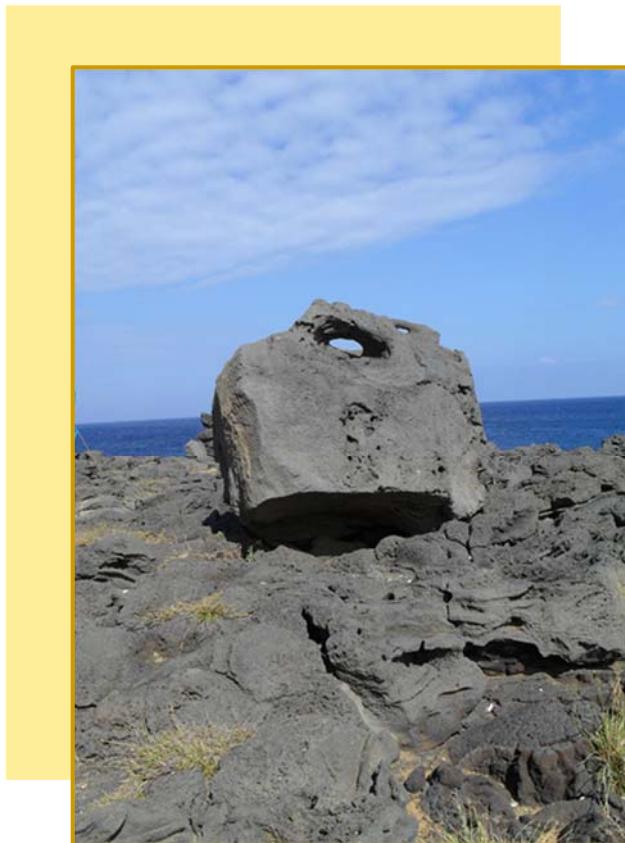
7.1.2	<i>County Action</i>	97
7.1.3	<i>Advocacy</i>	97
7.1.4	<i>Community-Based, Collaborative Action</i>	97

Table of Figures

Figure 1: Ka'ū CDP Planning Area	19
Figure 2: Ka'ū CDP Land Use Policy Map: Regional.....	43
Figure 3: Ka'ū CDP Land Use Policy Map: Pāhala.....	44
Figure 4: Ka'ū CDP Land Use Policy Map: Nā'ālehu	45
Figure 5: Ka'ū CDP Land Use Policy Map: Wai'ōhinu	46
Figure 6: Ka'ū CDP Land Use Policy Map: Discovery Harbour, Mark Twain, & Green Sands.....	47
Figure 7: Ka'ū CDP Land Use Policy Map: Ocean View	48

Table of Tables

Table 1: CDP Strategies by Community Objective	21
Table 2: CDP Strategies by Place (east to west).....	30





GLOSSARY

Glossary

Ahupua'a: Hawaiian Land division usually extending from the uplands to the sea

'Āina: land, earth

APD: Agricultural Project District, pursuant HCC section 25-6-50

BLNR: Board of Land and Natural Resources, Department of Land and Natural Resources, State of Hawai'i

Brownfield: abandoned or underused site where redevelopment or reuse is complicated by the presence or perceived presence of contamination

Capital improvements: major, nonrecurring expenditure like infrastructure improvements, new buildings, and related land acquisition and planning

CBED: community-based economic development

CEDS: Comprehensive Economic Development Strategy

Cesspool: an underground container for the storage of liquid waste and sewage

CIP: Capital Improvements Program. Both the State and the County adopt annual CIP budgets

COE: Army Corps of Engineers

Conservation Area (in the County of Hawai'i General Plan Land Use Pattern Allocation Guide (LUPAG)): Forest and water reserves, natural and scientific preserves, areas in active management for conservation purposes, areas to be kept in a largely natural state, with minimal facilities consistent with open space uses, such as picnic pavilions and comfort stations, and lands within the State Land Use Conservation District.

CTAHR: College of Tropical Agriculture and Human Resources, University of Hawai'i

CZM: Coastal Zone Management, pursuant HRS Chapter 205A

DAR: Division of Aquatic Resources, Department of Land and Natural Resources, State of Hawai'i

DBEDT: Department of Business, Economic Development and Tourism, State of Hawai'i

DHHL: Department of Hawaiian Home Lands, State of Hawai'i

DLNR: Department of Land and Natural Resources, State of Hawai'i

DOA: Department of Agriculture, State of Hawai'i

DOBOR: Division of Boating and Ocean Recreation, Department of Land and Natural Resources, State of Hawai'i

DOCARE: Division of Conservation and Resource Enforcement, Department of Land and Natural Resources, State of Hawai'i

DOE: Department of Education, State of Hawai'i

DOFAW: Division of Forestry and Wildlife, Department of Land and Natural Resources, State of Hawai'i

DOH: Department of Health, State of Hawai‘i

DOT: Department of Transportation, State of Hawai‘i

EA: Environmental Assessment, pursuant HRS Chapter 343 and HAR Chapter 11-200

Ecosystem services: the benefits people obtain from ecosystems, including food, fresh water, fuel, recreation, education, etc.

EIS: Environmental Impact Statement, pursuant HRS Chapter 343 and HAR Chapter 11-200

Extensive Agriculture (in the County of Hawai‘i General Plan Land Use Pattern Allocation Guide (LUPAG)): Lands not classified as Important Agricultural Land. Includes lands that are not capable of producing sustained, high agricultural yields without the intensive application of modern farming methods and technologies due to certain physical constraints such as soil composition, slope, machine tillability and climate. Other less intensive agricultural uses such as grazing and pasture may be included in the Extensive Agriculture category.

Some areas that meet the criteria for important agricultural lands on an irrigated basis only were included in the “Extensive Agriculture” category due to their remoteness from potential sources of irrigation.

FEMA: Federal Emergency Management Agency

FIRM: Flood Insurance Rate Map

General Plan: the policy document for the long range comprehensive development of the County of Hawai‘i ([Hawai‘i County Planning Department Website, General Plan Page: http://www.hiplanningdept.com/general-plan/](#))

HAR: Hawai‘i Administrative Rules

Hawaiian Ocean View Estates: the Ocean View Subdivision mauka of the highway

HCC: Hawai‘i County Code ([Hawai‘i County Website, County Code page: http://www.hawaiicounty.gov/lb-countycode/](#))

HCEI: Hawai‘i Clean Energy Initiative

Ho‘owaiwai: wealth

HOVE: Hawaiian Ocean View Estates subdivision

HRS: Hawai‘i Revised Statutes ([Hawai‘i State Website, Hawai‘i Revised Statutes Page: http://www.capitol.hawaii.gov/hrscurrent/](#))

HTA: Hawai‘i Tourism Authority

HVNP: Hawai‘i Volcanoes National Park

IAL: Important Agricultural Lands, pursuant HRS sections 205-41 thru 52

Important Agricultural Land (in the County of Hawai‘i General Plan Land Use Pattern Allocation Guide (LUPAG)): Important agricultural lands are those with better potential for sustained high agricultural yields



because of soil type, climate, topography, or other factors. Important agricultural lands were determined by including the following lands:

- Lands identified as “Intensive Agriculture” on the 1989 General Plan Land Use Pattern Allocation Guide maps.
- Lands identified in the Agricultural Lands of Importance to the State of Hawai‘i (ALISH) classification system as “Prime” or “Unique”.
- Lands classified by the Land Study Bureau’s Soil Survey Report as Class B “Good” soils. (There are no Class A lands on the island of Hawaii)
- Lands classified as at least “fair” for two or more crops, on an irrigated basis, by the USDA Natural Resource Conservation Service’s study of suitability for various crops.
- In North and South Kona, the “coffee belt”, a continuous band defined by elevation, according to input from area farmers.
- State agricultural parks.

Because of the scale of the Land use Pattern Allocation Guide maps used to designate Important Agricultural Land, the location of these lands should be verified by more detailed mapping when considering specific land use decisions.

Industrial Area (in the County of Hawai‘i General Plan Land Use Pattern Allocation Guide (LUPAG)): These areas include uses such as manufacturing and processing, wholesaling, large storage and transportation facilities, light industrial and industrial-commercial uses.

Infill: development of vacant land – or rehabilitation of existing structures – in already urbanized areas where infrastructure and services are in place

Kahakai: coastal areas

Kula: agricultural areas

Low Density Urban (in the County of Hawai‘i General Plan Land Use Pattern Allocation Guide (LUPAG)): Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses; overall residential density may be up to six units per acre.

LUC: Land Use Commission, Department of Business, Economic Development and Tourism, State of Hawai‘i

LUPAG (Land Use Pattern Allocation Guide Map): a broad, flexible design intended to guide the direction and quality of future developments in a coordinated and rational manner. As the land use policy map in the General Plan, it indicates the general location of various land uses in relation to each other.

Makai: toward the ocean

Mauka: toward the mountain

Medium Density Urban (in the County of Hawai‘i General Plan Land Use Pattern Allocation Guide (LUPAG)): Village and neighborhood commercial and single family and multiple family residential and related functions (multiple family residential -- up to 35 units per acre).

GLOSSARY



NAR: Natural Area Reserve

NOAA: National Oceanic and Atmospheric Administration

NPS: National Park Service

NRCS: Natural Resource Conservation Service, United States Department of Agriculture

OCCL: Office of Conservation and Coastal Lands, Department of Land and Natural Resources, State of Hawai‘i

Ocean View: the subdivisions between Manukā and Kahuku, including Hawaiian Ocean View Estates, Hawaiian Ranchos, and others

OEQC: Office of Environmental Quality Control, Department of Health, State of Hawai‘i

‘Ohana: family

Oikonomia: the root of the word “economics,” meaning “management of the household” in Greek

Open (in the County of Hawai‘i General Plan Land Use Pattern Allocation Guide (LUPAG)): Parks and other recreational areas, historic sites, and open shoreline areas.

ORMP: Ocean Resources Management Plan

PES: payment for ecosystem services

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

PUC: Hawai‘i State Public Utilities Commission

PUD: Planned Unit Development, pursuant HCC section 25-6-1

Pu‘u: cinder cone

Resort Area (in the County of Hawai‘i General Plan Land Use Pattern Allocation Guide (LUPAG)): These areas include a mix of uses such as hotels, condominium hotels (condominiums developed and/or operated as hotels), and support services. Intermediate Resort, Minor Resort, and Retreat Resort Areas are identified as Resort Areas on the LUPAG Map.

Rural (in the County of Hawai‘i General Plan Land Use Pattern Allocation Guide (LUPAG)): This category includes existing subdivisions in the State Land Use Agricultural and Rural districts that have a significant residential component. Typical lot sizes vary from 9,000-square feet to two acres. These subdivisions may contain small farms, wooded areas, and open fields as well as residences. Allowable uses within these areas, with appropriate zoning, may include commercial facilities that serve the residential and agricultural uses in the area, and community and public facilities. The Rural designation does not necessarily mean that these areas should be further subdivided into smaller lots. Most lack the infrastructure necessary to allow further subdivision.

Septic system: a drainage system incorporating a septic tank, in which sewage is collected and allowed to decompose through bacterial activity before draining by means of a leaching field

SHPD: State Historic Preservation Division, Department of Land and Natural Resources, State of Hawai‘i



GLOSSARY



SLU: State Land Use, referring to the SLU districts defined in HRS Chapter 205

SMA: Special Management Area

SWCD: Soil and Water Conservation District

TMA: Three Mountain Alliance

TMK: Tax Map Key – the identifier used by the Real Property Tax Division of the County Department of Finance for each individual parcel or lot of record

TNC: The Nature Conservancy

UHERO: University of Hawai‘i Economic Research Organization

USDA: United States Department of Agriculture

USFWS: United States Fish and Wildlife Service

Wao: mauka forest lands





Section 1: Introduction

Ua mau ke ea o ka ‘āina i ka pono.

The very life of the land is perpetuated in the proper relationship of humans and nature.

Hawai‘i State Motto

1.1 Executive Summary

1.1.1 What is a CDP, and what can it do?

“CDP” is short for “Community Development Plan.” CDPs are the forum for community input into County policy at the regional level and the delivery of County services to the community. They generally employ four types of strategies and require considerable coordination and collaboration to be implemented successfully:

1. **Detail County policy**, particularly for land use and development. CDPs can direct settlement where the community wants it and protect cultural resources, public access, and valuable areas like the coast, agricultural land, and forests. County land use policies are implemented primarily through the County’s actions on permit applications.
2. **Direct County actions** related to land and open space protection, water, roads, transit, emergency services, and parks. These CDP strategies are implemented through County legislative and administrative processes like budgeting, capital improvements, and code amendments.
3. **Guide the policy and actions of State and federal agencies**, whose work impacts resource protections, public access and trails, settlement patterns, and education. It is assumed that the CDP Action Committee, County agencies, and County, State, and federal elected officials will collaborate to encourage agencies and other organizations to advance these CDP strategies.
4. **Focus and guide community action** in pursuit of community goals. These CDP strategies will be led by the community with support from a broad range of organizations and agencies.

For more information about the purpose and scope of the Ka‘ū CDP, see Appendix 1 and Section 2: Applicability below.

Hawai‘i County Community Development Plans are adopted by ordinance. This document – the Ka‘ū Community Development Plan – is what will go before the County Council for adoption. All other Ka‘ū CDP documents are supporting materials that are not adopted into law.

1.1.2 How does the Ka‘ū CDP strengthen Ka‘ū?

Complete, sustainable, vibrant communities do three fundamental things. First, they protect the public trust – the natural and cultural resources that are fundamental to community character and a strong community and local economy. Second, they provide public facilities and services to residents and businesses. And third, they grow local businesses that provide goods, services, and jobs. The Ka‘ū Community Development Plan serves as a road map to achieve those three ends.

First, strategies in Section 4 of the CDP focus on protecting and enhancing Ka‘ū’s rich heritage of natural and cultural resources, including coastal areas, agricultural land, mauka forests, scenic resources, ecosystems, historic and cultural features, and public access and trails. Four basic approaches are used:

INTRODUCTION



land preservation, land use policy protections, governmental initiative, and collaborative action by landowners, nonprofits, and the community.

Second, Section 5 prioritizes improvements in water systems, roads, mass transit, emergency and health services and facilities, waste management, education, and parks. These improvements will require County, State, and community leadership.

Third, the Ka'ū CDP supports economic development in three ways. First, it establishes firm foundations for growth through the protections and improvements in Sections 4 and 5 and by providing room for development in Section 3. Second, the CDP outlines strategic steps to seize sector-specific market opportunities. Third, the CDP provides a road map to guide coordinated, community-led economic development strategies.

The Land Use Policies in Section 3 of the CDP tie the environmental, infrastructure, and economic elements of the CDP together by clearly segregating protected areas (coastal areas and mauka forests), agricultural land, and settled areas.

1.1.3 What, specifically, does the Ka'ū CDP do?

As noted in Section 1.1.1 above, CDPs do a range of things and are implemented in a variety of ways. Listed below are the specific strategies included in the Ka'ū CDP, clustered by the four sections of the CDP introduced in Section 1.1.2 above. In the list below, policies defined when the CDP is adopted begin with terms like "protects," "preserves," "ensures," "concentrates," "identifies," and "allows for." Strategies that require follow-up action begin with terms like "guides," "prioritizes," "supports," and "advances."

The Ka'ū Community Development Plan:

Protects and Enhances Natural and Cultural Resources (Section 4)

- Guides the expansion of lands held in public trust
- Protects coastal areas, agricultural land, and mauka forests from development
- Protects open space, areas with natural beauty, and scenic view planes
- Guides the development of programs to strengthen protections for coastal and agricultural lands as well as open space and view planes
- Preserves historic resources
- Guides the restoration of historic sites and buildings, the retention of village and town character, and the documentation of oral, written, and video histories
- Supports the preservation of village and town character and guides the enhancement of communities' unique sense of place
- Ensures appropriate public access to the shoreline and mauka forests
- Guides the development of a regional network of trails
- Guides collaborative stewardship and enhancement of coastal and forest ecosystems, cultural resources, agricultural lands, public access, and trails



INTRODUCTION

Advances Preferred Conservation and Settlement Patterns (Section 3)

- Concentrates future development in the existing towns, villages, and subdivisions
- Identifies specific commercial and industrial areas in Pāhala, Nā’ālehu, and Ocean View
- Advances redevelopment and growth management with brownfield assessments, a County-wide affordable housing plan, and community-based development strategies.

Strengthens Infrastructure, Facilities, and Services (Section 5)

- Prioritizes the improvement of existing potable water systems and wastewater systems to support infill growth
- Prioritizes formalizing and improving emergency alternative routes
- Prioritizes flood prevention
- Prioritizes the maintenance of County roads as well as safety improvements along Wood Valley, Kamā’oa, Ka’alu’alu, and South Point Roads and Māmalahoa Highway
- Guides road and park improvements in Mark Twain and Green Sands
- Prioritizes bus system improvements, including a Ka’ū loop route, an Ocean View route, evening trips to Hilo and Kona, and bus shelters
- Prioritizes new fire stations, a helipad, and upgraded emergency equipment
- Prioritizes police station improvements, a new substation in Ocean View, and the maintenance of four police officers on each shift
- Prioritizes civil defense sirens, a hazard mitigation plans, and the Kahuku Park Community/Senior Center, Gym, and Shelter
- Prioritizes the Ocean View and Pāhala transfer stations as well as green waste drop-off and mulch pick-up sites
- Prioritizes and guides education improvements, including the development of a school and library in Ocean View
- Guides the development of skate parks and an ATV park
- Prioritizes community input during infrastructure project planning and design

Build a Resilient, Sustainable Local Economy (Section 6)

- Preserves opportunities to live off the land
- Guides the implementation of regional economic development strategies
- Guides the development of a regional education, enterprise development, and research network
- Guides regional strategies to increase “buying local”
- Guides efforts to strengthen the local agriculture value chain

- Allows for the diversification of agriculture-based businesses and rural uses on agricultural and rural lands
- Guides the development of local, renewable, distributed energy networks and prioritizes greater public review of commercial renewable energy projects
- Guides exploratory efforts to secure community payments for ecosystem services
- Guides the expansion of the regional network of health and wellness services
- Guides the development of a regional ho'okipa network – a place-based approach to community tourism.

In addition, a large number of CDP objectives and strategies intersect at Punalu'u, which has a rich ecological, historical, and cultural legacy and is dear to the hearts of most residents. The CDP outlines a community-driven, collaborative process for planning the future of Punalu'u.

1.1.4 Where did the Ka'ū CDP come from?

The Ka'ū CDP was developed in three stages, which are described in Appendix 2. Each stage was driven by extensive community input and concluded with a clear decision by the CDP Steering Committee, the volunteer advisory committee charged with recommending a CDP to the County.

During the first stage, community members identified core community values and a vision of what they'd like to see in Ka'ū in 2030, as summarized in Sections 1.2.4 and 1.4.1 below. At the end of that stage, the Steering Committee affirmed a Values and Visions Statement that has since served as a compass point guiding the planning process.

Next, a detailed profile of the community (Appendix 3) was developed based on community knowledge and expertise as well as existing data, reports, and studies. Section 1.3 below summarizes the community assets and challenges identified in the profile. That stage concluded when the Steering Committee integrated the Values and Vision Statement with the Community Profile to develop the twelve Community Objectives that the CDP is designed to achieve (listed in Section 1.5.1 below).

In the third stage, extensive research was conducted to identify the range of strategies that could be used to achieve those objectives. From those strategies, a combination of policies and actions was identified that, when implemented together, will realize the community's vision for the future. Those strategies were compiled into the preliminary "working draft" of the CDP. The Ka'ū CDP Steering Committee reviewed that draft, discussed it, and made recommendations for revisions.

Next, the broader community and stakeholders had the same opportunity, and the Steering Committee used that input to make further revisions before it was satisfied that the CDP truly reflects community preferences.

1.1.5 How can I learn more about the Ka'ū CDP?

The following sections are designed to orient the reader to the CDP:

- Table of Contents, starting on page iii
- 1.1.6 CDP Support Documents, starting on page 5
- 1.2 Majestic Ka'ū: Land, Community, and Livelihood, starting on page 7



INTRODUCTION

- 1.3 Ka‘ū Tomorrow: Community Vision, starting on page 9
- 1.4 Ka‘ū Today: Community Assets and Challenges, starting on page 11
- 1.5 From Vision to Action, starting on page 14.

Section 2 briefly introduces the four types of CDP strategies and the legal applicability of each.

The remaining sections organize CDP strategies by focus area:

- Section 3: Advance Preferred Conservation and Settlement Patterns
- Section 4: Protect and Enhance Natural and Cultural Resources (coastline, agricultural lands, mauka forests, scenic areas, ecosystems, cultural assets, public access, and trails)
- Section 5: Strengthen Infrastructure, Facilities, and Services (water, roads, transit, emergency & health facilities & services, transfer stations, education, and parks)
- Section 6: Build a Resilient, Sustainable Local Economy (agriculture, renewable energy, ecosystem services, health & wellness, education & research, visitor, and retail)
- Section 7: Pursue Potential Synergistic Projects (Punalu‘u).

Each of the sub-sections in Sections 3 through 7 starts with a brief synopsis of that element of the CDP.

1.1.5.1 *Navigating the CDP*

Internal cross-references have been inserted to simplify navigation within the document.

It also includes “Bookmarks,” which can be seen by opening the Bookmark navigation pane in Adobe Acrobat Reader: View/ Navigation Panels/ Bookmarks.

After following an internal link, it is easy to return to the previous point in the document by using either the Bookmark navigation pane or the “Previous View” button, which can be added to the “Page Navigation” toolbar in Acrobat Reader.

Note also that some of the formatting is required to keep the document compliant with the American with Disabilities Act (ADA). For example, complete hyperlinks have to be inserted so that reading machines for the visually-impaired can correctly interpret Internet addresses.

1.1.6 CDP Support Documents

The Ka‘ū CDP is currently organized as follows:

The Ka‘ū Community Development Plan (this document)

Appendix

1. CDP Purpose and Scope
2. Planning Process
3. Community Profile
4. Background Analysis
 - A. Natural and Cultural Resource Management Analysis
 - B. Community Building Analysis
 - C. Local Economic Development Analysis
 - D. Preferred Future Growth Patterns



5. CDP Strategy Rationale
6. Land Use Policy Guide
7. Guidance to Agencies
8. Community Implementation Tools
 - A. Community-Based, Collaborative Action Guide
 - B. Action and Monitoring Matrix

Hawai‘i County Community Development Plans are adopted by ordinance. This document – the Ka‘ū Community Development Plan – is what will go before the County Council for adoption. All other Ka‘ū CDP documents are supporting materials that are not adopted into law.

