

From: [Eileen Downing](#)
To: [LPCtestimony](#)
Subject: Revise Hawaii General Plan
Date: Friday, November 22, 2024 7:22:53 AM
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Here are some concerns:

1. The word "Stakeholder," defined in the plan, is written 86 times and literally means anyone in the entire world can have input on this plan.

Please recommend Stakeholder change to the following: "Local Communities". Local Communities are local Big Island farmers, homeowners, renters, organizations, businesses, and individuals who live on Big Island or have property on Big Island that will be personally affected by projects, decisions, or activities in the general plan. Effective local community engagement and management are crucial for the success and sustainability of any initiative, as it helps ensure that diverse perspectives and interests are considered.

2. The OSCER Department in the plan will null and void all public input and leave decisions to unelected officials. This is NOT okay! This department should not be created. This is on page 188, 40.8.

3. The Planning Department has sent out letters too many homeowners telling them their land use will be changed from resident to recreation due to the General Plan 2045. This will drastically lower their property value and opens the door to rezone the area. This is not pono. It breaks the Aloha Spirit law § 5-7.5. To reduce someone's property value is not okay. This must be made pono again.

4. There is a huge section on climate change and things that will be affected. This needs to be further researched. There are over 1900 credentialed scientist that say there is no climate danger. Here is the pdf showing the scientist and what country they are from. <https://clintel.org/wp-content/uploads/2024/10/WCD-241023.pdf> [John Coleman, the first weather man for Good Morning America and the Founder of the Weather Channel has gone on CNN and other media outlets stating, "There is no climate danger". He explain the reason for this narrative is the investors, in renewable energy, want to make these changes.](#)

5. Hilo does not have a Community Development Plan. How can a Big Island General Plan move forward without that? Hilo is 22% of the island.

6. This plan wants to turn land into "conservation". The exact opposite is what is needed for Big Island! We need to turn land into Ag Villages and grow more food! Steve Shropshire, a resident of Papaiou, has created an Ag Villages plan.

Ag Village to add to the General Plan:

Papaikou Ag Village Objectives:
Development:

Papaikou Site Plan:

Papaikou

A Hawaiian born Kanaka revised the Collaborative Biocultural Stewardship that is in the plan. You can see it in the pdf below:

Here is a longer revised version of the plan from locals:

The way this plan is written is very far from what will support our island.

Eileen Downing

PROPOSED PAPAIKOU AGRARIAN POCKET NEIGHBORHOOD PROJECT

Project Summary

Project Name:	[New name with input from advisory board]
Applicant & Owner:	[New LLC with advisory board]
Owner's Representative:	Advisory Board
Location & Acreage:	TMK: (3) 2-7-004 025 (76 acres) Papaikou, South Hilo, Island & County of Hawaii
Project Objectives:	The project will serve as a "laboratory" to test the following objectives: • Affordable Neighborliness: Design a mixed income community with a high proportion of affordable units to foster interaction through walkable pocket neighborhoods and informal gathering spaces. • Agrarian Urbanism: Create an "intentional" community where all residents share a common commitment to participate in a range of options to grow and/or process agricultural products, as documented and disclosed by covenants. • Age in Place: For the seniors in this mixed generation community, provide full spectrum care options to age in place through home care and skilled nursing care homes provided by an onsite resident entity. • Transportation Alternatives: To minimize the need to own personal vehicles, manage a pooled rental of a variety of vehicles to address a range of needs (e.g., sedans, vans, trucks), ride-sharing, and onsite electric carts for use on pathways designed to accommodate carts and pedestrians. • Community-Managed Shoreline Access: Vest the community with accountable responsibility to manage the onsite County-dedicated shoreline trails and facilities through a Friends of the Park or cooperative agreement.
Site Description:	The site has the following characteristics: • Rural Community with Proximity to Urban Center: The site is located in the rural community of Papaikou, approximately 10 minutes' drive from Hilo. • State Land Use Designation: The site is designated

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Page 1

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[PDF Document](#) • 63 KB

https://www.standtogetherhawaii.com/_files/ugd/86fc0c_5e4cdb02efeb46a5ae949a3579aff00d.pdf

Preserving Papaikou For Future Development

General Plan
The purpose of the General Plan is to guide the pattern of future development in the County of Hawaii based on long-term goals for all of its residents.

