

County of Hawai'i



General Plan Comprehensive Review

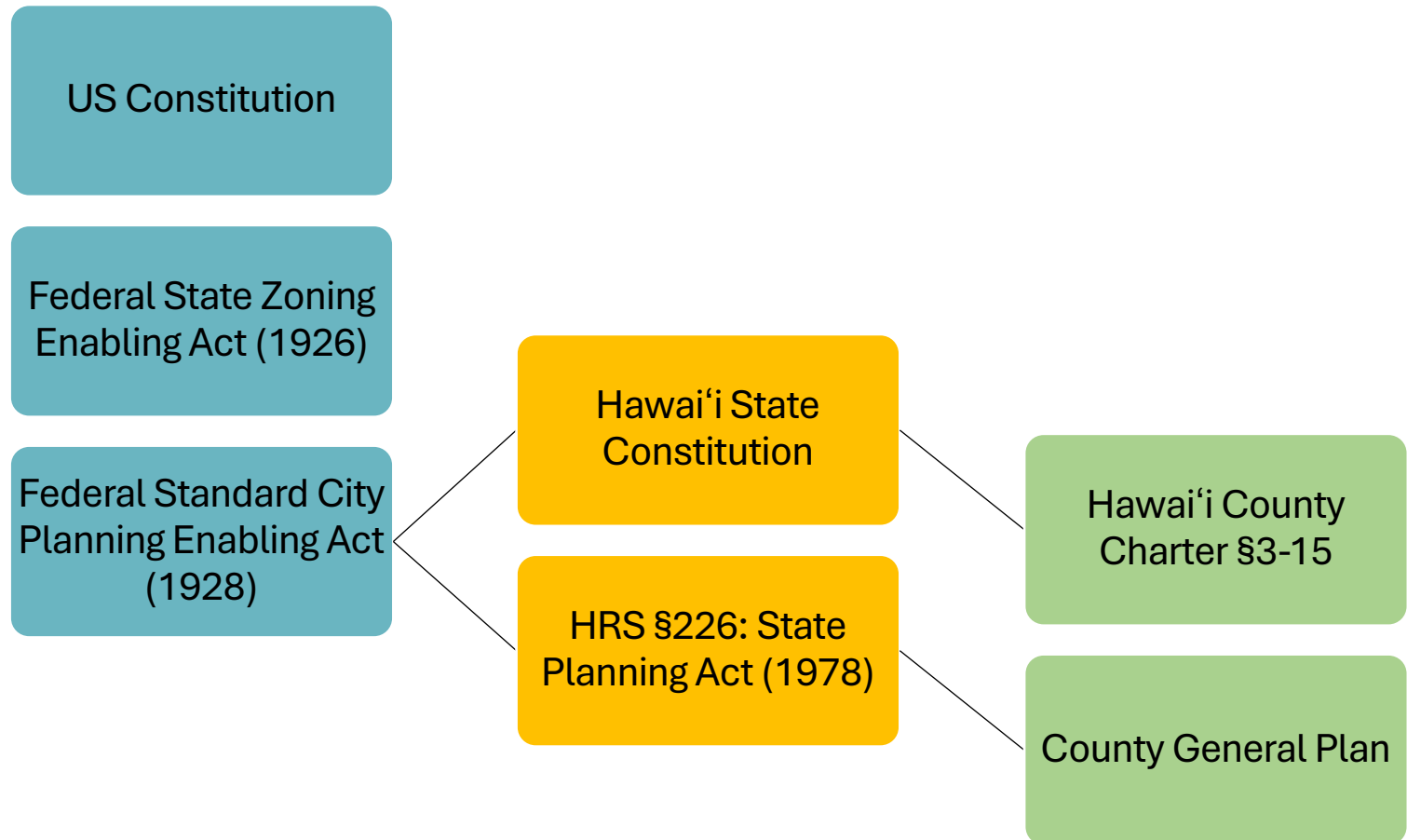
Leeward Planning Commission

Sustainable Development & Resilient
Communities: Land Use

December 19, 2024

Authority of the General Plan

- The GP is the primary policy document for county agencies, planning commissions, elected officials, landowners, developers, and citizens to guide land use policy decisions for Hawai'i Island.
- The GP relies on further implementation actions, such as zoning and budget ordinances, to move the County in the direction of our goals.
- The GP does not change previously existing subdivisions or zoning.