The intent is to keep the CDP as concise and accessible as possible, leaving supporting material and analysis in the appendix. Appendices 6, 7, and 8 are designed to facilitate and expedite CDP implementation. Appendix 6 is a quick-reference guide for land use planners. Appendix 7 is a summary of action to be taken by County, State, and federal agencies and other organizations. Appendix 8 includes detail about each of the Community-Based, Collaborative Actions included in the CDP as well as tools to guide and monitor those actions.

Other materials in the appendix set the context for and provide the detailed analysis and rationale behind the body of the CDP. For an explanation of each CDP policy and advocacy item, see Appendix 5.



Discovery Harbour "Speakout" event to gather community input
(April 19, 2015)



INTRODUCTION



1.2 Majestic Ka'ū: Land, Community, and Livelihood¹

1.2.1 People of the Land

Even though Ka'ū was one of the original settled areas in the Hawaiian Islands, it remains a vast, remote landscape. The modern district of Ka'ū encompasses 922 square miles, with over 80 miles of virtually undeveloped coastline. Nearly two-thirds of its total land area is in the Conservation District, a fraction of a percent is settled, and the remainder is largely agricultural.

For the people of the district, Ka'ū is more than just a home. For some, Ka'ū is a place where their ancestors flourished for centuries and where the spirits of their native past live on. For others, agricultural employment drew them to emigrate from foreign lands. Here they raised their children and learned to love the land and sea as their own. Still, others have come in search of a simpler way of life, drawn by inexpensive land and a host of personal stories that testify to the magical attraction that draws people to places where they feel at home. Together, these groups form the modern communities of Ka'ū.

Regardless of their background, the people of Ka'ū share a strongly held belief that the district's future is tied to the preservation of its current way of life – its rural lifestyle, its strong family ties, and its protection of the natural and cultural resources that sustain that way of life. There is an almost militant sense among many residents that Ka'ū needs to protect the places and resources it values as the basis for building a future on what already is, as opposed to what someone else would make it.

1.2.2 Na 'Ohana Resilience

Embedded in this understanding is an innate awareness that the three pillars of rural life – land, community, and livelihood – are inseparable. In *The Polynesian Family System in Ka'ū*, Mary Kawena Puku'i referred to this as the “management of the household,” known in Hawaiian as the institution of ‘ohana. According to Tūtū Puku'i, features of ‘ohana include a cohesive force tied by ancestry to the ‘āina, genuine community spirit of mutual benefit, economic exchange regulated by relationships, and voluntary giving of food, possessions, services, and communal labor.



The ‘ohana system sustained generations of families in Hawai‘i and remains a vital force that gives the people of Ka'ū their resilience. People live off the land, and the medium of exchange is reciprocity. The people of Ka'ū grow food in gardens, gather it from the shoreline and forest, fish for it in the ocean, and hunt for it mauka. More importantly, the people of Ka'ū share what they have. Bounty from the garden or hunt is shared with ‘ohana, which includes far more people than those connected by blood. As one resident put it, “Only in Ka'ū. We share, that’s the Ka'ū style – with our family, our neighbors, everyone.”

These practices feed families, bring communities together, and create a means for sharing cultural wisdom from one generation to the next. By sustaining and nurturing this relationship with ‘āina that families have used to survive and thrive in Ka'ū for generations, the local economy is built on the foundation of the region's unique natural, cultural, and social assets.

¹ The narrative in this section and others that follow was, in part, inspired by and borrowed from the introduction to the 2005 Ka'ū Community Plan drafted by Charlene Hart and Keith Yabasaki.

1.2.3 Create and Share Ho'owaiwai

Na 'ohana resilience in Ka'ū creates genuine wealth. In Hawaiian tradition, wealth is not simply the accumulation of money and goods. Rather, genuine wealth – ho'owaiwai – is mālama 'āina (caring for the 'āina, that which feeds), the ability to make it in difficult times with the help of community, and the chance to share with others and to leave a legacy for future generations.

1.2.4 Core Values

These elements of the community character are strongly reflected in core community values. Early in the CDP process, extensive community input was gathered about what residents love most about Ka'ū (see Appendix 2), and the Ka'ū CDP Steering Committee summarized these core values as follows:

VALUES

This grouping of values comments captures the people/place/lifestyle connection in Ka'ū.

'ĀINA or NATURAL RESOURCES (natural beauty, beaches, open space, coastline, mountains, land, access, ocean, outdoor recreation, weather)

'OHANA (people, community, family, schools, safety, aloha, diversity, church)

COUNTRY or RURAL LIFESTYLE (quiet, lifestyle, country, small, agriculture, isolation, little traffic, culture, uncrowded, history, freedom, pace)

These values summarize what the CDP must absolutely preserve.



INTRODUCTION

1.3 Ka'ū Tomorrow: Community Vision

1.3.1 Issues and Priorities

Early in the CDP process, extensive community input was also gathered about what Ka'ū should look like in 2030. The Ka'ū CDP Steering Committee summarized this community vision into six clusters of key issues and priorities:

KEY ISSUES AND PRIORITIES

This grouping of topics illustrates the top issues identified in responses to the 20-year vision question.

LOCAL ECONOMY (jobs, retail, services, dining, entertainment, agriculture, renewable energy, housing, tourism, local business)

RECREATION (facilities, youth recreation, parks, programs)

EDUCATION (more schools, improved schools, adult/vocational/higher education)

HEALTH CARE (hospital, other medical facilities, services)

'ĀINA (access, natural resource protection, coastline, natural beauty)

PUBLIC SERVICES (water, roads, mass transit, public safety, solid waste/recycling)

1.3.2 Values and Vision Statement

Building on core community values and these six priorities, the CDP Steering Committee adopted the following Values and Vision Statement:

VALUES AND VISION STATEMENT

The Ka’ū CDP should honor Ka’ū’s unique rural lifestyle, its connection between people and place, and its distinctive Hawaiian cultural heritage. It must plan for the future in ways that:

- **Increase economic opportunities through a diverse, resilient, and sustainable economy.**
- **Protect and provide reasonable access to natural and recreational resources, including the mauka forests, the coastline, open spaces, and park facilities and programs.**
- **Strengthen families, communities, and the diversity of local cultures.**

Importantly, though economic development was clearly the community’s highest priority for the future, the five additional priority areas focused on areas related to quality of life and place – recreation, education, healthcare, ‘āina, and public services. Though greater economic opportunity is critical, the people of Ka’ū do not want to sacrifice their other values and priorities for the sake of the economy.

This balance is well-reflected in the Values and Vision Statement, which emphasizes the need to “honor Ka’ū’s unique rural lifestyle, its connection between people and place, and its distinctive Hawaiian cultural heritage.”

Importantly, many of the same themes resonate when the people share what they love about Ka’ū and what hopes they have for its future:

- Preserve our lifestyle rooted in the unity of land, community, and livelihood
- Building a future on what already is, as opposed to what someone else would make it
- Continue to create and share ho’owaiwai.



INTRODUCTION

1.4 Ka'ū Today: Community Assets and Challenges

To achieve the community's vision while preserving its core values, one must first be clear about the current state of affairs. To that end, research was undertaken to compile and organize what is known about current conditions in Ka'ū. There were two tracks for this effort (see Appendix 2). One employed data analysis, mapping, and research into past studies and plans. The other invited a community conversation to tap into oral histories and local expertise. The products of these two tracks were edited into a single document – the Community Profile – which is provided in its entirety in Appendix 3. Findings from the Community Profile are organized in the next section into categories that reflected issues of concern to Ka'ū residents and assets likely to support long-range goals.

1.4.1 Assets

1.4.1.1 Natural and Cultural

- Ka'ū is a World Heritage Site of global significance.
- Dramatic geological features expressed in the landscape.
- Mauka forests, rich in biodiversity and native species habitat.
- Prevalence of springs, seeps, and ponds along the coast fed by groundwater.
- Pristine coastline and off-shore waters supporting unique habitats and ecosystems.
- Rich archaeological features, especially along the coast.
- Large extent of natural areas already protected.
- Tradition of recreational and cultural access to natural resources.
- Existing and proposed trail systems promise to increase connections to and through unique natural landscapes.



1.4.1.2 Settlement Patterns

- Historic settlements, ranch lands, mauka forests, and shorelines that exemplify rural character and lifestyle.

1.4.1.3 Infrastructure, Facilities, and Services

- Elementary, Intermediate, and High Schools in Nā'ālehu and Pāhala.
- Hospital and clinics in Pāhala, Nā'ālehu, and Ocean View, providing clinical, emergency, and long-term care.
- County Park Facilities: Kahuku Park, Wai'ōhinu Park, Nā'ālehu Park & Community Center, Whittington Beach Park, Pāhala Park & Community Center, Pāhala swimming pool, Punalu'u lifeguard tower, Punalu'u Beach Park.

- Both the County and the Boys and Girls Club offer after-school programs in Pāhala, Nā‘ālehu, and Ocean View.

1.4.1.4 Economic Development

- Access to healthy local food from the ocean, mauka forests, and agricultural lands.
- ‘Ohana traditions of self-reliance and sharing.
- Agricultural tradition and capacities (coffee, mac nuts, truck farms).
- Co-op to assist in the management of old freshwater resources previously used for plantation agriculture.
- Potential for renewable energy production.
- Global significance as an eco-tourism destination because of the unique landscape and cultural heritage.

1.4.2 Challenges

1.4.2.1 Natural and Cultural Resources

- Mauka forests are threatened by feral animals and invasive flora and fauna.
- Shoreline and off-shore resources lack coordinated management.
- Mauka and makai access is sometimes limited and/or unmanaged.
- Unregulated human activities – off-road vehicles, unsanitary waste, rubbish – threaten sensitive coastal and mauka forest areas, including historic and cultural sites.
- Natural disasters – lava flow, vog, wildfire, earthquakes, tsunami, hurricanes, flooding – are a consistent threat.

1.4.2.2 Settlement Patterns

- Open space, working agricultural lands, and the coastline are vulnerable to inappropriate development.
- The bulk of build-out potential is in the pre-code subdivisions of Ocean View, Discovery Harbour, Green Sands, and Mark Twain, which mostly lack infrastructure and entitlements to create viable village centers.
- Potential for existing and new developments to build out in ways that could undermine the community’s unique character and rural lifestyle.

1.4.2.3 Infrastructure, Facilities, and Services

- Long commutes for school children from Ocean View.
- Limited opportunities for adult, vocational, and higher education.

INTRODUCTION

- Undefined strategies for locating and funding emergency facilities; rural road networks; water and other infrastructure; schools, clinics, and other public facilities; and parks.

1.4.2.4 Economic Development

- Barriers to agricultural sustainability, including land tenure, water, and infrastructure.
- Available workers far exceed available jobs in Ka'ū, so many people commute to Kona or Hilo for work.
- Because of limited retail, service, and entertainment businesses in Ka'ū, the majority of local dollars are being spent outside the community.
- Limited capture of high volume visitor traffic.



1.5 From Vision to Action

1.5.1 Community Objectives

Building on the community's values and vision as well as insights from the Community Profile (see Appendix 3), the Steering Committee established the following Community Objectives:

ENCOURAGE SUSTAINABLE SETTLEMENT PATTERNS

- Objective 1: Encourage future settlement patterns that are safe, sustainable, and connected. They should protect people and community facilities from natural hazards, and they should honor the best of Ka'ū's historic precedents: concentrating new commercial and residential development in compact, walkable, mixed-use town/village centers, allowing rural development in the rural lands, and limiting development on the shorelines.
- Objective 2: Preserve prime and other viable agricultural lands and preserve and enhance viewscapes that exemplify Ka'ū's rural character.

CONSERVE AND MANAGE NATURAL AND CULTURAL RESOURCES

- Objective 3: Protect, restore, and enhance ecosystems, including mauka forests and the shorelines, while assuring responsible access for residents and for visitors.
- Objective 4: Protect, restore, and enhance Ka'ū's unique cultural assets, including archeological and historic sites and historic buildings.
- Objective 5: Establish and enforce standards for development and construction that reflect community values of architectural beauty and distinctiveness.
- Objective 6: Encourage community-based management plans to assure that human activity doesn't degrade the quality of Ka'ū's unique natural and cultural landscape.

ENHANCE COMMUNITY INFRASTRUCTURE

- Objective 7: Identify viable sites for critical community infrastructure, including water, emergency services and educational facilities to serve both youth and adults.
- Objective 8: Establish a rural transportation network, including roadway alternatives to Highway 11, a regional trail system, and an interconnected transit system.

BUILD A RESILIENT LOCAL ECONOMY

- Objective 9: Preserve and greatly enhance nā 'ohana economy.
- Objective 10: Encourage and enhance agriculture, ranching, and related economic infrastructure.
- Objective 11: Increase the number and diversity of income sources for residents, including jobs and entrepreneurial opportunities that complement Ka'ū's ecology, culture, and evolving demographics.
- Objective 12: Establish or expand retail, service, dining, and entertainment centers in rural villages and towns capable of supporting Ka'ū-appropriate growth.



INTRODUCTION



Throughout the CDP, references to “Community Objectives,” “CDP Objectives,” or “objectives” are referring to these Community Objectives adopted by the Steering Committee.

1.5.2 Identifying CDP Strategies

The Community Objectives are the foundation of the CDP. All of the CDP strategies are designed to implement one or more of the objectives. Appendix 2 explains the process followed to identify strategies to achieve Community Objectives.

To make that process as transparent as possible, supplements to Appendices 4A, B, and C include a “strategy identification matrix” that was developed using (and makes specific references to) the comprehensive content included in that appendix. The matrix summarizes current policies and actions that are aligned with community objectives, remaining policy and action gaps, and the new policy, advocacy, and community-based, collaborative action needed to achieve community objectives.

In addition, Appendix 5 includes summaries of the rationale behind each of the CDP policies and advocacy strategies. Each rationale is based on the process represented in the corresponding strategy identification matrix.

To keep the CDP as concise as possible, only limited information from the appendix is repeated, though references direct the interested reader to relevant sections of the analysis.

1.5.3 Types of CDP Strategies

The process of identifying CDP strategies made it clear that strategies fall into three basic categories:

1. Those that are the responsibility of County government
2. Those that are governmental responsibilities but not the County’s – they fall under the jurisdiction of the State or the federal government
3. Those that are not core functions of government and require community leadership and initiative.

To focus and expedite CDP implementation, the CDP strategies are organized into those categories. Because the CDP is most fundamentally a County policy document, County responsibilities are further organized into two aspects of land use policy and County actions, which include regulatory changes, infrastructure improvements, and programs.

However, the County cannot achieve Community Objectives on its own. Those objectives will not be achieved without coordinated effort from other levels of government and the community. Therefore, the CDP also clearly outlines steps that need to be taken outside of County government.

Section 2 of the CDP elaborates on these types of strategies in more detail, including the legal implications of each.

1.5.4 From Strategies to Action

The clear distinctions between the different types of CDP strategies are also important because they leave leadership and control where they belong – in the community’s hands. Government policy and actions in the CDP are based on *Community Objectives*. Their focus is primarily on protecting critical resources and providing basic infrastructure, which serves as a foundation upon which the community can build.

From there, things are in the community's hands. That's important in any community, but particularly crucial in Ka'ū, the home of fiercely proud, independent, and self-sufficient people who do things in their own way, in their own time, and only as they can – Ka'ū Style!

Appendix 8 is designed to support the community-led CDP implementation process.





APPLICABILITY

Section 2: Applicability

‘Ike aku, ‘ike mai, kōkua aku kokua mai; pēlā iho la ka nohona ‘ohana.

Recognize others, be recognized, help others, be helped; such is a family relationship.

Mary Kawena Pūku'i, ‘Ōlelo no'eau

2.1 Purpose

Community Development Plans (CDPs) are introduced in Chapter 15 of the Hawai‘i County General Plan. The purpose of CDPs is to implement the broad goals within the General Plan on a regional basis and to translate the broad General Plan statements into specific actions. CDPs are the forum for community input into managing growth and coordinating the delivery of government services to the community. CDPs designate detailed development patterns and direct physical development and public improvements by detailing land use policies and infrastructure priorities.

2.2 Relationship to the General Plan

In the case of direct conflicts between a CDP and the General Plan, the General Plan shall be controlling. In order to bring the Ka‘ū CDP and the General Plan into alignment, the CDP recommends specific amendments to the General Plan as a follow-up to the CDP (see Policy 15 on page 40, Policy 16 on page 40, and Policy 101 on page 75).

2.3 Planning Area

The Ka‘ū CDP planning area includes most of Judicial District 9 in the County of Hawai‘i. Eastern portions of the district near and including Volcano Village were included in the Puna CDP planning area and were therefore not incorporated into the Ka‘ū CDP. See “Figure 1: Ka‘ū CDP Planning Area” on page 19.

Throughout the CDP, references to “Ka‘ū” are to the Ka‘ū CDP Planning Area.

2.4 Types of Strategies

The Ka‘ū CDP employs four types of strategies to achieve Community Objectives: two types of County policy, an advocacy platform, and community-based, collaborative action.

There are two types of County policies in the CDP:

1. “Land Use Policies” are the official land use policy guidance for the Ka‘ū CDP planning area and shall be implemented through all County of Hawai‘i actions. In addition, the Land Use Policies shall inform County recommendations to other agencies, including the State Land Use Commission regarding district boundary amendments, special permits, and other applications in Ka‘ū.

There are two aspects of Land Use Policies:

- a. Policy Intent: These are general statements that express policy aims or objectives. From a legal standpoint, these “hortatory” policies are open to interpretation when applied in specific instances.



- b. Policy Controls: These limit the range of decisions that can be made in the future, like land use policies that specifically designate future settlement or transportation patterns. These binding, sometimes restrictive policy controls often include use of the term “shall,” which, from a legal standpoint, means the policy is imperative or mandatory.

The CDP distinguishes these two aspects of Land Use Policy.

- 2. “County Actions” are the official County policies to guide future County priorities and initiatives, including operating and capital budgets. These policies are not mandated, legally-binding, or self-implementing; rather, they often require additional legislative and administrative directives before being implemented (e.g., land acquisition, capital improvement appropriations, code changes, incentive measures).

In many cases, existing State and County policies support the implementation of Ka’ū Community Objectives. In those cases, in the CDP, the existing policies are reiterated or tailored to the specific context in Ka’ū, and references for the existing policies are included. If the referenced existing policies are changed following adoption of the CDP, the CDP policies shall stand unless otherwise amended or unless superseded by prevailing policy in the General Plan or State or federal law.

None of the Ka’ū Community Objectives can be achieved by the County alone. Some important policies fall outside jurisdiction, while other initiatives must be led by the community. Therefore, the CDP includes two additional types of strategies:

- 3. “Advocacy” strategies are actions by non-County agencies and organizations that would help advance implementation of the CDP. It is assumed that the Action Committee, County agencies, and County, State, and federal elected officials will work in collaboration with agencies and other organizations to advance the CDP’s advocacy program.
- 4. “Community-based, Collaborative Actions” are initiatives that must be led by the community with support from a broad range of organizations and agencies.

2.5 CDP Implementation Roles and Guides

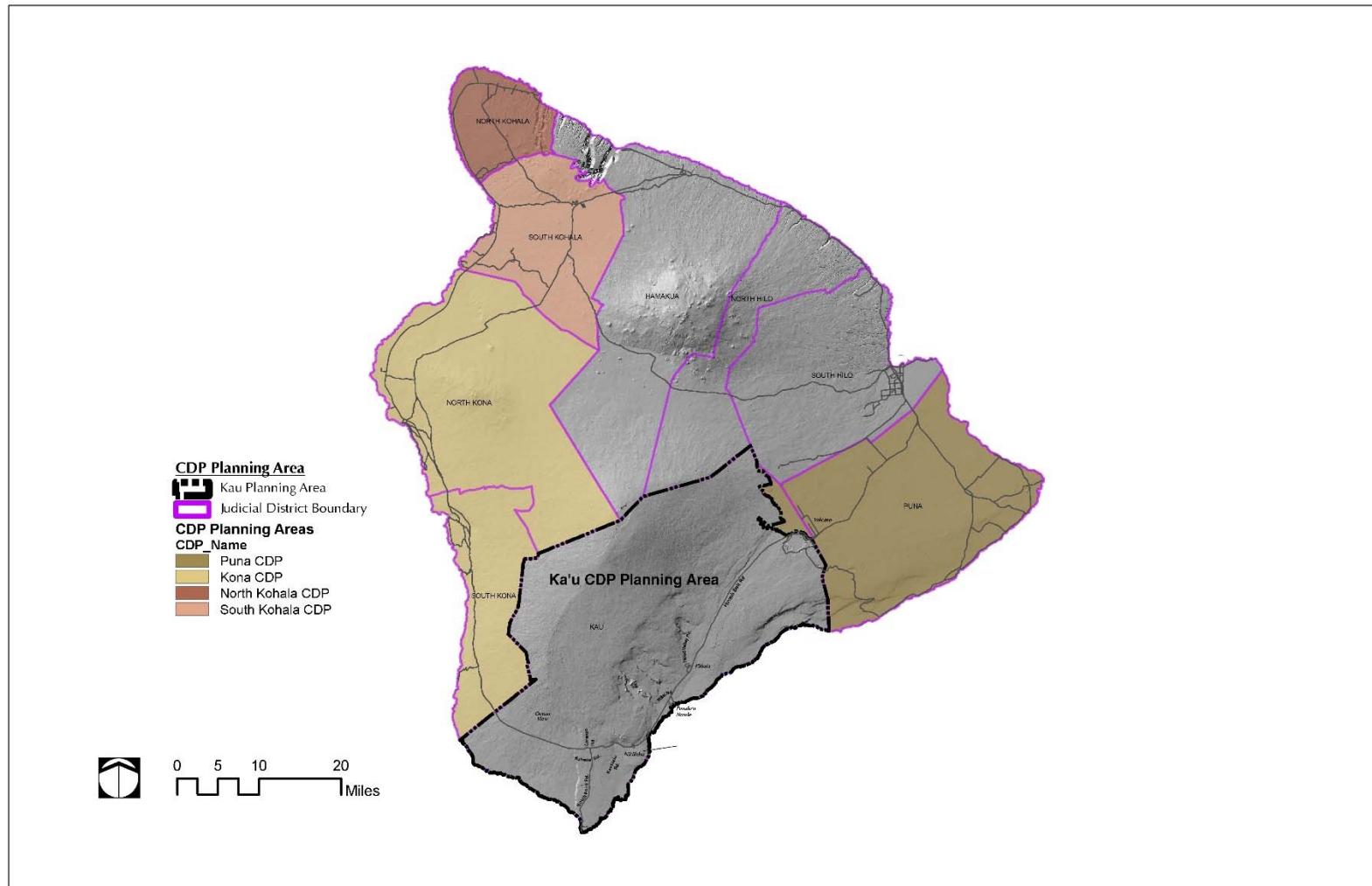
There is a strong connection between each type of CDP strategy and roles during CDP implementation. The success of CDP implementation will largely depend on each partner focusing where it can make the biggest difference. Therefore, to facilitate CDP implementation,

- “Land Use Policies” are re-organized in “Appendix 6: Land Use Policy Guide” to provide clear land use planning and permitting guidance to public and private planners and to policymakers.
- “County Actions” and “Advocacy” strategies are re-organized by agency in “Appendix 7: Guidance to Agencies.”
- “Community-based, Collaborative Actions” are explained in detail in “Appendix 8A: Community-Based, Collaborative Action Guide.”