The Hawaii County General Plan directs future urban growth on the Hamakua Coast to lands that are adjacent to existing towns. This concentrates settlement, makes the best use of existing infrastructure, reduces impacts on regional agriculture and enhances community. These are some of the factors why Papaikou has been designated in the General Plan Land Use Allocation Map as Low Density Residential.

These are all elements of what the planning world calls "Smart Growth". Hamakua needs more of this, not less.

- Other principals of "Smart Growth" include:
- Create a Range of Housing Opportunities and Choices
 - Create Walkable Neighborhoods
 - Foster Distinctive, Attractive Communities with a Strong Sense of Place
 - Strengthen and Direct Development Towards Existing Communities
 - Provide a Variety of Transportation Choices
 - Encourage Community and Stakeholder Collaboration in Development Decisions

Affordable Housing - The Affordability Challenge
Statistics suggest that young families on the Hamakua Coast have largely moved away, moved in with their parents or moved to Pana for inexpensive and under-served housing options. This out-migration has left local schools with declining populations and once thriving plantation towns with vacant storefronts. This is the case for KALANANAKULE ELEMENTARY & INTERMEDIATE SCHOOL, across the street from the site and in need of students to ensure its viability.

Building modern, affordable housing is no easy task anywhere in Hawaii. For residential developers today, affordability has to include the cost of sewage collection and treatment, new domestic water sources, modern road and intersection improvements, County and State impact fees and much more. The only way to produce affordable pricing is to build a mix of housing products that allows higher-end housing to carry the shared infrastructure expenses and subsidize the affordable product. Producing future affordable units in Hamakua will require careful land selection, the use of existing infrastructure capacity and a mix of product to carry the costs of modern building requirements.

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Collaborative biocultural stewardship is an approach to sustainable development that emphasizes a collaboration and partnership building among stakeholders and integrates natural and cultural resource management strategies to promote conservation, sustainability, and resilience. This framework is foundational to the General Plan as it seeks to balance economic, social, and environmental goals, native Hawaiian communities, cultural practitioners, homeowners, and government. Review, evaluate and identify from previous years successes or failures of biocultural stewardship. Review all current state and federal laws supporting biocultural stewardship. Evaluate if current laws are succeeding in reaching environmental goals. Cooperative efforts aimed at achieving successful management of ecological systems are crucial important for protecting our natural and built environments. Land use planning and management should be holistic, inclusive, and adaptive to reflect the native Hawaiian people, homeowners and community values, knowledge, and aspirations. The General Plan provides key strategies to achieve biocultural stewardship by including the native Hawaiian people, cultural practitioners, homeowners and community engagement, partnership building, collaborative decision-making, and collective action.

Environmental and social systems are complex and dynamic. These systems will require adaptive management, and continuous learning (research, evaluation, and transparency as we navigate the future. The policies presented in this section seek to foster partnerships that are based on mutual respect, trust, and shared values, honesty, transparency, full disclosure, fair and equitable for the native Hawaiian people. The community engagement process must be inclusive to incorporate diverse perspectives and knowledge systems into conservation and development strategies. Following such practices can promote the co-creation of knowledge, the sharing of resources, and the empowerment of communities. By leveraging the strengths and resources of different stakeholders, we can enhance the capacity of communities to manage natural and cultural resources sustainably. We can also facilitate the creation of new networks and alliances, promoting social cohesion and resilience.

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[PDF Document · 209 KB](#)

Legend:

- Black: Directly out of General Plan
- Red: Edit
- Yellow Highlighted is requesting text to be Removed
- Pink Highlighted is a Concern/Comments

Page: 27

Implementation Strategies

"Zoning & Land Use Regulations
Update regulations to align with the goals of the General Plan."

Please change to: "Update regulations" to "align with the goals of **local Communities** and the General Plan."

"Public-Private Partnerships Collaborate with private entities and **homeowners** to achieve mutual development and conservation objectives."

CONCERN: The word "homeowner" is not written anywhere in the entire plan. That is VERY concerning. Why are you leaving homeowners out of the general plan that will affect them and their future generations? Please include "homeowner" wherever "stakeholder" is and where suggested in this document. Also, please be clear about who these private entities are that you want to collaborate with so this is more transparent.

"Community Engagement Continuously engage residents and stakeholders in the decision-making process."

CONCERN: The community deserves to know who "Stakeholders" are and EXACTLY what they have stake in. Please define.

Page: 28

1.1 The purposes of the General Plan are to:

- Provide the framework for regulatory decisions, capital improvement priorities, acquisition strategies, and other pertinent government programs within the County organization and coordinated with State and Federal programs.

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