2.6 Strategy Summaries

To simplify searches for CDP strategies by Community Objective and by place and to demonstrate the intersection and complementarities of CDP strategies, “Table 1: CDP Strategies by Community Objective” and “Table 2: CDP Strategies by Place” are included below.

Figure 1: Ka'ū CDP Planning Area



2.6.1 CDP Strategies by Community Objective

Table 1: CDP Strategies by Community Objective

Community Objective	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
1) Encourage future settlement patterns that are safe, sustainable, and connected. They should protect people and community facilities from natural hazards, and they should honor the best of Ka'ū's historic precedents: concentrating new commercial and residential development in compact, walkable, mixed-use town/village centers, allowing rural development in the rural lands, and limiting development on shorelines.	<u>Settlement Patterns</u> Policy 1 (page 38) Policy 2 (page 38) Policy 3 (page 39) Policy 4 (page 39) Policy 5 (page 39) Policy 6 (page 39) Policy 7 (page 39) Policy 8 (page 39) Policy 9 (page 39) Policy 10 (page 40) Policy 11 (page 40) Policy 12 (page 40) Policy 13 (page 40) Policy 14 (page 40)	Policy 15 (page 40) Policy 16 (page 40) Policy 17 (page 40) Policy 18 (page 40) Policy 19 (page 40) Policy 93 (page 74) Policy 120 (page 81)		Community Action 1 (page 41)
	<u>Protect the Coast</u> Policy 24 (page 52) Policy 25 (page 52) Policy 27 (page 52) Policy 29 (page 53)	Policy 22 (page 50) Policy 31 (page 54)	4.1.3.1 U. S. Congress (page 50) 4.2.4.1 Department of Land and Natural Resources (page 54)	Community Action 2 (page 51)
	<u>Shoreline Setback</u> Policy 23 (page 52) Policy 26 (page 52) Policy 28 (page 52)	Policy 30 (page 54)		

Community Objective	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
	<u>Mauka Forests</u> Policy 25 (page 52) Policy 52 (page 59) Policy 62 (page 62) Policy 69 (page 65)	Policy 21 (page 50) Policy 64 (page 62)	4.2.4.1 Department of Land and Natural Resources (page 54) 4.4.4.1 Office of Planning, Department of Business, Economic Development and Tourism (page 59)	Community Action 2 (page 51) Community Action 3 (page 51)
2) Preserve prime and other viable agricultural lands and preserve and enhance viewscapes that exemplify Ka'ū's rural character.	<u>Agricultural Land</u> Policy 32 (page 55) Policy 33 (page 55) Policy 34 (page 55) Policy 35 (page 55) Policy 36 (page 55) Policy 37 (page 55) Policy 38 (page 55) Policy 39 (page 56) Policy 40 (page 56) Policy 41 (page 56) Policy 42 (page 57) Policy 43 (page 57) Policy 44 (page 57)	Policy 21 (page 50) Policy 45 (page 57) Policy 47 (page 57) Policy 48 (page 58) Policy 49 (page 58) Policy 50 (page 58) Policy 51 (page 58) Policy 143 (page 90) Policy 150 (page 94)	4.3.4.1 State Legislature (page 58)	Community Action 2 (page 51) Community Action 3 (page 51)

Community Objective	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
	<u>Viewscapes</u> Policy 12 (page 40) Policy 14 (page 40) Policy 27 (page 52) Policy 28 (page 52) Policy 33 (page 55) Policy 38 (page 55) Policy 39 (page 56) Policy 53 (page 60) Policy 54 (page 60) Policy 55 (page 60) Policy 56 (page 60) Policy 57 (page 60) Policy 58 (page 60)	Policy 59 (page 61) Policy 60 (page 61) Policy 61 (page 61)		Community Action 4 (page 61)
3) Protect, restore, and enhance ecosystems , including mauka forests and the shorelines , while assuring responsible access for residents and for visitors.	Policy 12 (page 40) Policy 14 (page 40) Policy 25 (page 52) Policy 62 (page 62) Policy 63 (page 62)	Policy 64 (page 62) Policy 68 (page 63) Policy 129 (page 83)	4.6.4.5 Department of Land and Natural Resources (page 63)	Community Action 2 (page 51) Community Action 3 (page 51) Community Action 5 (page 63) Community Action 6 (page 64) Community Action 19 (page 83) Community Action 29 (page 97)
	<u>Land Preserves</u> <u>Coastal Management</u> Policy 23 (page 52) Policy 24 (page 52) Policy 26 (page 52) Policy 27 (page 52) Policy 28 (page 52) Policy 29 (page 53)	Policy 20 (page 50) Policy 21 (page 50) Policy 22 (page 50) Policy 82 (page 67) Policy 30 (page 54) Policy 31 (page 54) Policy 65 (page 62) Policy 66 (page 62) Policy 67 (page 62)	4.1.3.1 U. S. Congress (page 50) 4.1.3.2 National Park Service (page 50) 4.6.4.2 Army Corps of Engineers (page 63) 4.6.4.6 Department of Hawaiian Home Lands (page 63)	

Community Objective	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
	<u>Nearshore Waters</u>		4.6.4.3 State Legislature (page 63) 4.6.4.4 Department of Health (page 63)	
	<u>Agricultural Land</u>		4.6.4.1 U.S. Congress (page 63) 4.6.4.3 State Legislature (page 63)	
	<u>Mauka Forests</u> Policy 52 (page 59)		4.6.4.7 Three Mountain Alliance (TMA) (page 63)	
	<u>Public Access</u> Policy 70 (page 65) Policy 79 (page 67) Policy 80 (page 67) Policy 81 (page 67)	Policy 22 (page 50) Policy 82 (page 67) Policy 83 (page 67)	4.8.4.1 State Legislature (page 67) 4.8.4.2 Three Mountain Alliance (TMA) (page 68)	Community Action 13 (page 68)
4) Protect, restore, and enhance Ka'ū's unique cultural assets , including archeological and historic sites and historic buildings.	Policy 12 (page 40) Policy 14 (page 40) Policy 24 (page 52) Policy 27 (page 52) Policy 52 (page 59) Policy 69 (page 65) Policy 70 (page 65) Policy 71 (page 65)	Policy 20 (page 50) Policy 21 (page 50) Policy 22 (page 50) Policy 31 (page 54) Policy 76 (page 66) Policy 129 (page 83)	4.1.3.1 U. S. Congress (page 50) 4.1.3.2 National Park Service (page 50) 4.7.4.1 State Legislature (page 66)	Community Action 2 (page 51) Community Action 4 (page 61) Community Action 7 (page 66) Community Action 8 (page 66) Community Action 9 (page 66) Community Action 10 (page 66) Community Action 11 (page 66) Community Action 12 (page 66) Community Action 19 (page 83) Community Action 29 (page 97)
5) Establish and enforce standards for development and construction that reflect community values of architectural beauty and distinctiveness .	Policy 71 (page 65) Policy 72 (page 65) Policy 73 (page 65) Policy 74 (page 66) Policy 75 (page 66)	Policy 77 (page 66) Policy 78 (page 66)		Community Action 10 (page 66)

Community Objective	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
6) Encourage community-based management plans to assure that human activity doesn't degrade the quality of Ka'ū's unique natural and cultural landscape.				Community Action 3 (page 51) Community Action 4 (page 61) Community Action 5 (page 63) Community Action 6 (page 64) Community Action 7 (page 66) Community Action 8 (page 66) Community Action 9 (page 66) Community Action 10 (page 66) Community Action 11 (page 66) Community Action 12 (page 66) Community Action 13 (page 68) Community Action 14 (page 70) Community Action 19 (page 83) Community Action 29 (page 97)
7) Identify viable sites for critical community infrastructure , including water, emergency services and educational facilities to serve both youth and adults.	Policy 1 (page 38) Policy 3 (page 39) Policy 4 (page 39) Policy 5 (page 39)	Policy 89 (page 72) Policy 90 (page 72) Policy 91 (page 72) Policy 92 (page 72)	5.1.4.1 Department of Accounting and General Services, State of Hawai'i and US Postal Service (page 73)	Community Action 15 (page 73)
	<u>Water</u>	Policy 93 (page 74) Policy 138 (page 88)	5.2.3.1 Department of Hawaiian Homelands (DHHL) (page 74)	Community Action 15 (page 73)
	<u>Emergency & Health Facilities & Services</u>	Policy 110 (page 79) Policy 111 (page 79) Policy 112 (page 79) Policy 113 (page 79) Policy 114 (page 79) Policy 115 (page 79) Policy 116 (page 80) Policy 117 (page 80) Policy 118 (page 80) Policy 119 (page 80)	5.6.3.1 Hawai'i Health Systems Corporation (page 79)	Community Action 15 (page 73) Community Action 17 (page 80)

Community Objective	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
	<u>Environmental Mgmt</u>	Policy 120 (page 81) Policy 121 (page 81) Policy 122 (page 81) Policy 123 (page 81)	5.8.3.1 Department of Health (page 81)	Community Action 15 (page 73)
	<u>Education Facilities</u>	Policy 124 (page 82)	5.9.3.1 State Legislature (page 82) 5.9.3.2 Department of Education (page 82) 5.9.3.3 State Libraries (page 82) 5.9.3.4 Department of Education, University of Hawai‘i, Office of Hawaiian Affairs, and Kamehameha Schools (page 82)	Community Action 18 (page 82) Community Action 22 (page 86)
	<u>Parks</u>	Policy 22 (page 50) Policy 65 (page 62) Policy 88 (page 70) Policy 113 (page 79) Policy 125 (page 83) Policy 126 (page 83) Policy 127 (page 83) Policy 128 (page 83) Policy 129 (page 83) Policy 130 (page 83)	4.10.3.1 Department of Land and Natural Resources (page 70) 4.10.3.2 Department of Hawaiian Home Lands (page 70) 4.10.3.3 Three Mountain Alliance (TMA) (page 70)	Community Action 14 (page 70) Community Action 15 (page 73) Community Action 16 (page 76) Community Action 19 (page 83) Community Action 20 (page 83) Community Action 29 (page 97)
8) Establish a rural transportation network, including roadway alternatives to Highway 11, a regional trail system, and an	<u>Roadway Network</u> Policy 94 (page 75)	Policy 95 (page 75) Policy 96 (page 75) Policy 97 (page 75) Policy 98 (page 75) Policy 99 (page 75) Policy 100 (page 75) Policy 101 (page 75)	5.3.4.1 Department of Transportation (page 75)	Community Action 16 (page 76)

Community Objective	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
interconnected transit system.	<u>Alternate Routes</u>	Policy 102 (page 77) Policy 103 (page 77) Policy 104 (page 77) Policy 105 (page 77) Policy 118 (page 80)		Community Action 15 (page 73)
	<u>Mass Transit</u>	Policy 106 (page 78) Policy 107 (page 78) Policy 108 (page 78) Policy 109 (page 78)		
	<u>Regional Trail System</u> Policy 84 (page 69)	Policy 85 (page 69) Policy 86 (page 69) Policy 87 (page 69)	4.9.4.1 National Park Service (page 69) 4.9.4.2 Department of Land and Natural Resources (page 69) 4.9.4.3 Three Mountain Alliance (page 69)	Community Action 13 (page 68) Community Action 29 (page 97)
9) Preserve and greatly enhance nā 'ohana economy .	Policy 24 (page 52) Policy 25 (page 52) Policy 27 (page 52) Policy 38 (page 55) Policy 52 (page 59) Policy 62 (page 62) Policy 70 (page 65) Policy 79 (page 67) Policy 80 (page 67) Policy 81 (page 67)	Policy 82 (page 67) 1.1.1.a.i. Policy 83 (page 67)	4.8.4.1 State Legislature (page 67) 4.8.4.2 Three Mountain Alliance (TMA) (page 68)	Community Action 13 (page 68) Community Action 29 (page 97)

Community Objective	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
10) Encourage and enhance agriculture, ranching, and related economic infrastructure.	Policy 32 (page 55) Policy 35 (page 55) Policy 38 (page 55) Policy 39 (page 56) Policy 40 (page 56) Policy 41 (page 56) Policy 42 (page 57) Policy 44 (page 57)	Policy 136 (page 88) Policy 137 (page 88) Policy 138 (page 88) Policy 139 (page 88) Policy 140 (page 89) Policy 141 (page 89) Policy 150 (page 94)	6.3.4.1 Agribusiness Development Corporation (page 89) 6.3.4.2 Board of Agriculture (page 89)	Community Action 24 (page 89)
11) Increase the number and diversity of income sources for residents, including jobs and entrepreneurial opportunities that complement Ka'ū's ecology, culture and evolving demographics.	Policy 40 (page 56) Policy 41 (page 56)	Policy 131 (page 86) Policy 132 (page 86) Policy 133 (page 86) Policy 135 (page 86)		Community Action 21 (page 86) Community Action 22 (page 86) Community Action 23 (page 86) Community Action 29 (page 97)
	<u>Renewable Energy</u> Policy 38 (page 55) Policy 58 (page 60)	Policy 142 (page 90) Policy 143 (page 90)	6.4.4.1 Legislature (page 90)	Community Action 25 (page 90)
	<u>Ecosystem Services</u> Policy 25 (page 52) Policy 52 (page 59) Policy 62 (page 62)	Policy 64 (page 62) Policy 144 (page 91)		Community Action 26 (page 91)
	<u>Health & Wellness</u>	Policy 145 (page 92)		Community Action 27 (page 92)
	<u>Ed & Research</u>	Policy 146 (page 93)		Community Action 22 (page 86) Community Action 29 (page 97)
	<u>Visitor</u> Policy 5 (page 39) Policy 6 (page 39)	Policy 140 (page 89) Policy 147 (page 94) Policy 148 (page 94) Policy 149 (page 94) Policy 150 (page 94)		Community Action 28 (page 94) Community Action 29 (page 97)

Community Objective	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
12) Establish or expand retail, service, dining, and entertainment centers in rural villages and towns capable of supporting Ka'ū-appropriate growth.	Policy 2 (page 38)	Policy 139 (page 88) Policy 145 (page 92)		Community Action 23 (page 86) Community Action 29 (page 97)

2.6.2 CDP Strategies by Place

Table 2: CDP Strategies by Place (east to west)

Place	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
Wood Valley	Policy 1 (page 38) Policy 32 (page 55) Policy 33 (page 55) Policy 34 (page 55) Policy 35 (page 55) Policy 36 (page 55) Policy 38 (page 55) Policy 40 (page 56) Policy 42 (page 57) Policy 44 (page 57)	Policy 45 (page 57) Policy 46 (page 57) Policy 47 (page 57) Policy 48 (page 58) Policy 50 (page 58) Policy 89 (page 72) Policy 96 (page 75) Policy 97 (page 75) Policy 98 (page 75) Policy 102 (page 77) Policy 104 (page 77)	4.3.4.1 State Legislature (page 58) 6.3.4.2 Board of Agriculture (page 89)	Community Action 3 (page 51) Community Action 15 (page 73)

Place	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
Pāhala	Policy 1 (page 38) Policy 2 (page 38) Policy 3 (page 39) Policy 4 (page 39) Policy 7 (page 39) Policy 8 (page 39) Policy 9 (page 39) Policy 39 (page 56) Policy 44 (page 57) Policy 69 (page 65) Policy 71 (page 65) Policy 72 (page 65) Policy 73 (page 65) Policy 74 (page 66) Policy 75 (page 66)	Policy 15 (page 40) Policy 17 (page 40) Policy 19 (page 40) Policy 76 (page 66) Policy 77 (page 66) Policy 78 (page 66) Policy 89 (page 72) Policy 93 (page 74) Policy 97 (page 75) Policy 98 (page 75) Policy 99 (page 75) Policy 102 (page 77) Policy 103 (page 77) Policy 104 (page 77) Policy 110 (page 79) Policy 111 (page 79) Policy 112 (page 79) Policy 114 (page 79) Policy 115 (page 79) Policy 116 (page 80) Policy 117 (page 80) Policy 118 (page 80) Policy 119 (page 80) Policy 120 (page 81) Policy 122 (page 81) Policy 123 (page 81) Policy 125 (page 83)	5.6.3.1 Hawai'i Health Systems Corporation (page 79) 5.9.3.2 Department of Education (page 82) 5.9.3.3 State Libraries (page 82)	Community Action 1 (page 41) Community Action 3 (page 51) Community Action 7 (page 66) Community Action 8 (page 66) Community Action 10 (page 66) Community Action 12 (page 66) Community Action 15 (page 73) Community Action 17 (page 80)

Place	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
Punalu'u	Policy 1 (page 38) Policy 5 (page 39) Policy 6 (page 39) Policy 8 (page 39) Policy 12 (page 40) Policy 23 (page 52) Policy 24 (page 52) Policy 25 (page 52) Policy 26 (page 52) Policy 27 (page 52) Policy 28 (page 52) Policy 29 (page 53) Policy 53 (page 60) Policy 54 (page 60) Policy 55 (page 60) Policy 56 (page 60) Policy 62 (page 62) Policy 69 (page 65) Policy 70 (page 65) Policy 79 (page 67) Policy 80 (page 67) Policy 81 (page 67)	Policy 22 (page 50) Policy 30 (page 54) Policy 59 (page 61) Policy 60 (page 61) Policy 76 (page 66) Policy 85 (page 69) Policy 86 (page 69) Policy 87 (page 69) Policy 88 (page 70) Policy 89 (page 72) Policy 114 (page 79) Policy 125 (page 83) Policy 147 (page 94) Policy 148 (page 94)	4.2.4.1 Department of Land and Natural Resources (page 54) 4.6.4.4 Department of Health (page 63) 4.6.4.7 Three Mountain Alliance (TMA) (page 63) 4.9.4.1 National Park Service (page 69) 4.9.4.2 Department of Land and Natural Resources (page 69)	Community Action 2 (page 51) Community Action 3 (page 51) Community Action 4 (page 61) Community Action 5 (page 63) Community Action 6 (page 64) Community Action 7 (page 66) Community Action 8 (page 66) Community Action 12 (page 66) Community Action 13 (page 68) Community Action 14 (page 70) Community Action 28 (page 94) Community Action 29 (page 97)

Place	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
Nā'ālehu	Policy 1 (page 38) Policy 2 (page 38) Policy 3 (page 39) Policy 4 (page 39) Policy 7 (page 39) Policy 8 (page 39) Policy 13 (page 40) Policy 39 (page 56) Policy 44 (page 57) Policy 69 (page 65) Policy 71 (page 65) Policy 72 (page 65) Policy 73 (page 65) Policy 74 (page 66) Policy 75 (page 66)	Policy 15 (page 40) Policy 17 (page 40) Policy 19 (page 40) Policy 22 (page 50) Policy 76 (page 66) Policy 77 (page 66) Policy 89 (page 72) Policy 93 (page 74) Policy 99 (page 75) Policy 101 (page 75) Policy 103 (page 77) Policy 110 (page 79) Policy 111 (page 79) Policy 112 (page 79) Policy 114 (page 79) Policy 115 (page 79) Policy 116 (page 80) Policy 117 (page 80) Policy 118 (page 80) Policy 119 (page 80) Policy 120 (page 81) Policy 123 (page 81) Policy 125 (page 83) Policy 128 (page 83) Policy 130 (page 83)	5.1.4.1 Department of Accounting and General Services, State of Hawai'i and US Postal Service (page 73) 5.3.4.1 Department of Transportation (page 75) 5.6.3.1 Hawai'i Health Systems Corporation (page 79) 5.9.3.2 Department of Education (page 82) 5.9.3.3 State Libraries (page 82)	Community Action 1 (page 41) Community Action 2 (page 51) Community Action 3 (page 51) Community Action 7 (page 66) Community Action 8 (page 66) Community Action 9 (page 66) Community Action 10 (page 66) Community Action 12 (page 66) Community Action 15 (page 73) Community Action 17 (page 80) Community Action 20 (page 83)

Place	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
Wai'ōhinu	Policy 1 (page 38) Policy 3 (page 39) Policy 7 (page 39) Policy 8 (page 39) Policy 39 (page 56) Policy 69 (page 65) Policy 71 (page 65) Policy 72 (page 65) Policy 73 (page 65) Policy 74 (page 66) Policy 75 (page 66)	Policy 15 (page 40) Policy 19 (page 40) Policy 76 (page 66) Policy 77 (page 66) Policy 89 (page 72) Policy 93 (page 74) Policy 96 (page 75) Policy 99 (page 75) Policy 101 (page 75) Policy 123 (page 81) Policy 125 (page 83)		Community Action 1 (page 41) Community Action 3 (page 51) Community Action 7 (page 66) Community Action 8 (page 66) Community Action 10 (page 66) Community Action 12 (page 66) Community Action 15 (page 73)
Green Sands	Policy 1 (page 38) Policy 7 (page 39) Policy 37 (page 55) Policy 39 (page 56) Policy 40 (page 56) Policy 41 (page 56)	Policy 18 (page 40) Policy 19 (page 40) Policy 49 (page 58) Policy 51 (page 58) Policy 91 (page 72) Policy 92 (page 72) Policy 96 (page 75) Policy 105 (page 77) Policy 114 (page 79) Policy 118 (page 80)	4.3.4.1 State Legislature (page 58)	Community Action 1 (page 41) Community Action 16 (page 76)
Discovery Harbour & Mark Twain	Policy 1 (page 38) Policy 7 (page 39) Policy 8 (page 39) Policy 37 (page 55) Policy 39 (page 56) Policy 40 (page 56) Policy 41 (page 56)	Policy 18 (page 40) Policy 19 (page 40) Policy 49 (page 58) Policy 51 (page 58) Policy 91 (page 72) Policy 92 (page 72) Policy 96 (page 75) Policy 105 (page 77) Policy 114 (page 79) Policy 118 (page 80)	4.3.4.1 State Legislature (page 58)	Community Action 1 (page 41) Community Action 16 (page 76)

Place	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
South Point	Policy 1 (page 38) Policy 7 (page 39) Policy 12 (page 40) Policy 23 (page 52) Policy 24 (page 52) Policy 25 (page 52) Policy 26 (page 52) Policy 27 (page 52) Policy 28 (page 52) Policy 29 (page 53) Policy 32 (page 55) Policy 33 (page 55) Policy 34 (page 55) Policy 35 (page 55) Policy 36 (page 55) Policy 38 (page 55) Policy 40 (page 56) Policy 42 (page 57) Policy 53 (page 60) Policy 54 (page 60) Policy 55 (page 60) Policy 56 (page 60) Policy 69 (page 65) Policy 70 (page 65) Policy 79 (page 67) Policy 80 (page 67) Policy 81 (page 67)	Policy 30 (page 54) Policy 47 (page 57) Policy 48 (page 58) Policy 50 (page 58) Policy 59 (page 61) Policy 60 (page 61) Policy 76 (page 66) Policy 85 (page 69) Policy 86 (page 69) Policy 87 (page 69) Policy 89 (page 72) Policy 93 (page 74) Policy 96 (page 75) Policy 114 (page 79)	4.3.4.1 State Legislature (page 58) 4.6.4.6 Department of Hawaiian Home Lands (page 63) 4.9.4.1 National Park Service (page 69) 4.9.4.2 Department of Land and Natural Resources (page 69) 5.2.3.1 Department of Hawaiian Homelands (DHHL) (page 74)	Community Action 3 (page 51) Community Action 4 (page 61) Community Action 5 (page 63) Community Action 7 (page 66) Community Action 8 (page 66) Community Action 12 (page 66) Community Action 13 (page 68) Community Action 14 (page 70) Community Action 15 (page 73)

Place	Land Use Policies	County Action	Advocacy Program	Community-Based, Collaborative Action
Ocean View	Policy 1 (page 38) Policy 2 (page 38) Policy 3 (page 39) Policy 4 (page 39) Policy 7 (page 39) Policy 8 (page 39) Policy 37 (page 55) Policy 40 (page 56) Policy 41 (page 56) Policy 79 (page 67)	Policy 15 (page 40) Policy 18 (page 40) Policy 19 (page 40) Policy 22 (page 50) Policy 49 (page 58) Policy 51 (page 58) Policy 82 (page 67) Policy 89 (page 72) Policy 91 (page 72) Policy 92 (page 72) Policy 93 (page 74) Policy 108 (page 78) Policy 109 (page 78) Policy 111 (page 79) Policy 112 (page 79) Policy 113 (page 79) Policy 114 (page 79) Policy 115 (page 79) Policy 118 (page 80) Policy 121 (page 81) Policy 124 (page 82) Policy 125 (page 83) Policy 127 (page 83) Policy 128 (page 83) Policy 130 (page 83) Policy 143 (page 90)	4.3.4.1 State Legislature (page 58) 5.6.3.1 Hawai'i Health Systems Corporation (page 79) 5.9.3.1 State Legislature (page 82) 5.9.3.2 Department of Education (page 82) 5.9.3.3 State Libraries (page 82) 6.4.4.1 Legislature (page 90)	Community Action 1 (page 41) Community Action 15 (page 73) Community Action 18 (page 82) Community Action 20 (page 83)



SETTLEMENT PATTERNS

Section 3: Advance Preferred Conservation and Settlement Patterns

Ki'eki'e Ka'ū, kua makani,
He umauma pā'ia e ke 'A'eloa.

*Majestic Ka'ū, of the windswept back,
Whose chest is raised to meet the 'A'eloa wind.*

Taken from an old chant of Ka'ū chiefs; translated by Mary Kawena Pūku'i

This section of the CDP uses Land Use Policy Controls to focus future residential development in existing villages, towns, and subdivisions and identify specific commercial and industrial areas in Pāhala, Nā'ālehu, and Ocean View. This section also ensures that future land use permitting is consistent with CDP objectives and policies. Finally, this section advances redevelopment and growth management by prioritizing environmental assessments for potential brownfields, a County-wide affordable housing plan, and community-based strategies to create safe, sustainable, and connected communities.

3.1 Preferred Settlement Pattern

The preferred settlement pattern in the Ka'ū CDP planning area is based on a CDP Steering Committee-driven analysis of the region's settlement patterns, build-out capacity relative to population projections, related General Plan policies, and alternative future patterns for growth (see Appendix 4D). That preferred pattern is to...

...prioritize infill residential and commercial development in Pāhala, Punalu'u, Nā'ālehu, Discovery Harbour, and Ocean View,

- Maximizing the use of existing and planned infrastructure
- Limiting development on shorelines to protect ecological resources, archeological sites, people, and facilities (from coastal hazards)
- Preserving viable agricultural lands, open space, and viewscapes, allowing only agriculture, ranching, and related economic infrastructure and rural development in rural lands
- Preserving historic sites and buildings and encouraging the construction of new buildings in character with Ka'ū's architectural distinctiveness and rural sense of place
- Managing growth to protect people and facilities from lava hazards.

Once the existing infill potential is largely met, existing settlements could be expanded in ways that maximize use of existing infrastructure and facilities and that create compact, walkable, mixed-use town/village centers.

3.2 General Plan Alignment

This preferred pattern is closely aligned with the settlement pattern advanced in section 14.1 of the General Plan:

The urban centers include high, medium and low density designations. These centers and clusters provide physical, social, governmental and economic concentrations so that the total activities of the community can be more readily and easily conducted....

The future improvement and development objectives are directed toward making urban and rural centers more efficient, livable, and safe. Growth should be encouraged in terms of renewing older areas or extending existing areas. The creation of new urban and rural centers should be initiated only when it is in the public interest and must be accompanied by commitments from both government and the private sector for the development of basic community and public facilities and services. Infrastructure costs less when new residential areas are located near existing highways, water and sewer lines, and employment centers.

3.3 Community Objectives

Of the Community Objectives adopted by the Steering Committee (see Section 1.5.1 above and Appendix 2), the following four are related to the preferred settlement pattern:

- Objective 1: Encourage future settlement patterns that are safe, sustainable, and connected. They should protect people and community facilities from natural hazards, and they should honor the best of Ka'ū's historic precedents: concentrating new commercial and residential development in compact, walkable, mixed-use town/village centers, allowing rural development in the rural lands, and limiting development on the shorelines.
- Objective 2: Preserve prime and other viable agricultural lands and preserve and enhance viewscapes that exemplify Ka'ū's rural character.
- Objective 4: Protect, restore, and enhance Ka'ū's unique cultural assets, including archeological and historic sites and historic buildings.
- Objective 12: Establish or expand retail, service, dining, and entertainment centers in rural villages and towns capable of supporting Ka'ū-appropriate growth.

3.4 Land Use Policy

All of the CDP Land Use Policies are designed to preserve the preferred future settlement pattern and achieve the Community Objectives as Ka'ū grows. Land Use Policies designed to protect coastal areas, agricultural lands, mauka forests, scenic areas, sensitive ecosystems, cultural resources, and public access are included in related elements of Section 4 below. In contrast, the following Land Use Policies speak more generally to the preservation of the preferred settlement pattern in Ka'ū, including the relative location of residential, commercial, industrial, and resort areas:

Policy Controls

Commercial, Industrial, and Resort Areas

- Policy 1** **Rehabilitate and develop within existing zoned urban areas already served by basic infrastructure, or close to such areas, instead of scattered development. (GP 14.1.3(b) and 14.1.3(j))**
- Policy 2** **Concentrate commercial uses within and surrounding central core areas in Pāhala, Nā'ālehu, and Ocean View and do not allow strip or spot commercial development outside of the designated urban areas. (GP 14.3.3(e), 14.3.5.9.2(a, b))**



SETTLEMENT PATTERNS

- Policy 3** Commercial facilities shall be developed in areas adequately served by necessary services, such as water, utilities, sewers, and transportation systems. Should such services not be available, the development of more intensive uses should be in concert with a localized program of public and private capital improvements to meet the expected increased needs. (GP 14.3.3(b))
- Policy 4** Industrial development shall be located in areas adequately served by transportation, utilities, and other essential infrastructure. (GP 14.4.3(e))
- Policy 5** Rehabilitate and optimize the utilization of designated resort areas that are presently serviced by basic facilities and utilities and before new resorts are allowed in undeveloped coastal areas. (GP 14.7.3(b & c))
- Policy 6** The development of visitor accommodations and any resort development should complement the character of the area; protect the environment and natural beauty; respect existing lifestyles, cultural practices, and cultural resources; provide shoreline public access; and provide affordable housing to meet demand created by the development. (GP 2.4.9.2(a & c), 9.3(g), 14.7.2(c), 14.7.3(i), 14.7.5.9.2(a))

Land Use Policy Map

- Policy 7** With the adoption of the Ka'ū CDP, Figures 2, 3, 4, 5, 6, and 7 on pages 43 through 48 are adopted as the official Land Use Policy Map for the Ka'ū CDP planning area. The land use category definitions are identical to those used in the General Plan LUPAG map (and included in the Glossary). Future land use decisions in the Ka'ū CDP planning area shall be consistent with the Land Use Policy Map boundaries, designations, and policies herein, unless the CDP and the General Plan are in direct conflict.

Note: Policy 15 and Policy 16 on page 40 are follow-up County Actions to amend the General Plan to conform with the official Ka'ū CDP Land Use Policy Map.

- Policy 8** In the “Low Density Urban (LDU)” Land Use Policy Map category in the Ka'ū CDP planning area, changes of zone shall only be permitted to Single-Family Residential (RS), Multiple-Family Residential (RM-7.5 or higher), Residential-Commercial Mixed Use (RCX-7.5 or higher), or Open (O).

In Pāhala, this policy supports a rezone of TMKs (3)9-6-002:016 & 023:034 from Agricultural (A-1a) and Industrial (ML-20 and MG-1a) to RS and/or O to take advantage of existing water and road infrastructure.

Note that Policy 93 on page 74 specifies that the focus of future water system improvements shall be on existing systems to support infill growth within the CDP growth boundary.

- Policy 9** If infill capacity is exceeded in areas designated “Low Density Urban (LDU)” on the Land Use Policy Map in Pāhala, it would be appropriate to designate TMK (3)9-6-005:001 as LDU to take advantage of existing water and road connections.

Land Use Permitting

- Policy 10** The Director of Planning shall offer a favorable recommendation to the Planning Commissions, subject to appropriate conditions, only for those proposed zoning code amendments that would further the intent and ensure consistency with the objectives and policies of the Ka'ū CDP. (HCC 25-2-42(c)(1) and 25-2-44)
- Policy 11** Variances from the zoning or subdivision codes (including PUDs) shall be carefully considered relative to Ka'ū CDP objectives and policies, and, when approved, shall be conditioned to ensure consistency with the CDP. (HCC 23-6, 23-15(c), 23-18, 25-2-51(c), 25-2-54(b), and 25-6-6(b))
- Policy 12** Outstanding natural or cultural features, such as scenic spots, water courses, fine groves of trees, heiaus, and historical sites and structures, shall be preserved during subdivision. (HCC 23-26)
- Policy 13** When considering waivers to the requirements of the zoning and subdivision chapters of the County Code for consolidation and resubdivision actions in the Ka'ū CDP planning area, the Planning Director shall carefully consider how to best further the public welfare relative to the objectives and policies of the Ka'ū CDP. Specifically, the Director 1) should confer with all appropriate agencies, 2) shall, if the new subdivision will include lots smaller than otherwise permitted in the subject zone, endeavor to locate those smaller lots in LDU, MDU, or Industrial areas and near existing towns/villages and thoroughfares, and 3) should require necessary improvements. (HCC 23-6, 23-7, and 25-2-11)
- Policy 14** Plan approval and related conditions shall consider forest and coastal ecosystems, agricultural lands, open space, viewscapes, areas of natural beauty, archeological and historic sites, and historic buildings when assuring that proper siting is provided for, proper landscaping is provided, unsightly areas are properly screened or eliminated, and natural and man-made features of community value are preserved. (HCC 25-2-77(a) & 76)

3.5 County Action

- Policy 15** Amend the General Plan Land Use Pattern Allocation Guide and, as needed, State Land Use boundaries, to conform with the official Ka'ū CDP Land Use Policy Map.
- Policy 16** Amend General Plan Table 14-5 to reflect the LUPAG map amendments in Policy 15.
- Policy 17** Pursue brownfields assessment grants to complete the Phase I and II environmental assessment for high priority sites in Ka'ū.
- Policy 18** Develop and implement a County-wide, cross-agency affordable housing plan.
- Policy 19** Provide technical assistance to communities and organizations implementing community-based strategies to create safe, sustainable, and connected communities.

See Policy 93 on page 74 and Policy 120 on page 81.



SETTLEMENT PATTERNS



Pāhala

Figure 2: Ka'ū CDP Land Use Policy Map: Regional

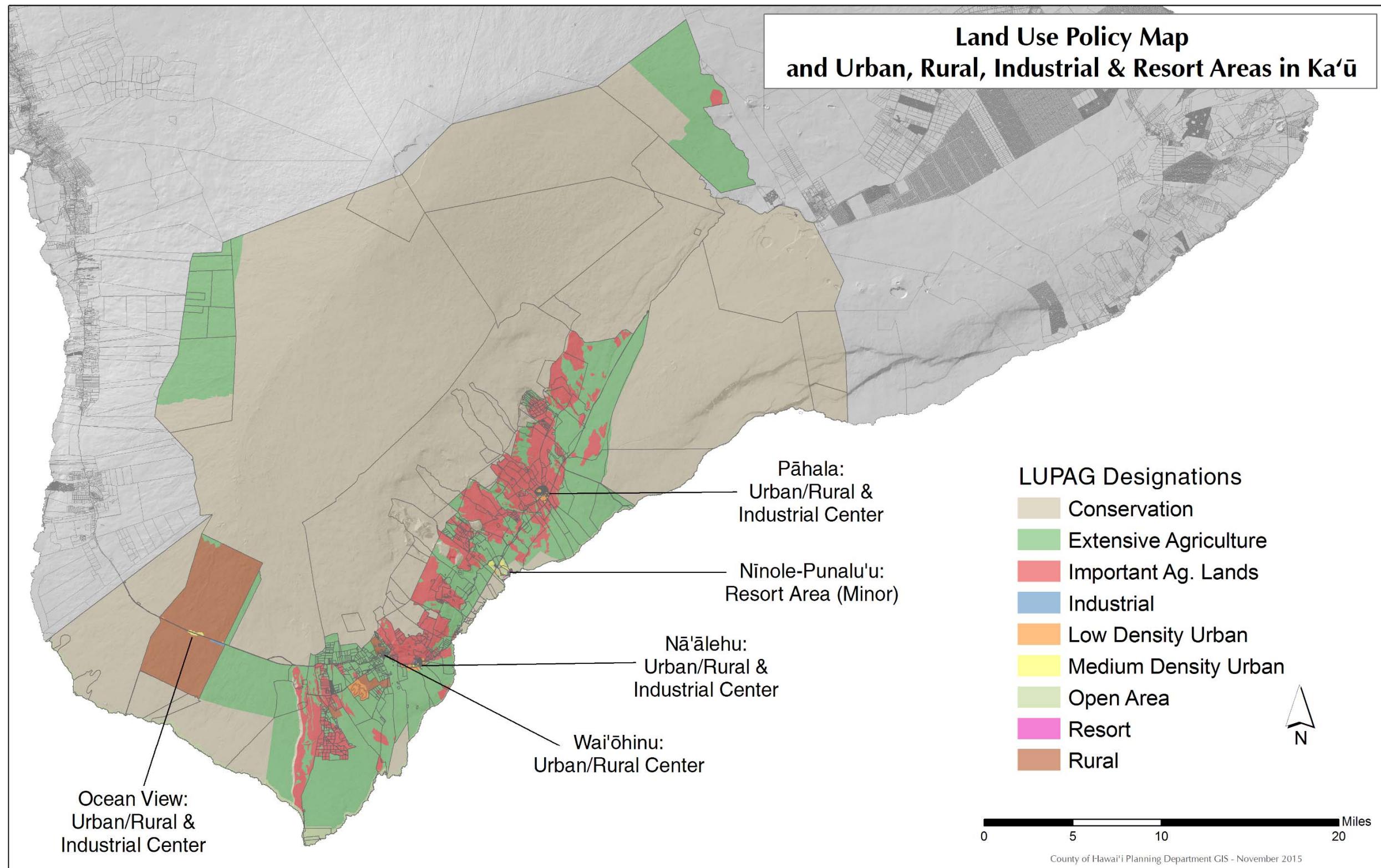


Figure 3: Ka'ū CDP Land Use Policy Map: Pāhala

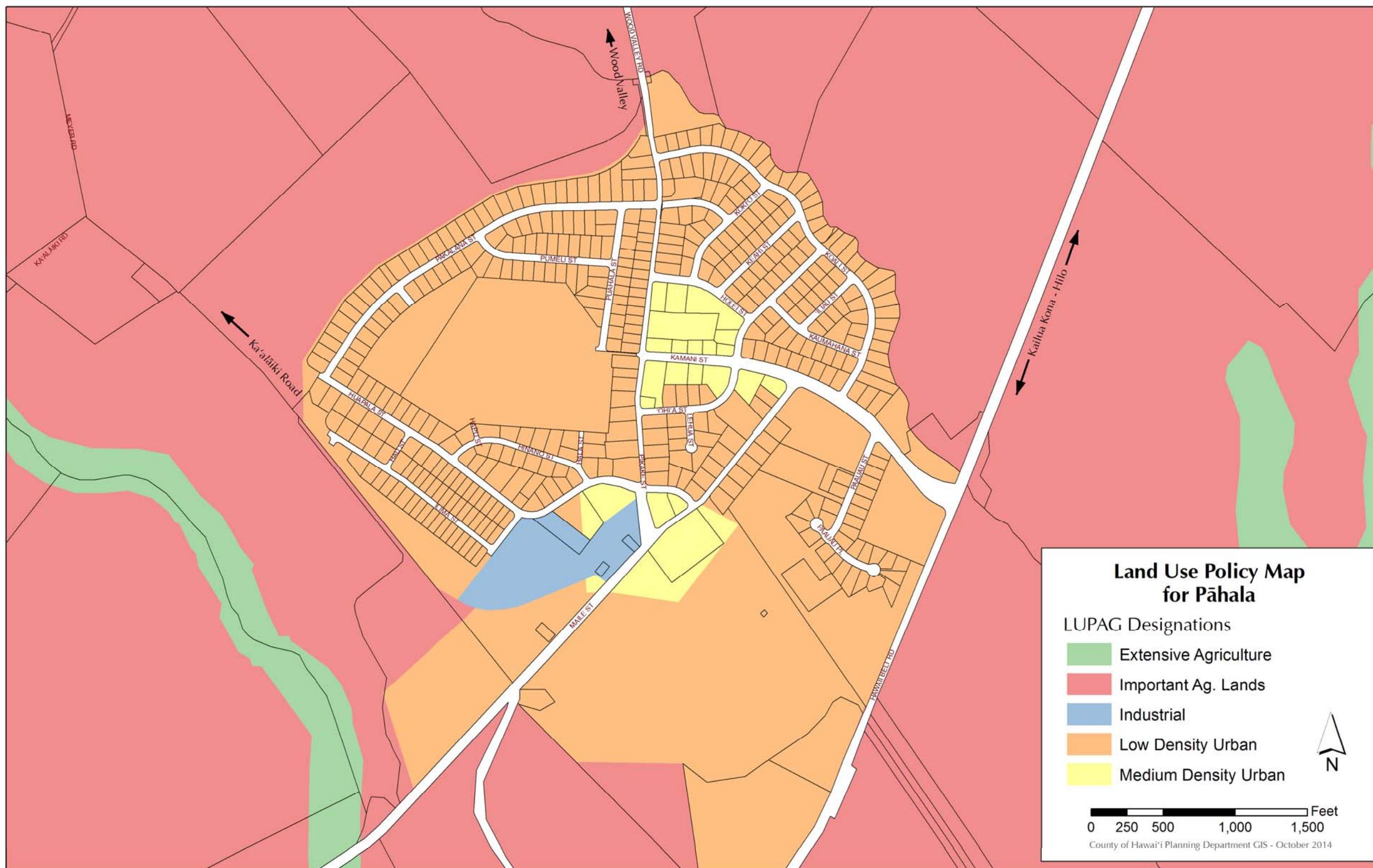


Figure 4: Ka'ū CDP Land Use Policy Map: Nā'alehu

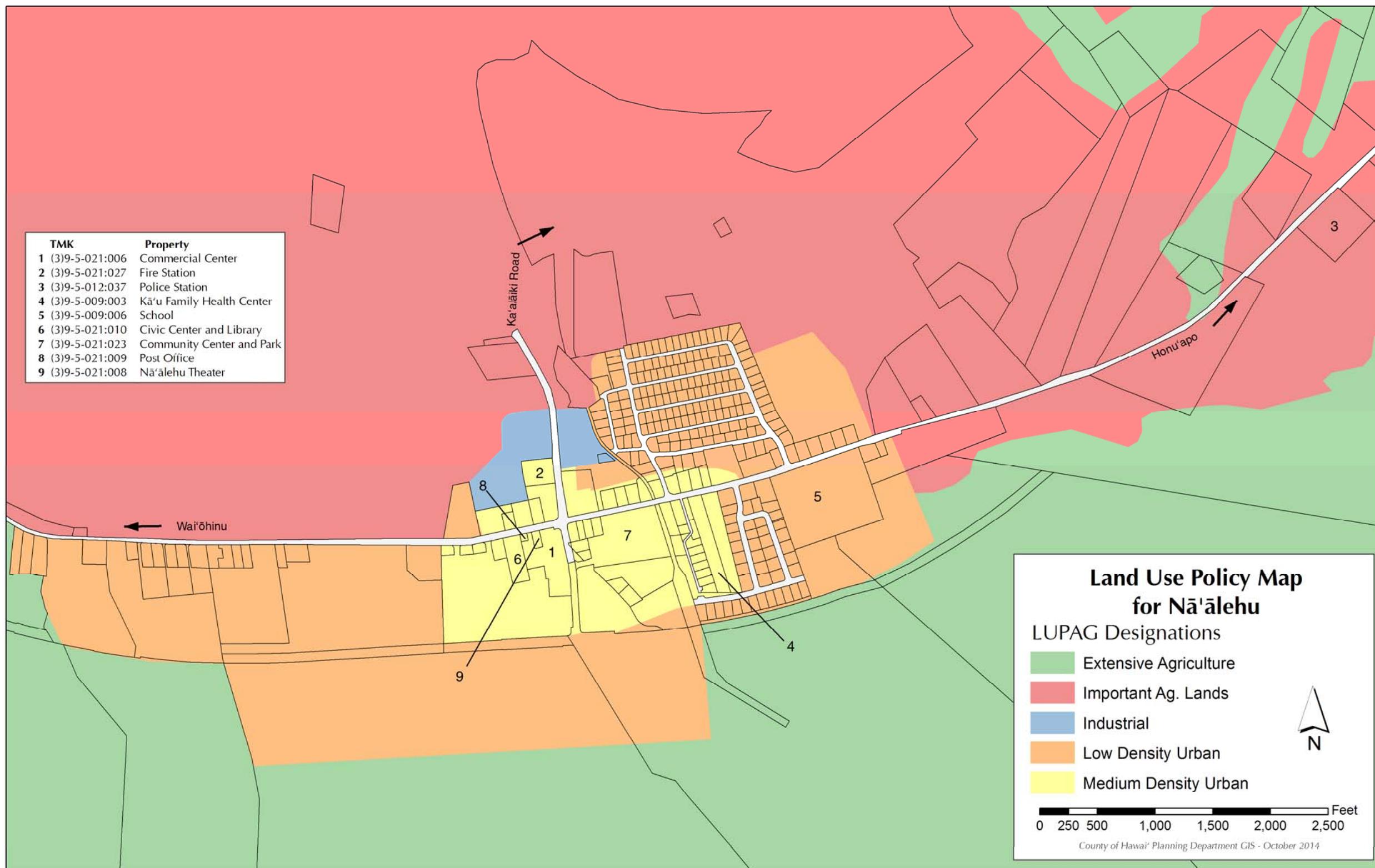


Figure 5: Ka'ū CDP Land Use Policy Map: Wai'ōhinu

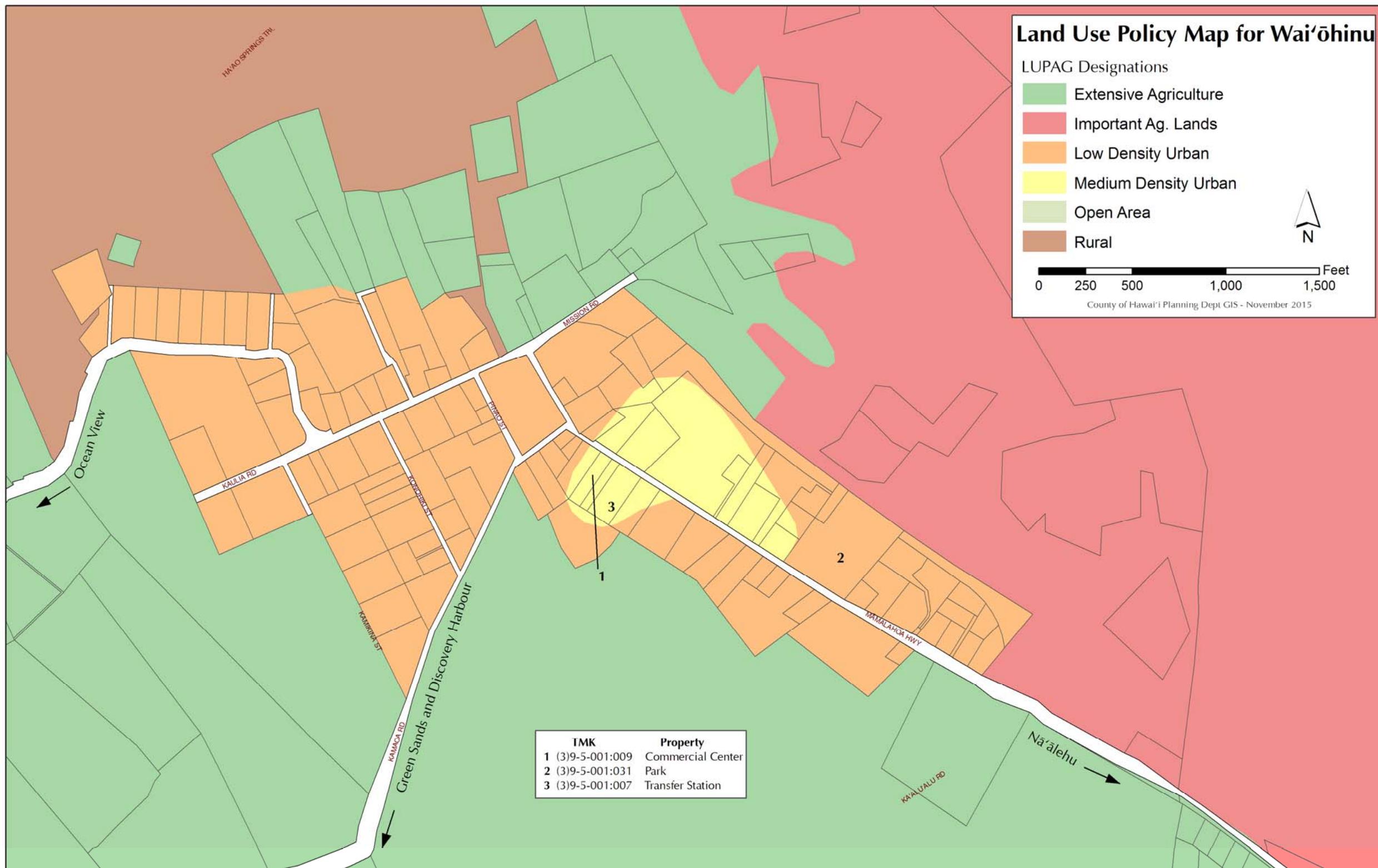


Figure 6: Ka'ū CDP Land Use Policy Map: Discovery Harbour, Mark Twain, & Green Sands

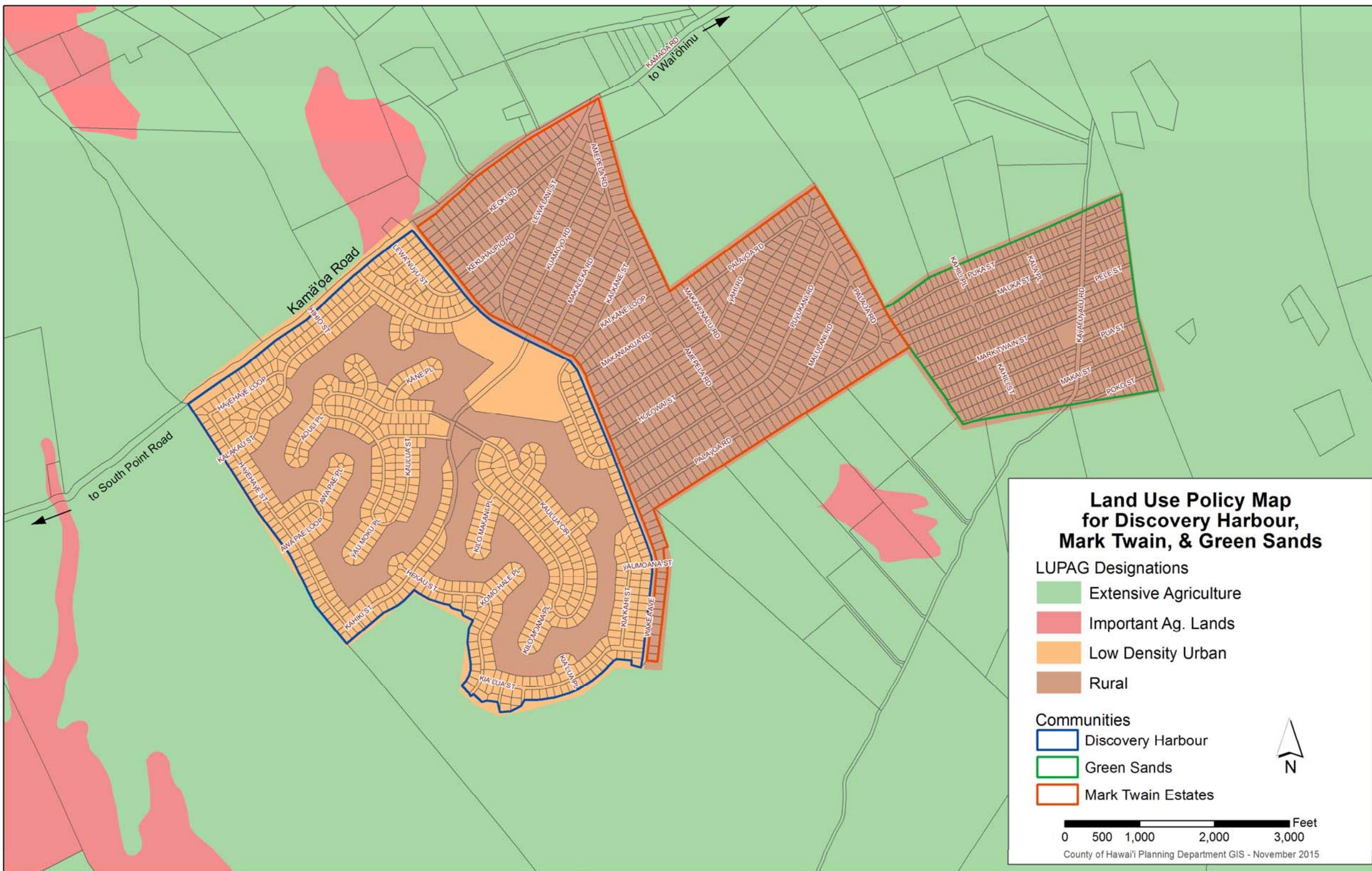
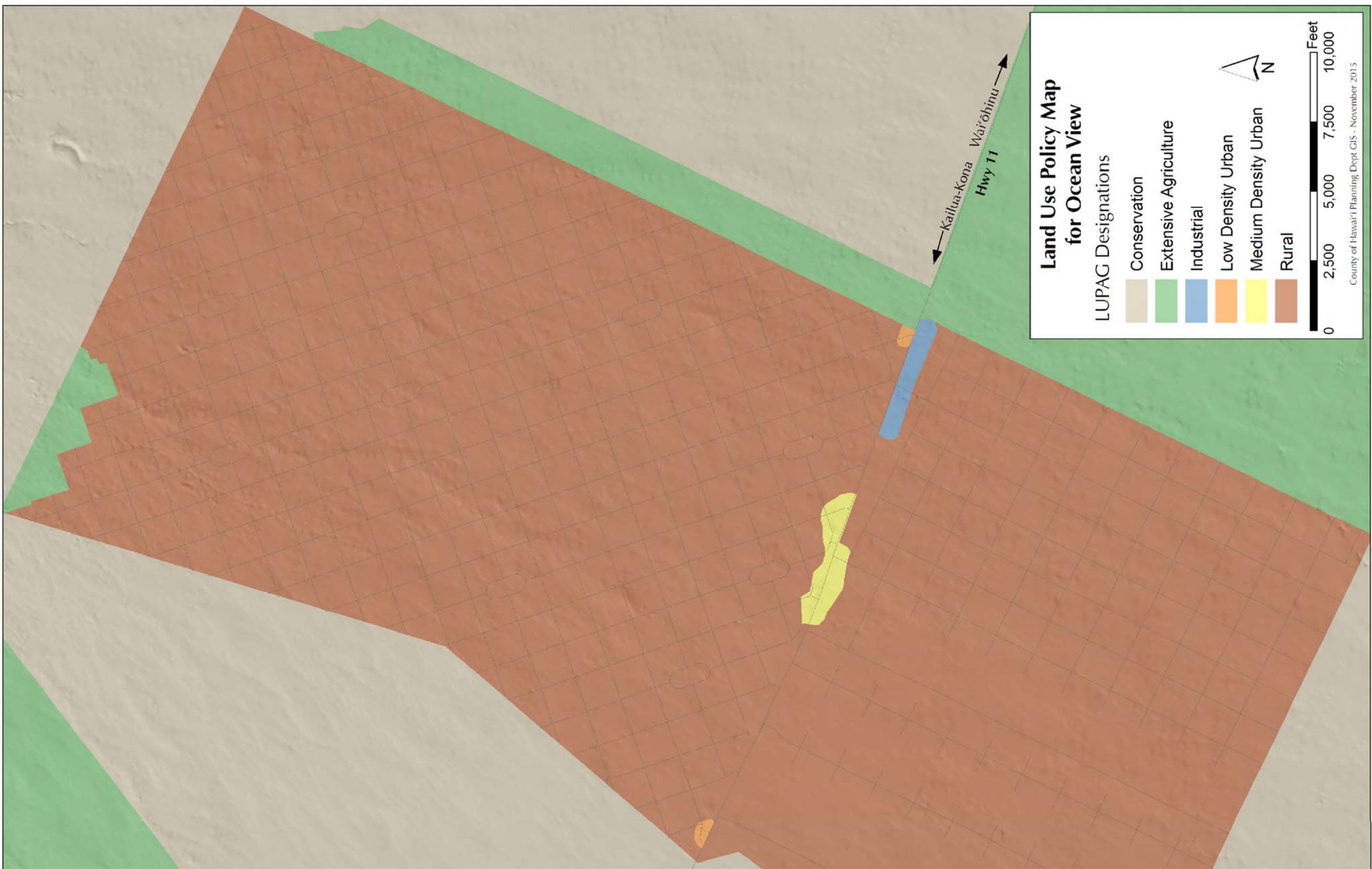


Figure 7: Ka'ū CDP Land Use Policy Map: Ocean View





NATURAL & CULTURAL RESOURCES



Section 4: Protect and Enhance Natural and Cultural Resources

Hānai a ‘ai.

To care for and eat from

‘Ōlelo No’eau

Section 4 focuses on protecting and enhancing Ka’ū’s rich heritage of natural and cultural resources, including coastal areas, agricultural land, mauka forests, scenic resources, ecosystems, historic and cultural features, and public access and trails. Four basic approaches are used: land preservation, land use policy protections, governmental initiative, and collaborative action by landowners, nonprofits, and the community.

Section 4.1 guides the community- and government-led expansion of lands held in public trust, with a focus on coastal areas. It also supports landowners who seek to establish conservation and agricultural easements or use agricultural and forestry land preservation programs.

Section 4.2 protects coastal areas from development with the CDP Land Use Policy Map, shoreline setbacks, the Special Management Area, and encouragement to the State to strengthen protections and the community voice in land use decisions.

Section 4.3 protects agricultural land and open space from non-agricultural development with urban growth boundaries, permit conditions, and limits on Special Permits and lot sizes. It also prioritizes stronger farm dwelling regulations and tax incentive programs, agricultural subdivision standards, the development of transfer of development rights (TDR) and land bank programs, State Important Agricultural Land designations, and expedited lot consolidation in existing rural subdivisions.

Section 4.4 protects mauka forests from development with the CDP Land Use Policy Map.



Section 4.5 protects open space, areas with natural beauty, and scenic view planes with permitting controls and by prioritizing view plane regulations and scenic routes.

Section 4.6 encourages the removal of unexploded ordnance, the collaborative development and implementation of resource management plans, and the enforcement necessary to protect ecosystems.

Section 4.7 prioritizes the preservation of historic buildings and roads and the development of historic streetscapes and rural road standards. It also guides community-led efforts to restore historic sites and buildings, retain village and town character, and document oral, written, and video histories.

Section 4.8, 4.9, and 4.10 ensure appropriate public access to the shoreline and mauka forests, guide community-led access management and trail development, and prioritize governmental public access and trails programs and facilities.

4.1 Expand the Local System of Preserves

This section of the CDP guides the expansion of lands held in public trust, supports landowners establishing conservation and agricultural easements and using agricultural and forestry land preservation programs, and encourages the National Park to pursue acquisition priorities.

4.1.1 Community Objectives

- Objective 1: **Encourage future settlement patterns that are safe, sustainable, and connected.** They should protect people and community facilities from natural hazards, and they should honor the best of Ka'ū's historic precedents: concentrating new commercial and residential development in compact, walkable, mixed-use town/village centers, allowing rural development in the rural lands, and limiting development on the shorelines.
- Objective 2: **Preserve prime and other viable agricultural lands and preserve and enhance viewscapes** that exemplify Ka'ū's rural character.
- Objective 3: **Protect, restore, and enhance ecosystems**, including mauka forests and the shorelines, **while assuring responsible access** for residents and for visitors.
- Objective 4: **Protect, restore, and enhance Ka'ū's unique cultural assets**, including archeological and historic sites and historic buildings.

4.1.2 County Action

Through the strategic and collaborative use of the resources identified in Appendix 4A, the County should:

Policy 20 Support the National Park Service's expansion plans for the Hawai'i Volcanoes National Park. (GP 14.9.3(e))

Policy 21 Support the efforts of landowners to establish conservation and agricultural easements.

Policy 22 Secure in public trust (fee simple or by easement) priority coastal land that achieves one or more of the Community Objectives.

See Policy 82 on page 67.

4.1.3 Advocacy

4.1.3.1 U. S. Congress

- Advance legislation to **complete the requisite special resource study to assess the feasibility of designating the Ka'ū coast as a unit of the National Park System or otherwise protect coastal resources**, in full collaboration with County, State, and private interests and with the cooperation of private citizens and property owners within the study area.

4.1.3.2 National Park Service

- **As outlined in the Hawai'i Volcanoes National Park General Management Plan (GMP), continue to pursue acquisition priorities**, such as the Great Crack parcels (TMKs (3)9-6-013:003, (3)9-6-013:008, (3)9-6-013:009) and other properties as described in the GMP.

4.1.4 Community-Based, Collaborative Action

Community Action 2: Secure in public trust (fee simple or by easement) priority land that achieves one or more of the Community Objectives.

Community Action 3: Encourage the use of agriculture, ranch, and forestry land preservation programs.



4.2 Protect the Coast from Development

This section of the CDP protects coastal areas from development with the CDP Land Use Policy Map, shoreline setbacks, the Special Management Area, and encouragement to the State to strengthen protections and the community voice in land use decisions.

4.2.1 Community Objectives

- Objective 1: **Encourage future settlement patterns that are safe, sustainable, and connected.** They should protect people and community facilities from natural hazards, and they should honor the best of Ka'ū's historic precedents: concentrating new commercial and residential development in compact, walkable, mixed-use town/village centers, allowing rural development in the rural lands, and **limiting development on the shorelines**.
- Objective 3: **Protect, restore, and enhance ecosystems**, including mauka forests and the **shorelines**, while assuring responsible access for residents and for visitors.
- Objective 4: **Protect, restore, and enhance Ka'ū's unique cultural assets**, including archeological and historic sites and historic buildings.

4.2.2 Land Use Policy

Policy Intent

Policy 23 **Protect the shoreline from the encroachment of man-made improvements and structures. (GP 8.3(d))**

Policy 24 **Maintain the shoreline for recreational, cultural, education, and/or scientific uses in a manner that is protective of resources and is of the maximum benefit to the general public. (GP 8.3(c))**

Policy 25 **Protect and conserve forest and coastal areas with native wildlife, natural ecosystems, and wilderness. (GP 8.4)**

Policy 26 **Encourage those developments that are not coastal dependent to locate in inland areas. (HRS 205A-2(c)(3(D))**

Policy Controls

See Policy 10 on page 40, Policy 11 on page 40, Policy 12 on page 40, Policy 13 on page 40, and Policy 14 on page 40.

Policy 27 **To reinforce existing protections, the official Ka'ū CDP Land Use Policy Map designates coastal areas in Ka'ū as open space to be preserved, protected, and connected to the rich network of natural and cultural resources in the region. Development and construction in the coastal "Conservation" and "Open" areas shall be minimized and, when necessary, limited to recreation, research, and education facilities unless otherwise permitted by law.**

Policy 28 **On lots that are at least partially within the Special Management Area (SMA) in the Ka'ū CDP Planning Area, establish shoreline setbacks at the earliest stages of the land use planning and development process at a minimum of 1,320 feet (1/4-mile); however, the**



NATURAL & CULTURAL RESOURCES



applicant may request that the setback be reduced by providing information to the Department, including information required for SMA review, which would allow for an assessment of the proposed activity's impacts and in consideration of the physical limitations of the property. For lots created prior to the date of adoption of the CDP with an average lot depth of two hundred feet or less, the shoreline setback line shall be 40 feet.

Policy 29 No development, including subdivision, shall be approved in the SMA unless the development will not have any substantial adverse environmental or ecological effect. (HRS 205A-22(3) & 205A-26(2)(A))

Pursuant to Planning Commission (PC) Rule 9-10(b)(5) & (11), and in order for the Planning Director to accurately evaluate whether the proposed action will have a substantial adverse effect, pursuant to PC Rule 9-4(e)(4), **the Director shall require that SMA Use Permit Assessment and Use Permit applications include all of the information necessary to assess the proposed activity's impacts in the Special Management Area**, including but not limited to:

- A description of the environmental setting and natural resources in the area, including an assessment of impacts on rare, threatened, or endangered species or their habitat and on fresh and coastal water quality (PC Rule 9-10(b)(5)(A) & (6) and 9-10(h)(7), (8), & (9));
- A description of valued cultural resources or historical sites in the area, including the extent to which traditional and customary native Hawaiian rights are exercised in the area (PC Rule 9-10(b)(6) & (h)(1));
- An assessment of impacts on coastal scenic and open space resources and view planes, including those outlined in the General Plan, the Community Development Plan, and other adopted plans, as well as the line of sight toward the sea from the state highway nearest the coast and along the shoreline (HRS 205A-2(b)(3) (A), HRS 205A-2(c)(3)(B), HRS 205A-26(3)(E), and PC Rule 9-10(h)(1));
- Identification and detailed information of existing public access to and along the shoreline to the specifications required by Na Ala Hele and the Ala Kahakai National Historic Trail (PC Rule 9-10(b)(10));
- An assessment of impacts on hazard risk, including flooding, tsunami, and coastal erosion and/or sea level rise over the life of the development (PC Rule 9-10(h)(9));
- A description of the relationship of the proposed action to land use plans, policies, and control of the affected area, including the General Plan and Community Development Plan (PC Rule 9-10(b)(5)(B)).

Any development permitted, including those determined to be exempt from the definition of development in Planning Commission Rule 9 (pursuant to Planning Commission Rule 9-10(e) & (g)), shall be subject to terms and conditions to achieve CZM and CDP objectives and policies, including conditions that protect natural, cultural, historic, and recreational resources; preserve agricultural land, open space, and view planes; ensure access; mitigate impacts of coastal hazards; limit coastal development; and concentrate new development (particularly if it is not coastal dependent) on vacant land in town/village centers (before

converting agricultural land to residential uses), and discouraging speculative residential development. Conditions could include but not be limited to setbacks, restrictions on artificial light, lateral and mauka-makai access requirements, dedication of conservation and trail corridor easements, cooperation with efforts to manage access and use of coastal resources, minimizing the number of lots abutting or near the shoreline, and maximizing the use of land in the State Land Use Urban district and/or urban LUPAG categories.

4.2.3 County Action

Policy 30 Amend Planning Department Rule 11 to specify that the Planning Department establish shoreline setbacks in the Ka'ū CDP Planning Area in accordance with Policy 28.

Policy 31 Review SMA boundaries in Ka'ū and initiate appropriate amendments.

4.2.4 Advocacy

4.2.4.1 Department of Land and Natural Resources

- Amend HAR 13-5 to designate the coastal Conservation District subzones in Ka'ū Limited or Protective.
- Following the recommendation of the South Kona-Ka'ū Coastal Conservation Task Force, amend HAR 13-5-40(b) to require that public hearings before the Board of Land and Natural Resources be held in the judicial district in which the land is located.

4.2.5 Community-Based, Collaborative Action

See Community Action 2 on page 51.





NATURAL & CULTURAL RESOURCES



4.3 Protect Agricultural Lands & Open Space

This section of the CDP protects agricultural land and open space from non-agricultural development with the CDP Land Use Policy Map, urban growth boundaries, limits on Special Permits and lots sizes, and restrictions on residential development. It also prioritizes agricultural subdivision standards, revisions in water catchment variance rules, stronger farm dwelling regulations and tax incentive programs, development of transfer of development rights (TDR) and land bank programs, State Important Agricultural Land designations, and expedited lot consolidation in existing rural subdivisions.

4.3.1 Community Objectives

- Objective 1: **Encourage future settlement patterns that are safe, sustainable, and connected.** They should protect people and community facilities from natural hazards, and they should honor the best of Ka'ū's historic precedents: concentrating new commercial and residential development in compact, walkable, mixed-use town/village centers, **allowing rural development in the rural lands,** and limiting development on the shorelines.
- Objective 2: **Preserve prime and other viable agricultural lands and preserve and enhance viewscapes** that exemplify Ka'ū's rural character.

4.3.2 Land Use Policy

Policy Intent

- Policy 32** Conserve and protect agricultural lands. (State Constitution Article XI, Section 3; GP 2.3(a), 2.3(s), 14.1.2(b), & 14.2.2(a))
- Policy 33** Preserve the agricultural character of Ka'ū, including the open space preserved by agricultural land. (GP 14.2.2(b) & 14.2.3(d))
- Policy 34** Vacant lands in urban areas should be made available for residential uses before additional agricultural lands are converted into residential uses. (GP 9.3(x))
- Policy 35** Limit development of agricultural land to agricultural uses, discouraging speculative residential development and urban encroachment. (GP 14.2.3(i), (j), & (t))
- Policy 36** Agricultural lands shall not be rezoned to parcels too small to support economically viable farming units. (GP 14.2.3(s))
- Policy 37** Maintain the open space and rural character of the Ocean View, Mark Twain, and Green Sands areas, including continued inclusion in the State Land Use Agricultural district (not Rural), except in the areas in Land Use Policy Map urban categories.

Policy Controls

See Policy 10 on page 40, Policy 11 on page 40, Policy 12 on page 40, Policy 13 on page 40, and Policy 14 on page 40.

- Policy 38** To reinforce existing protections, the official Ka'ū CDP Land Use Policy Map designates agricultural lands in Ka'ū as areas to be preserved for agriculture and open space. Development and construction in "Important Agricultural Land" and "Extensive

Agriculture” areas shall be limited to agriculture, related economic infrastructure and cottage industries, renewable energy, open area recreational uses, and community facilities unless otherwise permitted by law.

Policy 39 The urban growth boundary between agricultural areas (designated “Important Agricultural Land” or “Extensive Agriculture”) and developed areas (designated “Rural,” “Low/Medium/High Density Urban,” “Industrial,” or “Resort”) is parcel-specific in the Ka’ū CDP planning area, except at Punalu’u and the Low/Medium Density Urban and Industrial nodes in Ocean View. Areas outside designated developed areas shall be preserved as agricultural lands, open space, scenic view planes, and natural beauty areas, unless the CDP and the General Plan are in direct conflict.

Policy 40 Special permits of any kind in the “Important Agricultural Land” and “Extensive Agriculture” Land Use Policy Map categories should not be permitted in the Ka’ū CDP planning area, except for the following uses (as defined in HCC chapter 25):

- Agriculture and Related Economic Infrastructure: Animal hospitals, Veterinary establishments, Fertilizer yards utilizing only manure and soil, for commercial use
- Cottage Industry related to Agriculture: Bed and breakfast establishments, Guest ranches, Lodges, Home occupations
- Community Facilities: Community buildings, Public uses and structures, Shooting ranges, ATV courses (in areas without cultural, natural resource, or scenic value)
- Quarries whose permit conditions address geotechnical, engineering, safety, private road use, oversight, and any site-specific issues.
- Urban Uses in Ocean View: Uses consistent with the LDU, MDU, and Industrial LUPAG categories indicated on the Ka’ū CDP Land Use Policy Map in Ocean View, until the SLU boundaries are amended (from Agriculture to Urban).

The Planning Commission shall also include in any Special Permit approval (or recommend for approval to the State Land Use Commission) appropriate performance conditions to achieve CDP objectives and implement CDP policies. (HRS 205-6(c) and Planning Commission Rules 6-3(a)(5)(G), 6-7, & 6-8)

Policy 41 Special permits of any kind in the “Rural” Land Use Policy Map category should not be permitted in the Ka’ū CDP planning area, except for the following uses (as defined in HCC chapter 25):

- Agriculture and Related Economic Infrastructure: Animal hospitals, Veterinary establishments, Kennels
- Cottage Industry: Bed and breakfast establishments, Home occupations, Commercial or personal service uses, on a small scale
- Health and Dependent Care: Day care centers, Family child care homes, Adult day care homes, Group living facilities



NATURAL & CULTURAL RESOURCES



- Community Facilities: Community buildings, Meeting facilities, Schools, Churches, temples and synagogues, Public uses and structures, including those privately managed (e.g., road maintenance facilities), Tennis courts, Swimming pools
- Urban Uses in Ocean View: Uses consistent with the LDU, MDU, and Industrial LUPAG categories indicated on the Ka'ū CDP Land Use Policy Map in Ocean View, until the SLU boundaries are amended (from Agricultural to Urban).
- Quarries in Hawaiian Ocean Estates whose permit conditions address areas of concern with current mining operations, including geotechnical, engineering, safety, private road use, regular oversight by agencies with the necessary expertise and capacity, site restoration plans, and any other site-specific issues.

The Planning Commission shall also include in any Special Permit approval (or recommend for approval to the State Land Use Commission) appropriate performance conditions to achieve CDP objectives and implement CDP policies. (HRS 205-6(c) and Planning Commission Rules 6-3(a)(5)(G), 6-7, & 6-8)

- Policy 42** Landowners interested in subdivision of agricultural land in the Ka'ū CDP planning area shall be encouraged to subdivide pursuant to HCC section 23-112 related to farm subdivisions.
- Policy 43** When considering applications to consolidate and resubdivide pre-existing lots of record, the Director of Planning shall only permit lots less than one acre in size in the State Land Use Agricultural district if the applicant clearly demonstrates that an unreasonable economic hardship cannot otherwise be prevented or land utilization is improved relative to the objectives and policies of the CDP. (HRS 205-5(b))
- Policy 44** Through permit conditions, development agreements, deed restrictions, and/or other means, ensure that areas in the “Important Agricultural Land” and “Extensive Agriculture” Land Use Policy Map categories continue to be utilized for agricultural uses and not for speculative or other residential development.

4.3.3 County Action

See Policy 21 on page 50.

- Policy 45** Establish agricultural subdivision standards that 1) lower barriers to the creation of viable farmsteads by reducing infrastructure requirements and expenses; 2) ensure public safety with appropriate rural water systems and roads; and 3) mitigate against speculative development.
- Policy 46** Amend Planning Department Rule 22 to increase the number of allowable lots with a water catchment variance, in consideration of zoning, the size of the existing lot, and other site-specific characteristics.
- Policy 47** Amend the Hawai'i County Code and associated Planning Department Rules to establish reporting and inspection requirements, as well as enforcement and fine protocols, for additional farm dwellings to ensure that dwellings are used for farm-related purposes.

- Policy 48** Update the County of Hawai‘i’s tax reduction programs to ensure that public tax incentives for agricultural land use result in actual public benefits and promote local agricultural production where possible.
- Policy 49** Conduct a feasibility study for a County-wide Transfer of Development Rights (TDR) and/or Save Land for the Future (SLF) program. If feasible, adopt any necessary enabling County legislation.
- Policy 50** Recommend lands to be designated State Important Agricultural Lands. (GP 14.2.2(a) & 14.2.3(i))
- Policy 51** Preserve open space in Green Sands, Mark Twain, and Ocean View subdivisions by streamlining the lot consolidation process with, for example, fee waivers and exemptions from signage requirements.

See Policy 143 on page 90 and Policy 150 on page 94.

4.3.4 Advocacy

4.3.4.1 State Legislature

- Appropriate funds to the County of Hawai‘i to develop recommendations of lands to be designated State Important Agricultural Lands.
- Pass legislation enabling land banks that counties can use to acquire tax-delinquent properties and use them to preserve agricultural land and open space.

4.3.5 Community-Based, Collaborative Action

See Community Action 2 on page 51 and Community Action 3 on page 51.





NATURAL & CULTURAL RESOURCES



4.4 Protect Mauka Forests

This section of the CDP protects mauka forests from development with the CDP Land Use Policy Map.

4.4.1 Community Objectives

- Objective 1: **Encourage future settlement patterns that are safe, sustainable, and connected.** They should protect people and community facilities from natural hazards, and they should honor the best of Ka‘ū’s historic precedents: concentrating new commercial and residential development in compact, walkable, mixed-use town/village centers, allowing rural development in the rural lands, and limiting development on the shorelines.
- Objective 3: Protect, restore, and enhance **ecosystems**, including **mauka forests** and the shorelines, while assuring responsible access for residents and for visitors.
- Objective 4: **Protect, restore, and enhance Ka‘ū’s unique cultural assets**, including archeological and historic sites and historic buildings.

4.4.2 Land Use Policy

Policy Intent

See Policy 25 on page 52, Policy 62 on page 62, and Policy 69 on page 65.

Policy Controls

- Policy 52** To reinforce existing protections, the official Ka‘ū CDP Land Use Policy Map designates mauka forests in Ka‘ū as open space to be preserved, protected, and connected to the region’s rich network of natural and cultural resources. Development and construction in mauka “Conservation” areas shall be minimized and, when necessary, limited to recreation, research, and education facilities unless otherwise permitted by law.

4.4.3 County Action

See Policy 21 on page 50 and Policy 64 on page 62.

4.4.4 Advocacy

See 4.2.4.1 Department of Land and Natural Resources on page 54.

4.4.4.1 Office of Planning, Department of Business, Economic Development and Tourism

- Designate forest and watershed areas into the Conservation District during State land use boundary comprehensive reviews. (GP 8.3(m))

4.4.5 Community-Based, Collaborative Action

See Community Action 2 on page 51 and Community Action 3 on page 51.

4.5 Preserve Scenic Areas

This section of the CDP protects open space, areas with natural beauty, and scenic view planes with permitting controls and by prioritizing view plane regulations and scenic routes.

4.5.1 Community Objective

- Objective 2: Preserve prime and other viable agricultural lands and **preserve and enhance viewscapes** that exemplify Ka'ū's rural character.

4.5.2 Land Use Policy

Policy Intent

See Policy 33 on page 55.

Policy 53 Protect, preserve and enhance the quality of open space, areas endowed with natural and scenic beauty, and public views to and along the shoreline. (HRS 205A-2(b)(3)(B), HRS 205-26, Charter section 13-29, & GP 7.2(a), 7.2(c), 8.2(e), 14.8.2(a), & 14.8.3(d))

Policy 54 Protect scenic vistas and view planes from becoming obstructed, considering structural setbacks from major thoroughfares and highways to protect view plans. (GP 7.2(b) & 7.3(f))

Policy 55 Do not allow incompatible construction in areas of natural beauty. (GP 7.3(i))

Policy Controls

See Policy 12 on page 40, Policy 14 on page 40, Policy 27 on page 52, Policy 28 on page 52, Policy 38 on page 55, and Policy 39 on page 56.

Policy 56 In the Ka'ū CDP Planning Area, the environmental report for proposed changes of zone on property that may impact open space, view planes, and areas of natural beauty shall include view plane and, as appropriate, line-of-sight analysis and, to facilitate implementation of Policy 10, proposed conditions to mitigate scenic impacts. (HCC 25-2-42)

Policy 57 In the Ka'ū CDP Planning Area, applications for Special Permits that may impact open space, view planes, and areas of natural beauty shall include view plane and, as appropriate, line-of-sight analysis and proposed performance conditions to mitigate scenic impacts. (Planning Commission Rule 6-3(a)(5)(G), 6-7, & 6-8)

Policy 58 In the Ka'ū CDP Planning Area, applications for Use Permits for wind energy facilities and telecommunications antennas and towers shall include view plane and, as appropriate, line-of-sight analysis to demonstrate how the request does not cause substantial, adverse impact to the community's character, including open space, public views, and areas of natural and scenic beauty, and proposed conditions to mitigate scenic impacts. (HCC 25-2-60 & 64)



NATURAL & CULTURAL RESOURCES



4.5.3 County Action

- Policy 59** Develop and establish view plane regulations to preserve and to protect from obstruction scenic resources, vistas, view planes, open space, prominent landscapes, and areas of natural beauty identified in the General Plan. (Charter 13-29, HRS 205A, GP 7.2(a), 7.2(b), 7.3(b), 7.3(e), 7.3(f), 7.3(h), 7.3(i), & 14.8.3(d))
- Policy 60** Introduce a resolution to initiate the establishment of a scenic corridor.
- Policy 61** Maintain a continuing program to identify, acquire and develop viewing sites on the island. (GP 7.3(c))

4.5.4 Community-Based, Collaborative Action

Community Action 4: Advance development of scenic routes.



4.6 Protect and Enhance Ecosystems

This section of the CDP encourages the removal of unexploded ordnance, the collaborative development and implementation of resource management plans, the use of Hawaiian plants, and the enforcement necessary to protect ecosystems.

4.6.1 Community Objectives

- Objective 3: **Protect, restore, and enhance ecosystems**, including mauka forests and the shorelines, while assuring responsible access for residents and for visitors.
- Objective 6: **Encourage community-based management plans** to assure that human activity doesn't degrade the quality of Ka'ū's unique natural and cultural landscape.

4.6.2 Land Use Policy

Policy Intent

See Policy 25 on page 52.

- Policy 62** **Protect, preserve, and effectively manage forests, watersheds, shoreline areas, natural areas, and rare or endangered species and their habitats. (GP 8.2(d) & (e), 14.1.2(c), & 14.8.2(b))**

Policy Controls

See Policy 12 on page 40, Policy 14 on page 40, Policy 27 on page 52, Policy 28 on page 52, Policy 29 on page 53, and Policy 52 on page 59.

- Policy 63** **The Director of Public Works should condition grading and grubbing permits to require screen planting, landscaping, erosion control planting, or other treatments to maintain the good appearance of graded areas and reduce the detrimental impact on adjacent properties. (HCC 10-12(c))**

4.6.3 County Action

See Policy 22 on page 50 and Policy 31 on page 54.

- Policy 64** **Collaborate with the Department of Health, the Three Mountain Alliance, the USDA Natural Resource Conservation Service, and the Soil and Water Conservation District to reduce runoff, maximize soil and water conservation, and protect and effectively manage watersheds and natural areas. (HRS 342D, HAR 11-54-3, GP 4.3(g), 5.2(e) & (f), 5.3(e), (n), & (o), and 8.2(e) & (j))**

- Policy 65** **Actively implement the Honu'apo Park Resources Management Plan.**

- Policy 66** **Complete and implement the Kāwā Stewardship plan.**

- Policy 67** **Develop and implement resource management plans for coastal properties secured by the County in the future.**



NATURAL & CULTURAL RESOURCES



Policy 68 Encourage the use of Hawaiian plants (indigenous and Polynesian-introduced plants) by state, county, and private landowners in order to support a Hawaiian sense of place, to ensure that our cultural heritage is reflected in landscaping, and to help reverse the displacement and decline of Hawaiian plants.

4.6.4 Advocacy

4.6.4.1 U.S. Congress

- Provide sufficient funding to the Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Pacific Islands Area (PIA), the Farm Service Agency, the National Park Service (NPS), and the Fish and Wildlife Service (FWS) to **adequately implement critical conservation programs**.

4.6.4.2 Army Corps of Engineers

- **Expedite the removal of unexploded ordnance** in the vicinity of Pakini Nui, including additional surveying of potential sites with unexploded ordnance.

4.6.4.3 State Legislature

- Provide the Department of Land and Natural Resources (DLNR) the resources necessary to **actively support local Soil and Water Conservation Districts (SWCD)**.
- Authorize and fund a **South Hawai'i Marine Protected Area (MPA)**.

4.6.4.4 Department of Health

- **Require implementation of management measures** to prevent nonpoint source pollution.

4.6.4.5 Department of Land and Natural Resources

- Following the recommendation of the South Kona-Ka'ū Coastal Conservation Task Force, **dedicate at least one State DOCARE officer to the Ka'ū district to aid in enforcement**.

4.6.4.6 Department of Hawaiian Home Lands

- Maintain the Ka Lae (South Point) coastal areas and related infrastructure for recreational, cultural, education, and/or scientific uses in a manner that is protective of resources and is consistent with the Hawaiian Homes Commission Act and all applicable laws related to Native Hawaiian rights and public shoreline access. (GP 8.3(c) & 12.5.9.2(d)).

4.6.4.7 Three Mountain Alliance (TMA)

- **Strengthen the community and County role in the TMA**.
- **Actively implement the Ocean Resources Management Plan (ORMP), the Rain Follows the Forest plan, and the Ka'ū Forest Reserve Management Plan**.
- **Develop watershed management plans** for high priority watersheds.

4.6.5 Community-Based, Collaborative Action

Community Action 5: Develop and implement site-specific and watershed-specific management plans for high priority areas and resources.

Community Action 6: Promote soil and water conservation best practices.

See Community Action 19 on page 83 and Community Action 29 on page 97.





NATURAL & CULTURAL RESOURCES



4.7 Protect and Enhance Cultural Assets

This section of the CDP prioritizes the preservation of cultural resources, historic buildings, and roads and the development of historic streetscapes and rural road standards. It also guides community-led efforts to restore historic sites and buildings, retain village and town character, and document oral, written, and video histories.

4.7.1 Community Objectives

- Objective 4: **Protect, restore, and enhance Ka'ū's unique cultural assets**, including archeological and historic sites and historic buildings.
- Objective 5: **Establish and enforce standards for development and construction that reflect community values of architectural beauty and distinctiveness.**
- Objective 6: **Encourage community-based management plans** to assure that human activity doesn't degrade the quality of Ka'ū's unique natural and cultural landscape.

4.7.2 Land Use Policy

Policy Intent

See Policy 24 on page 52.

Policy 69 Protect, restore, and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawai'i. (GP 6.2(a))

Policy 70 Protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes and possessed by ahupua'a tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778, subject to the right of the State to regulate such rights. (Hawai'i State Constitution, Article 12, section 7; HRS §§ 1-1 & 7-1; *Ka Pa'akai o ka 'Āina v. Land Use Comm'n*, 94 Hawai'i 31 (2000); *Pele Defense Fund v. Paty*, 73 Haw. 578 (1992))

Policy Controls

See Policy 12 on page 40, Policy 14 on page 40, Policy 27 on page 52, and Policy 52 on page 59.

Policy 71 Review and comment by DLNR's State Historic Preservation Division (SHPD) shall be requested for any permit or entitlement for use which may affect any building, structure, object, district, area, or site that is over fifty years old, except as provided in HRS section 6E-42.2. (HRS 6E-42)

Policy 72 In the "Low Density Urban" (LDU) and "Medium Density Urban" Land Use Policy Map categories, in those cases where provisions of the zoning and subdivision codes are inconsistent with the character of surrounding neighborhoods, variances or PUDs that maintain consistent village/town character should be encouraged.

Policy 73 The development of commercial facilities should be designed to fit into the locale with minimal intrusion while providing the desired services. Appropriate infrastructure and design concerns shall be incorporated into the review of such developments. (GP 14.3.3(f))

- Policy 74** As appropriate to maintain community character while also accommodating drainage, walkability, maintenance, and other site-specific needs when improving existing roads in Pāhala, Nā‘ālehu, and Wai‘ōhinu, retain the current road design, including pavement width and lack of curbs, gutters, sidewalks, or paved shoulders and swales.
- Policy 75** As appropriate to maintain community character while also accommodating drainage, walkability, maintenance, and other site-specific needs, new roads (both public and private) in the Ka‘ū CDP planning area may be constructed without curbs, gutters, sidewalks, or paved shoulders and swales. (HCC 23-41, 86, 87, & 91)

4.7.3 County Action

See Policy 22 on page 50 and Policy 31 on page 54.

- Policy 76** Restore and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawai‘i. (GP 6.2(a) and 6.3(e), (f), & (j))
- Policy 77** Adopt and implement street design standards that accommodate, where appropriate, flexibility in the design of streets to preserve the rural character of an area, including pavement width, unpaved shoulders/swales, rock walls, lighting, and landscaping featuring native plants. (GP 13.2.3(l); North Kohala CDP Strategy 4.8)
- Policy 78** Install an historic streetscape on Kamani Street in Pāhala.

4.7.4 Advocacy

4.7.4.1 State Legislature

- Following HRS 6E, provide the Department of Land and Natural resources sufficient staff and funding for the State Historic Preservation Division to fulfill its mandate.

4.7.5 Community-Based, Collaborative Actions

See Community Action 2 on page 51 and Community Action 4 on page 61.

Community Action 7: Develop and implement a regional plan for managing cultural and historic resources.

Community Action 8: Develop and implement site-specific cultural resource management plans for high priority areas and resources.

Community Action 9: Restore the Nā‘ālehu Theater.

Community Action 10: Develop and implement place-based strategies to retain village and town character.

Community Action 11: Document, maintain, and share the mo‘olelo of Ka‘ū through oral, written, and/or video histories.

Community Action 12: Establish a Ka‘ū Cultural Network.

See Community Action 19 on page 83 and Community Action 29 on page 97.



NATURAL & CULTURAL RESOURCES



4.8 Establish and Manage Public Access

This section of the CDP ensures appropriate public access to the shoreline and mauka forests, guides community-led access management, and prioritizes a County public access program.

4.8.1 Community Objectives

- Objective 3: Protect, restore, and enhance ecosystems, including mauka forests and the shorelines, while **assuring responsible access for residents and for visitors**.
- Objective 6: **Encourage community-based management plans** to assure that human activity doesn't degrade the quality of Ka'ū's unique natural and cultural landscape.

4.8.2 Land Use Policy

Policy Intent

See Policy 70 on page 65.

- Policy 79** Ensure appropriate public access to the shoreline, public trails, hunting areas, scenic places and vistas, and significant historic sites, buildings, and objects of public interest. Additionally, ensure access for cultural practitioners. (GP 6.2(b), 7.3(a), and 8.3(r))

Policy Controls

- Policy 80** Appropriate public access to and along the shoreline shall be ensured as a condition of SMA exemptions and permits. (HRS 205A-26)

- Policy 81** Subdividers of six or more lots, parcels, units, or interests shall be required to dedicate land for public access for pedestrian travel from a public highway or street to the land below the high-water mark on any coastal shoreline or to areas in the mountains where there are existing facilities for hiking, hunting, fruit-picking, ti-leaf sliding, and other recreational purposes, and where there are existing mountain trails. (HRS 46-6.5 and HCC 34-4(c))

4.8.3 County Action

See Policy 22 on page 50.

- Policy 82** In co-sponsorship with the State when possible, acquire land for public access to historic sites and objects and to the shoreline where safe transit does not already exist. (115-2 & 7; GP 6.3(d))

- Policy 83** Establish and maintain an active public access program.

4.8.4 Advocacy

4.8.4.1 State Legislature

- To facilitate greater public access to and along the shoreline and elsewhere, amend HRS 520, Hawai'i's Recreational Use Statute (RUS), to make it less ambiguous and to discourage frivolous lawsuits.

4.8.4.2 Three Mountain Alliance (TMA)

- Actively implement the TMA and Ka‘ū Forest Reserve management plans, including steps to:
 - Maintain existing public access roads
 - Increase public access for hiking and other recreational activities on public lands
 - Support public hunting on appropriate lands, where compatible with watershed protection values
 - Establish access agreements and management partnerships with landowners and local ranchers, farmers, and hunters
 - Develop new access routes to increase access in cooperation with neighboring uses, particularly on existing roads or other alignments just within the Reserve boundary, and across private and State-leased lands below the Reserve
 - Develop a mauka access management system, building on lessons learned from the Kapāpala Ranch access system.

4.8.5 Community-Based, Collaborative Action

Community Action 13: Develop and implement plans to establish and manage specific access points and trail segments.





NATURAL & CULTURAL RESOURCES



4.9 Establish and Manage a Regional Trail System

This section of the CDP prioritizes and guides the development of a regional network of trails.

4.9.1 Community Objective

- Objective 8: **Establish** a rural transportation network, including roadway alternatives to Highway 11, a **regional trail system**, and an interconnected transit system.

4.9.2 Land Use Policy

Policy Control

- Policy 84** Where a subdivision is traversed by a natural water course, drainage way, channel, or stream, the Planning Director should require a pedestrian, equestrian, and/or bicycle path when the opportunity exists to connect to existing or future drainage or trail corridors. (HCC 23-30)

4.9.3 County Action

- Policy 85** Develop a network of pedestrian access trails to places of scenic, historic, natural or recreational values. This system of trails shall provide, at a minimum, an island-wide route connecting major parks and destinations. (GP 12.3(m))

- Policy 86** Actively implement the Ala Kahakai National Historic Trail Memorandum of Understanding in Ka'ū.

- Policy 87** Appropriate, finance, allot, and encumber capital improvement projects in support of trail development as part of a regional trail system.

4.9.4 Advocacy

4.9.4.1 National Park Service

- Actively implement the Ala Kahakai National Historic Trail Memorandum of Understanding in Ka'ū.

4.9.4.2 Department of Land and Natural Resources

- Actively implement the Ala Kahakai National Historic Trail Memorandum of Understanding in Ka'ū.

4.9.4.3 Three Mountain Alliance

- Actively implement the TMA and Ka'ū Forest Reserve management plans, including steps to:

- Maintain existing trails in the TMA area
 - Facilitate development of the Mauna Loa Trail.

4.9.5 Community-Based, Collaborative Action

See Community Action 13 on page 68 and Community Action 29 on page 97.

4.10 Establish and Manage Access and Trail Facilities

This section of the CDP prioritizes and guides the development and management of access and trail facilities.

4.10.1 Community Objective

- Objective 7: **Identify viable sites for critical community infrastructure**, including water, emergency services and educational facilities to serve both youth and adults.

4.10.2 County Action

See Policy 22 on page 50, Policy 65 on page 62, and Policy 67 on page 62.

Policy 88 Establish the Punalu'u-Ninole Springs region as a recreation area. (GP 12.5.9.2(c) & (g))

4.10.3 Advocacy

4.10.3.1 Department of Land and Natural Resources

- Establish Ka'alu'alu Bay or nearby coastal areas as a remote camping-beach park provided that the state and private landowners can resolve liability and resource management issues. (GP 12.5.9.2(e))
- Develop wilderness recreation uses in Manukā.

4.10.3.2 Department of Hawaiian Home Lands

See 4.6.4.6 Department of Hawaiian Home Lands on page 63.

4.10.3.3 Three Mountain Alliance (TMA)

- Actively implement the TMA and Ka'ū Forest Reserve management plans, including steps to develop low-impact recreational amenities.

4.10.4 Community-Based, Collaborative Action

Community Action 14: Support facilities development and management at access points and along trail corridors.





INFRASTRUCTURE & SERVICES

Section 5: Strengthen Infrastructure, Facilities, and Services

Ho 'omoe wai kahi ke kao 'o.

Let all travel together like water flowing in one direction.

'Ölelo no'eau, 1102

Section 5 prioritizes improvements in infrastructure, facilities, and services, including:

- Water system improvements in Ocean View, Nā'alehu, Wai'ōhinu, Pāhala, and for existing Hawaiian farmsteads in the South Point area (Section 5.2)
- Road and streetscape improvements (Section 5.3), including Wood Valley Road and bridges, Kamā'oa Road, Ka'alu'alu Road, South Point Road, and highway improvements
- Alternate routes connecting Kapāpala, Wood Valley, Pāhala, and Nā'alehu as well as Green Sands and Mark Twain (Section 5.4)
- Mass transit routes and shelters (Section 5.5)
- Emergency and health services and facilities (Sections 5.6 and 5.7), including fire and police stations, fire trucks, ambulances, sirens, helipads, an Ocean View shelter, police officers, and hazard mitigation plans
- Environmental management facilities (Section 5.8), including expanded sewer lines, the Ocean View transfer station, green waste facilities, and improvements in the Pāhala transfer station
- Educational and library facilities and programs (Section 5.9)
- Park facilities and services in each community and along the coast (Section 5.10).



5.1 Coordinate Infrastructure, Facility, and Service Improvements

This section of the CDP guides the coordination of regional infrastructure improvements.

5.1.1 Community Objective

- Objective 7: **Identify viable sites for critical community infrastructure**, including water, emergency services and educational facilities to serve both youth and adults.

5.1.2 Land Use Policies

Policy Controls

See Policy 1 on page 38, Policy 3 on page 39, Policy 4 on page 39, and Policy 5 on page 39.

5.1.3 County Action

Policy 89 Implement capital improvement priorities in Ka'ū.

Current capital improvement priorities for Ka'ū include:

- Water system improvements (see Policy 93 on page 74)
- Road improvements (see Policy 95 on page 75, Policy 96 on page 75, Policy 97 on page 75, Policy 98 on page 75, Policy 99 on page 75, Policy 100 on page 75, and Policy 103 on page 77)
- Emergency services and facilities (see Section 5.6.2 on page 79)
- Wood Valley Road bridge replacement (see Policy 104 on page 77)
- Environmental management facilities (see Section 5.8.2 on page 81)
- Park facilities (see Policy 88 on page 70 and Section 5.10.2 on page 83)
- Regional trail development (see Section 4.9.3 on page 69)
- Streetscape improvements (see Policy 78 on page 66).

Policy 90 Implement protocols for receiving community input at meetings in Ka'ū during capital project siting and design. Consult with and solicit input from community members with generational knowledge to minimize the impact of proposed changes to the use of land on cultural practices, cultural sites, and culturally significant areas, including burials.

Policy 91 Provide technical support to communities and organizations pursuing capital improvement financing through USDA Rural Development, infrastructure improvement financing districts, and other sources.

Policy 92 Support use of the Air National Guard Innovative Readiness Training (ANG IRT) program in the development of infrastructure programs and projects.

INFRASTRUCTURE & SERVICES



5.1.4 Advocacy

5.1.4.1 *Department of Accounting and General Services, State of Hawai'i and US Postal Service*

- Improve the Nā'ālehu Civic Center, including additional parking and building updates.

5.1.5 Community-Based, Collaborative Action

Community Action 15: Actively advocate for CIP appropriations, financing, allotments, and encumbrances that support implementation of the CDP.



Nā'ālehu



5.2 Improve Water Infrastructure

This section of the CDP prioritizes the improvement of existing potable water systems to support infill growth.

5.2.1 Community Objective

- Objective 7: **Identify viable sites for critical community infrastructure**, including **water**, emergency services and educational facilities to serve both youth and adults.

5.2.2 County Action

Policy 93 Water system improvements shall correlate with the County's desired land use development pattern. (GP 11.2.2(a))

Importantly, County water distribution systems shall not be extended outside the growth boundary defined in the Ka'ū CDP Land Use Policies and Policy Map, with the exception of water designated specifically for and limited to agricultural irrigation and livestock.

Implementation of this policy is supported by several existing policies and capital projects appropriated by the County Council:

- Continue to evaluate growth conditions to coordinate improvements as required to the existing water systems in Nā'ālehu, Wai'ōhinu, and Pāhala. (GP 11.2.4.8.2(a, c)) The focus shall be on improvements to existing systems to support infill growth within the CDP growth boundary.
- Pursue groundwater source investigation, exploration, and well development at Ocean View, Pāhala, and Wai'ōhinu. (GP 11.2.4.8.2(b))
- Improve the water system in Ocean View, including improved water quality with, for example, enhanced filtration systems, the development of a backup source, and, if possible, additional pumping capacity and service to the commercial areas. (Ocean View Business District Water Infrastructure Improvements, Ordinance 12-152)
- Support Department of Hawaiian Home Lands (DHHL) efforts to increase the availability of water to existing lots in the South Point area. (South Point Road Water Infrastructure Expansion Project, Ordinance 12-87)

See Policy 138 on page 88.

5.2.3 Advocacy

5.2.3.1 Department of Hawaiian Homelands (DHHL)

- Collaborate with the Department of Water Supply to implement the DHHL Regional Plan for Ka'ū by increasing capacity of the South Point water system to accommodate existing lots.

5.2.4 Community-Based, Collaborative Action

See Community Action 15 on page 73.



INFRASTRUCTURE & SERVICES

5.3 Enhance the Roadway Network

This section of the CDP maintains road connectivity, prioritizes flood prevention and road improvements, and guides road improvements in Mark Twain and Green Sands subdivisions.

5.3.1 Community Objective

- Objective 8: Establish a rural transportation network, including roadway alternatives to Highway 11, a regional trail system, and an interconnected transit system.

5.3.2 Land Use Policy

Policy Control

Policy 94 All subdivision in the Ka'ū CDP planning area, including condominium property regimes (CPRs) and planned unit developments (PUDs), should conform to connectivity standards in HCC 23-28, 29, and 40 of the Hawai'i County Code.

5.3.3 County Action

Policy 95 Install culverts and construct drainage channels and other related improvements as necessary to prevent flooding of roadways and other areas. (GP 13.2.5.9.2(b))

Policy 96 Improve safety along Kamā'oa Road, Ka'alu'alu Road through Green Sands, and South Point Road from Highway 11 to Kamā'oa Road.

Policy 97 Improve safety on Wood Valley Road, possibly including posted speed limits, lane markers, and stop signs.

Policy 98 Make intersection improvements at Pikake, Koali, and Wood Valley Roads.

Policy 99 Prioritize the maintenance of County roads, including street lights, street signs, and mowing.

Policy 100 Continue to maintain “roads-in-limbo” in coordination with the Department of Hawaiian Homelands and shoreline public access plans.

Policy 101 Remove the Nā'ālehu bypass from the General Plan transportation map.

5.3.4 Advocacy

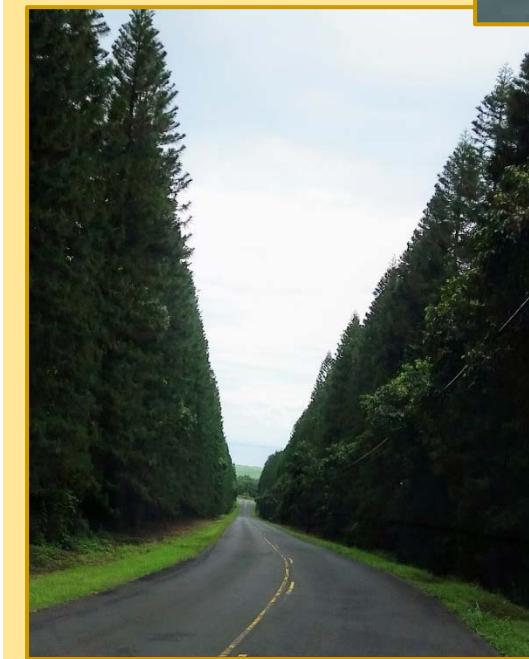
5.3.4.1 Department of Transportation

- Continue to improve Māmalahoa Highway, realigning where necessary and prioritizing shoulder safety (particularly for bicyclists), including on the stretch of highway between Honu'apo and the Ka'ū Police Station. (GP 13.2.5.9.2(a))
- Implement Bike Plan Hawai'i.
- When implementing the Statewide Pedestrian Master Plan in Nā'ālehu (Project H3), address community concerns about the preservation of the trees and stone walls along the highway.



5.3.5 Community-Based, Collaborative Action

Community Action 16: In Mark Twain and Green Sands subdivisions, establish a community development corporation (CDC) to develop and maintain roads and Green Sands Park.





INFRASTRUCTURE & SERVICES



5.4 Formalize Alternative Routes

This section of the CDP prioritizes formalizing and improving emergency alternative routes.

5.4.1 Community Objective

- Objective 8: Establish a rural transportation network, including roadway alternatives to Highway 11, a regional trail system, and an interconnected transit system.

5.4.2 County Action

Policy 102 Formalize emergency alternative routes through Kapāpala Ranch between the highway and Wood Valley Road.

Policy 103 Secure improvement easements along Ka'ālāiki Road. Ka'ālāiki Road will continue to be used as a minor, rural street for local traffic and as an alternate route to Highway 11 as needed, so it will require safety improvements.

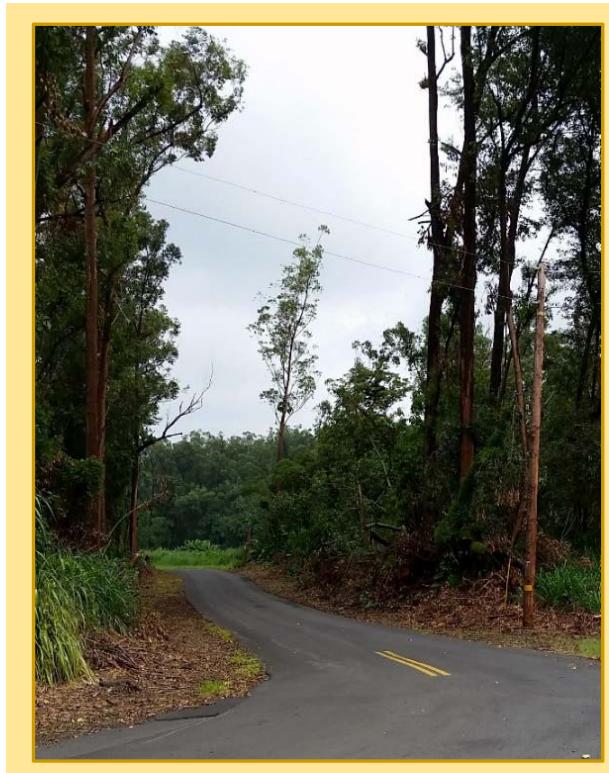
Policy 104 Replace Wood Valley Road bridges.

Policy 105 Establish an emergency alternative route connecting Green Sands and Mark Twain subdivisions.

See Policy 118 on page 80.

5.4.3 Community-Based, Collaborative Action

See Community Action 15 on page 73.



5.5 Expand Mass Transit Facilities and Services

This section of the CDP prioritizes bus system improvements, including a Ka'ū loop route, an Ocean View route, evening trips to Hilo and Kona, and bus shelters.

5.5.1 Community Objective

- Objective 8: Establish a rural transportation network, including roadway alternatives to Highway 11, a regional trail system, and an interconnected transit system.

5.5.2 County Action

Policy 106 Establish an intra-district bus loop route that circulates among and within all Ka'ū communities.

Policy 107 Provide bus routes for evening trips to Hilo and Kona.

Policy 108 Provide bus shelters in Nā'ālehu, Wai'ōhinu, Discovery Harbour, and Ocean View.

Policy 109 Establish a bus route that circulates within Ocean View.



Discovery Harbour



5.6 Strengthen Emergency and Health Facilities

This section of the CDP prioritizes new fire stations, upgraded emergency equipment, police station improvements, a new police substation in Ocean View, civil defense warning systems, and the hardening of other critical emergency infrastructure.

5.6.1 Community Objective

- Objective 7: **Identify viable sites for critical community infrastructure**, including water, **emergency services** and educational facilities to serve both youth and adults.

5.6.2 County Action

See Section 5.4.2 on page 77.

Policy 110 **The number and location of emergency services facilities and personnel in Ka'ū shall be based on the population to be served and response time. (GP 10.3.2(e))**

Policy 111 **Address the backlog of facilities improvements in Ka'ū (GP 10.3.4.8.2(a)), including:**

- Build a new fire station in Nā'ālehu (Ordinance 12-87), Pāhala, and Ocean View, in that order of priority.
- Upgrade trucks, ambulances, and other equipment for fire crews.
- Make improvements in the Nā'ālehu Police Station, including repairs, hardening, hazardous materials abatement, energy efficiency, and ADA. (Ordinances 11-60 & 12-150)
- Build a new Ocean View Police Substation. (Ordinance 14-082)

Policy 112 **Harden critical infrastructure to ensure its effective use after an earthquake, eruption, and/or hurricane, including the Ocean View Fire Station, the Pāhala Fire Station, the Ka'ū Police Station Generator Building, and the Ka'ū Police Station (Nā'ālehu Police Station).**

Policy 113 **Build the Kahuku Park Community/Senior Center, Gym, and Shelter. (Ordinance 12-87)**

Policy 114 **Ensure adequate placement and maintenance of civil defense warning systems.**

Policy 115 **Establish a helipad to support the provision of emergency services in Ka'ū.**

5.6.3 Advocacy

5.6.3.1 *Hawai'i Health Systems Corporation*

- Harden the Ka'ū Hospital to ensure its effective use after an earthquake and/or hurricane.
- Expand facilities and services to communities throughout the Ka'ū district.

5.6.4 Community-Based, Collaborative Action

See Community Action 15 on page 73.

5.7 Expand Emergency Services

This section of the CDP prioritizes four police officers on each shift, hazard mitigation plans, and the expansion of Neighborhood Watch and CERT programs.

5.7.1 Community Objective

- Objective 7: **Identify viable sites for critical community infrastructure**, including water, **emergency services** and educational facilities to serve both youth and adults.

5.7.2 County Action

Policy 116 Ensure adequate police protection by maintaining at least four police officers on duty each shift in the Ka'ū District.

Policy 117 Actively expand the Neighborhood Watch and CERT programs. (GP 10.3.2(g))

Policy 118 In collaboration with residents, develop and adopt a hazard mitigation plan for each community in Ka'ū, including an evacuation clearance rate and evacuation plans and routes. (GP 13.2.5.9.2(d))

Policy 119 Implement the Ka'ū Community Wildfire Protection Plan.

5.7.3 Advocacy

5.7.3.1 Hawai'i Volcanoes National Park and Hawai'i Volcano Observatory (USGS)

- Work with the County of Hawai'i Civil Defense Agency on emergency response planning and implementation for natural disasters, such as seismic or eruptive events.

5.7.4 Community-Based, Collaborative Action

See Community Action 15 on page 73.

Community Action 17: Grow existing Neighborhood Watch and CERT teams, and develop new ones.



Hawaiian Ocean View Estates



5.8 Improve Environmental Management Facilities

This section of the CDP prioritizes expanded wastewater systems, the new transfer station in Ocean View, improvements to the recycling area in Pāhala, and green waste drop-off and mulch pick-up sites.

5.8.1 Community Objective

- Objective 7: **Identify viable sites for critical community infrastructure**, including water, emergency services and educational facilities to serve both youth and adults.

5.8.2 County Action

Policy 120 Extend the primary wastewater collection lines in Pāhala and Nā‘ālehu so that infill development projects can connect wastewater systems built for new subdivisions to the County systems.

Policy 121 Build the solid waste transfer station in Ocean View. (GP 10.5.4.8.2(a))

Policy 122 Implement plans to improve the recycling area at the Pāhala Transfer Station.

Policy 123 In consultation with residents, farmers, and vector control experts, add green waste drop-off and mulch pick-up sites in Ka‘ū, with strict control of invasive species, pests, and disease.

5.8.3 Advocacy

5.8.3.1 Department of Health

- Rather than universally prohibit cesspools, establish place-specific policies based on analysis of local environmental conditions.
- Make an affordable financing mechanism available for cesspool-to-septic conversions.

5.8.4 Community-Based, Collaborative Action

See Community Action 15 on page 73.

5.9 Strengthen and Expand Education Facilities and Services

This section of the CDP prioritizes and guides the development of a school and library in Ocean View as well as improvements in educational and library facilities throughout the district.

5.9.1 Community Objective

- Objective 7: **Identify viable sites for critical community infrastructure**, including water, emergency services and **educational facilities** to serve both youth and adults.

5.9.2 County Action

Policy 124 Support the development of charter and other public schools in Hawaiian Ocean View Estates subdivision, including on County-owned parcels.

5.9.3 Advocacy

5.9.3.1 State Legislature

- Appropriate funding for a K-8 school in Ocean View.

5.9.3.2 Department of Education

- Continually improve existing educational facilities. (GP 10.2.4.6.2(a))
- Plan a K-8 School at Ocean View. (GP 10.2.4.6.2(b))
- Continually improve educational opportunities in Ka'ū, including the diversity of course offerings, additional qualified staff, and expanded extra-curricular activities.
- Support the development of charter schools in Ka'ū.

5.9.3.3 State Libraries

- Establish a library branch in Ocean View.
- Continually improve library facilities, services, and inventory in Ka'ū.
- Establish joint community-school library facilities, where a separate community library may not be feasible, in proximity to other community facilities. (GP 10.2.2(c))

5.9.3.4 Department of Education, University of Hawai'i, Office of Hawaiian Affairs, and Kamehameha Schools

- Collaborate to use existing and new facilities (e.g., schools, community centers, Ka'ū Resource and Distance Learning Center, Ho'omalu Ka'ū, Honu'apo, Punalu'u) to offer place-based and distance education opportunities to adults.

5.9.4 Community-Based, Collaborative Actions

Community Action 18: Establish a charter school in Ocean View.

See **Community Action 22** on page 86.



5.10 Expand Parks and Recreation Facilities

This section of the CDP prioritizes the Kahuku Park Community/Senior Center, Gym, and Shelter, a swimming facility in Nā'ālehu, skate and ATV parks, and the continual improvement of park facilities.

5.10.1 Community Objective

- Objective 7: **Identify viable sites for critical community infrastructure**, including water, emergency services and educational facilities to serve both youth and adults.

5.10.2 County Action

See Policy 22 on page 50, Policy 65 on page 62, Policy 88 on page 70, and Policy 113 on page 79.

Policy 125 Continually improve park facilities and services in Ka'ū, including fields, courts, playgrounds, lighting, restrooms, signage, and youth programs.

Policy 126 Acquire land surrounding Whittington Beach Park to allow for its expansion and the construction of a parking area. (GP 12.5.9.2(h))

Policy 127 Develop parks in Ocean View, commensurate with population growth. (GP 12.5.9.2(b))

Policy 128 Build a swimming facility in Nā'ālehu and Ocean View. (GP 12.5.9.2(a))

Policy 129 Collaborate with a “friends of the park” group to develop and manage an ATV track/course in an area of no ecological or cultural value.

Policy 130 Collaborate with a “friends of the park” group to develop and manage skate parks in Nā'ālehu and Ocean View.

5.10.3 Community-Based, Collaborative Actions

See Community Action 14 on page 70, Community Action 15 on page 73, and Community Action 16 on page 76.

Community Action 19: Collaborate with the County Department of Parks and Recreation to develop and manage an ATV track/ course in an area of no ecological or cultural value.

Community Action 20: Collaborate with the County Department of Parks and Recreation to develop and manage skate parks in Nā'ālehu and Ocean View.

See Community Action 29 on page 97.



LOCAL ECONOMY

Section 6: Build a Resilient, Sustainable Local Economy

I ha'aheo no ka lawai'a i ka lako i ka 'upena.

The fisherman may well be proud when well supplied with nets.

Ōlelo No'eau #1152

Ka'ū Community Regional Economic Development

The Ka'ū CDP supports economic development in three ways: 1) establishes firm foundations for growth, 2) outlines strategic steps to seize sector-specific market opportunities, and 3) provides a road map to guide coordinated, community-led economic development strategies.

Establish Solid Foundations: Sections 3, 4, and 5 of the CDP establish a solid foundation for economic development. In most communities, and in Ka'ū in particular, the greatest economic assets are natural and cultural resources, like watersheds, agricultural land, coastal resources, and historic features. Section 4 of the CDP uses a wide range of strategies to ensure proper stewardship of these unique, place-based resources.

Economic development also requires appropriate facilities and services to support businesses and provide a high quality of life, like water, roads, emergency services, waste management, education, and parks. Section 5 of the CDP prioritizes those investments in Ka'ū.

Economic development also requires room for growth. The CDP's land use policies in Section 3, as well as other related strategies, provide expansive room for development, including:

- Residential, commercial, and industrial infill growth in Pāhala, Nā'ālehu, and Ocean View (Section 3)
- Residential and small-scale commercial development in Discovery Harbour (Section 3)
- Small-scale commercial services, bed and breakfast establishments, guest ranches, lodges, and recreational facilities in rural and agricultural areas (Policies 40 and 41)
- A community-based approach to redeveloping Punalu'u (Community Action 29).

Seize Market Opportunities: Ka'ū has opportunities for economic development in several complimentary sectors – agriculture, renewable energy, payment for ecosystem services, health and wellness, education and research, community tourism, and retail. Most of Section 6 is organized by these sectors. Though each sub-section typically includes policies and advocacy items, growth in each sector will mostly be dependent on implementation of the Community Actions, which are detailed in the "Community-Based Collaborative Action Guide."

Coordinate Regionally: There are several demonstrated ways in which communities like Ka'ū can play proactive roles in their own economic development, and there are many resources available to support such an approach. However, to be most effective, community-based economic development should be employed in a strategic, coordinated manner. Therefore, the CDP provides a road map (Community Action 21) to guide coordinated, pro-active community leadership to advance economic development by enhancing regional identity, building local industry clusters, engaging anchor institutions, advancing innovation, building entrepreneurial and business capacity, strengthening workforce development pipelines, building and retaining local wealth, and promoting Ka'ū.



6.1 Coordinate Regional Economic Development

This section of the CDP guides the implementation of regional economic development strategies, including an education, enterprise development, and research network and regional strategies to increase “buying local.”

6.1.1 Community Objective

- Objective 11: **Increase the number and diversity of income sources for residents**, including jobs and entrepreneurial opportunities that complement Ka’ū’s ecology, culture, and evolving demographics.

6.1.2 County Action

Policy 131 Collaborate with the private sector to identify business needs, strengthen existing industries, and diversify the economy by attracting new endeavors. (GP 2.2(c, d, e), 2.3(m, p))

Policy 132 Advance economic development that enhances and is balanced with the County’s natural, cultural, and social environments. (GP 2.2(a, b, d), 2.4.9.2(a, c))

Policy 133 Promote a distinctive identity for Ka’ū. (GP 2.3(o))

Policy 134 Align the clusters and priority projects in the Comprehensive Economic Development Strategy (CEDS) with the objectives, policies, and actions in the Ka’ū Community Development Plan.

Policy 135 Commission a study of Economic and Financial Impact Reviews and propose recommendations for their integration into the regulatory review and approval process (e.g., the Environmental Impact Statement process and community benefits agreements). (GP 2.2(h), 2.3(y))

6.1.3 Community-Based, Collaborative Actions

Community Action 21: Coordinate regional, cross-sectoral economic development strategies.

Community Action 22: Develop a high-tech, high-touch regional education, enterprise development, and research network.

Community Action 23: Coordinate regional strategies to increase “buying local.”





6.2 Preserve Opportunities to Live off the Land

This section of the CDP preserves opportunities to live off the land.

6.2.1 Community Objective

- Objective 9: **Preserve and greatly enhance nā ‘ohana economy.**

6.2.2 Land Use Policy

Policy Intent

See Policy 24 on page 52, Policy 25 on page 52, Policy 62 on page 62, Policy 70 on page 65, and Policy 79 on page 67.

Policy Controls

See Policy 27 on page 52, Policy 38 on page 55, Policy 52 on page 59, Policy 80 on page 67, and Policy 81 on page 67.

6.2.3 County Action

See Policy 82 on page 67 and Policy 83 on page 67.

6.2.4 Community-Based, Collaborative Action

See Community Action 13 on page 68 and Community Action 29 on page 97.



6.3 Strengthen Local Agriculture

This section of the CDP guides efforts to strengthen the local agriculture value chain, including agricultural land acquisition, agricultural parks and water systems, the diversification of agriculture-based businesses on agricultural land, and agricultural tourism.

6.3.1 Community Objective

- Objective 10: **Encourage and enhance agriculture, ranching, and related economic infrastructure.**

6.3.2 Land Use Policy

Policy Intent

See Policy 32 on page 55 and Policy 35 on page 55.

Policy Controls

See Policy 38 on page 55, Policy 39 on page 56, Policy 40 on page 56, Policy 41 on page 56, Policy 42 on page 57, and Policy 44 on page 57.

6.3.3 County Action

See Section 4.3.3 on page 57.

Policy 136 Collaborate with the public and private sectors to preserve and expand the agriculture, forestry, and fishing industries. (GP 2.3(a), 2.4.9.2(b), 14.2.2(c), 14.2.3(c, e, l), 14.2.4.7.2)

In those cases where agricultural land is of high value for particular markets in which Ka'ū has a unique niche (e.g., coffee, macadamia nuts, grass-fed beef), the County should endeavor to protect that land for agricultural use and secure long-term tenure on that land for local farmers. Potential courses of action might include:

- Collaborate with the USDA, the State, and land trusts to establish agricultural conservation easements on the land. (see Policy 21 on page 50)
- Secure the land in public trust using State, County, and private funds. (see Policy 22 on page 50).
- Support the acquisition of the land by local agricultural organizations (e.g. community land trust, cooperative, community development corporation), using financing from Farm Credit Services of Hawai'i, the USDA, the Farm Service Agency, the Small Business Administration, or other lenders that focus on funding small-scale agriculture.

Policy 137 Support the development of private and State agricultural parks to make agricultural land available for agricultural activities. (GP 14.2.3(k))

Policy 138 Cooperate with appropriate State and Federal agencies and the private sector to develop, improve and expand agricultural water systems. (GP 11.2.2(j))

Policy 139 Encourage the establishment of open farmers markets to allow local agricultural producers to market their products. (GP 2.3(u))



LOCAL ECONOMY



Policy 140 Encourage, where appropriate, the establishment of visitor-related uses and facilities that directly promote the agriculture industry. (GP 14.2.3(r))

Policy 141 Assist in the promotion of products produced in Ka'ū. (GP 2.3(t))

See Policy 150 on page 94.

6.3.4 Advocacy

6.3.4.1 Agribusiness Development Corporation

- Expedite the redevelopment of the Ka'ū irrigation system, including surveying of each of the source tunnels, securing easements, completing the needed repairs, and executing a Memorandum of Understanding for the management of the water system.

6.3.4.2 Board of Agriculture

- Appoint a task force to explore the feasibility of a State agricultural park in Ka'ū, identify potential sites, and consider possibilities for joint ventures with private entities and/or the County.

6.3.5 Community-Based, Collaborative Actions

Community Action 24: Strengthen the local agriculture value chain.



6.4 Develop Community Renewable Energy

This section of the CDP guides the development of local, renewable, distributed energy networks while prioritizing greater public review of commercial renewable energy projects.

6.4.1 Community Objective

- Objective 11: Increase the number and diversity of income sources for residents, including jobs and entrepreneurial opportunities that complement Ka’ū’s ecology, culture, and evolving demographics.

6.4.2 Land Use Policy

Policy Controls

See Policy 38 on page 55 and Policy 58 on page 60.

6.4.3 County Action

Policy 142 Encourage the development of alternate energy resources, providing they complement existing agricultural uses and preserve ecologically and culturally significant areas. (GP 3.3(a, b, e, k, l), 14.2.3(u))

Policy 143 Amend the Zoning Code to require Use Permits for commercial renewable energy projects, mills, and major processing facilities in the County Agricultural Zone.

6.4.4 Advocacy

6.4.4.1 Legislature

- Amend Hawai‘i Revised Statutes §205 to exclude commercial renewable energy projects, mills, and major processing facilities as permitted uses in areas designated “Rural” on the County of Hawai‘i’s Land Use Pattern Allocation Guide (LUPAG) map.

6.4.5 Community-Based, Collaborative Actions

Community Action 25: Develop local, renewable, distributed energy networks.





LOCAL ECONOMY

6.5 Pilot Payment for Ecosystem Services

This section of the CDP guides exploratory efforts to secure community payments for ecosystem services.

6.5.1 Community Objective

- Objective 11: Increase the number and diversity of income sources for residents, including jobs and entrepreneurial opportunities that complement Ka'ū's ecology, culture, and evolving demographics.

6.5.2 Land Use Policy

Policy Intent

See Policy 25 on page 52 and Policy 62 on page 62.

Policy Controls

See Policy 52 on page 59.

6.5.3 County Action

See Policy 64 on page 62.

Policy 144 The land and water shall be considered essential resources for present and future generations and should be protected and enhanced through the use of economic incentives and soundly managed for potential economic benefit. (GP 2.2(a, d), 2.3(h), 8.3(g))

6.5.4 Community-Based, Collaborative Actions

Community Action 26: Pilot a program to secure community payments for ecosystem services (PES).



6.6 Grow Health and Wellness Services

This section of the CDP guides the expansion of the regional network of health and wellness services.

6.6.1 Community Objectives

- Objective 11: **Increase the number and diversity of income sources for residents, including jobs and entrepreneurial opportunities that complement Ka'ū's ecology, culture and evolving demographics.**
- Objective 12: **Establish or expand retail, service, dining, and entertainment centers in rural villages and towns capable of supporting Ka'ū-appropriate growth.**

6.6.2 County Action

Policy 145 Encourage the health/wellness and retirement industries. (GP 2.3(n, x))

6.6.3 Community-Based, Collaborative Actions

Community Action 27: Establish a comprehensive network of health and wellness services





6.7 Promote the Creative, Education, and Research Sectors

This section of the CDP guides the development of a regional education, enterprise development, and research network.

6.7.1 Community Objectives

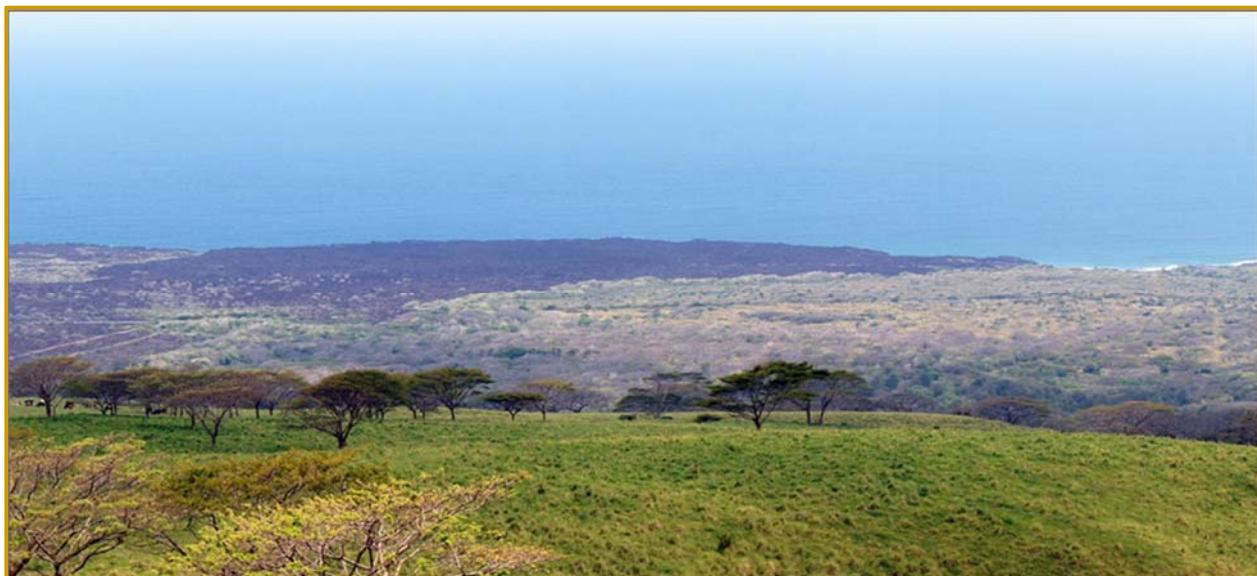
- Objective 11: **Increase the number and diversity of income sources for residents**, including jobs and entrepreneurial opportunities that complement Ka'ū's ecology, culture, and evolving demographics.

6.7.2 County Action

Policy 146 Promote and develop the island of Hawai'i into a unique scientific and cultural model. (GP 2.2(h))

6.7.3 Community-Based, Collaborative Actions

See Community Action 22 on page 86 and Community Action 29 on page 97.



6.8 Develop the Local Visitor Sector

This section of the CDP guides the development of a regional ho'okipa network – a place-based approach to community tourism.

6.8.1 Community Objectives

- Objective 11: Increase the number and diversity of income sources for residents, including jobs and entrepreneurial opportunities that complement Ka'ū's ecology, culture, and evolving demographics.
- Objective 12: Establish or expand retail, service, dining, and entertainment centers in rural villages and towns capable of supporting Ka'ū-appropriate growth.

6.8.2 Land Use Policy

Policy Controls

See Policy 5 on page 39 and Policy 6 on page 39.

6.8.3 County Action

See Policy 140 on page 89.

Policy 147 Encourage the development of a visitor industry that is in harmony with the character of the area and environmental and social goals of residents. (GP 2.3(c), 14.7.5.9.2(a))

Policy 148 Encourage the visitor industry to provide facilities that offer an educational experience as well as recreational activities. (GP 14.7.3(h))

Policy 149 Encourage the development of small family or "bed and breakfast" type visitor accommodations. (GP 14.7.5.9.2(b))

Policy 150 Amend the Zoning Code to require Plan Approval for commercial open area recreational uses in the County Agricultural District.

6.8.4 Community-Based, Collaborative Actions

Community Action 28: Develop a regional ho'okipa network – a place-based approach to community tourism.

See Community Action 29 on page 97.



LOCAL ECONOMY



6.9 Expand Local Retail

This section of the CDP guides regional strategies to increase “buying local.”

6.9.1 Community Objectives

- Objective 12: Establish or expand retail, service, dining, and entertainment centers in rural villages and towns capable of supporting Ka’ū-appropriate growth.

6.9.2 Land Use Policy

Policy Controls

See Policy 2 on page 38.

6.9.3 County Action

See Policy 139 on page 88 and Policy 145 on page 92.

6.9.4 Community-Based, Collaborative Actions

See Community Action 23 on page 86 and Community Action 29 on page 97.





Punalu'u



Section 7: Pursue Potential Synergistic Projects

He nahā ipu auane 'i o pa 'a i ka hupau humu.

It isn't a break in a gourd container that can be easily mended by sewing the parts together.

'Ōlelo no 'eau #831

A large number of CDP objectives and strategies intersect at Punalu'u, which has a rich ecological, historical, and cultural legacy and is dear to the hearts of most residents to this day. This section includes references to each of the policies, advocacy initiatives, and community-based, collaborative actions that pertain to Punalu'u. Community Action 27 outlines a community-driven, collaborative process for planning the future of Punalu'u.

7.1 Develop and Implement Plans for Punalu'u

7.1.1 Land Use Policy

Policy Intent

See Policy 23 on page 52, Policy 24 on page 52, Policy 25 on page 52, Policy 53 on page 60, Policy 54 on page 60, Policy 55 on page 60, Policy 62 on page 62, Policy 69 on page 65, Policy 70 on page 65, and Policy 79 on page 67.

Policy Controls

See Policy 1 on page 38, Policy 5 on page 39, Policy 6 on page 39, Policy 8 on page 39, Policy 12 on page 40, Policy 26 on page 52, Policy 27 on page 52, Policy 28 on page 52, Policy 29 on page 53, Policy 80 on page 67, and Policy 81 on page 67.

7.1.2 County Action

See Policy 22 on page 50, Policy 30 on page 54, Policy 59 on page 61, Policy 60 on page 61, Policy 76 on page 66, Policy 85 on page 69, Policy 86 on page 69, Policy 87 on page 69, Policy 88 on page 70, Policy 89 on page 72, Policy 119 on page 80, Policy 147 on page 94, and Policy 148 on page 94.

7.1.3 Advocacy

See 4.2.4.1 Department of Land and Natural Resources on page 54 and 4.9.4.2 Department of Land and Natural Resources on page 69, 4.6.4.4 Department of Health on page 63, 4.6.4.7 Three Mountain Alliance (TMA) on page 63, and 4.9.4.1 National Park Service on page 69.

7.1.4 Community-Based, Collaborative Action

See Community Action 2 on page 51, Community Action 3 on page 51, Community Action 4 on page 61, Community Action 5 on page 63, Community Action 6 on page 64, Community Action 7 on page 66, Community Action 8 on page 66, Community Action 12 on page 66, Community Action 13 on page 68, Community Action 14 on page 70, and Community Action 28 on page 94.

Community Action 29: Develop and implement plans for Punalu'u.