Purpose of the General Plan

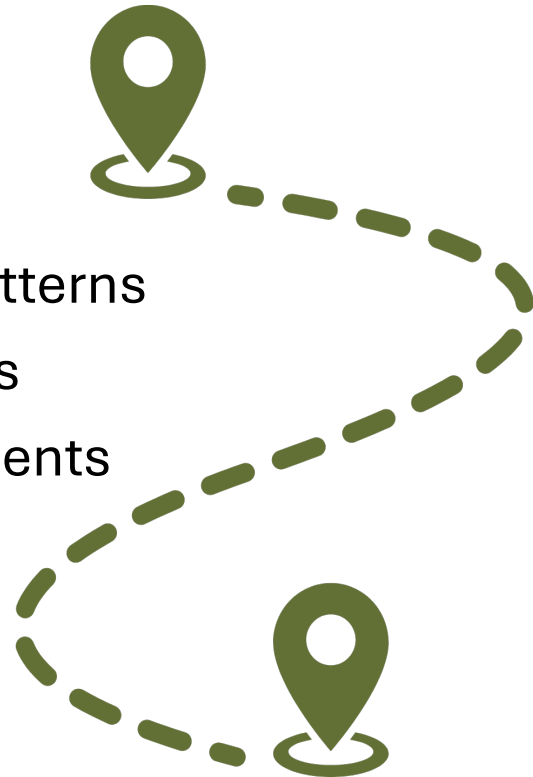
The General Plan “shall set forth the [County] Council’s long-range policy for the comprehensive physical, economic, environmental, and sociocultural well-being of the county.”

Sustainability Strategy

- Presents a vision for the future
- Addresses the layers of healthy, livable communities

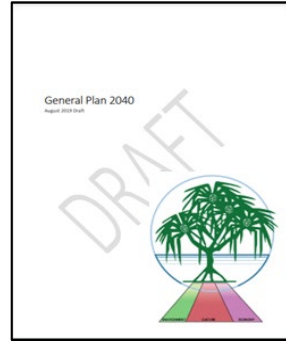
Planning Tool

- Guides all development patterns
- Directs future opportunities
- Determines public investments

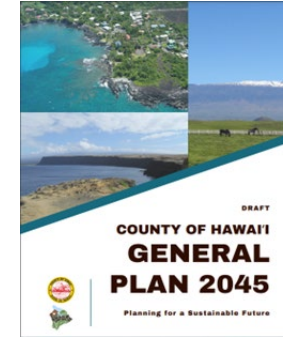


What Have We Been Doing?

2015 – Initiated
GP Comp.
Review



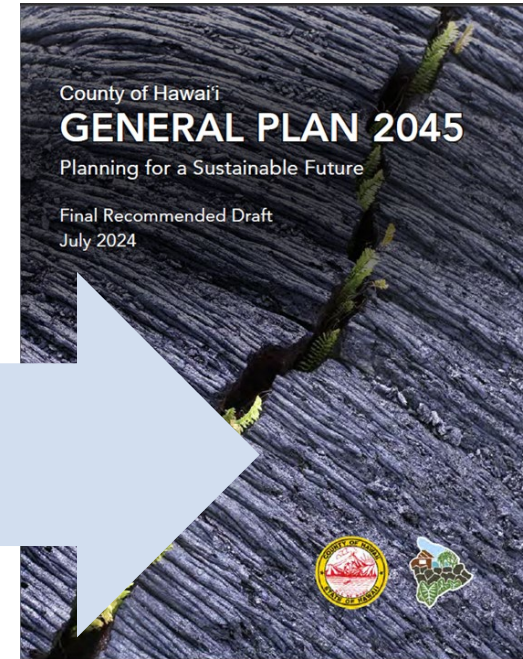
2023 – Draft GP
2045 Public
Review



2019 – Initial
Public Review of
Draft Policies



July 29, 2024 –
Release of Final
Recommended
Draft GP 2045



PROJECT TIMELINE

- **2015 Initiated GP Comp. Review**
 - 2016 Initial Public Outreach for Comments
 - 2017 New Kim Administration Update
 - 2018 Kīlauea Eruption & Hurricane Lane Recovery
- **2019 Public Review Draft Policies**
 - 2020 County-wide Response to COVID
 - 2021 New Roth Administration Update
 - 2022 Policy & Document Preparation
- **2023 Public Review Draft GP 2045**
- **July 2024 Public Review Final Recommended Draft GP 2045**

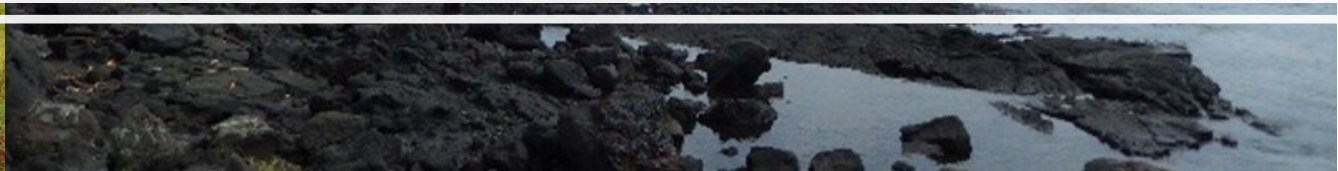
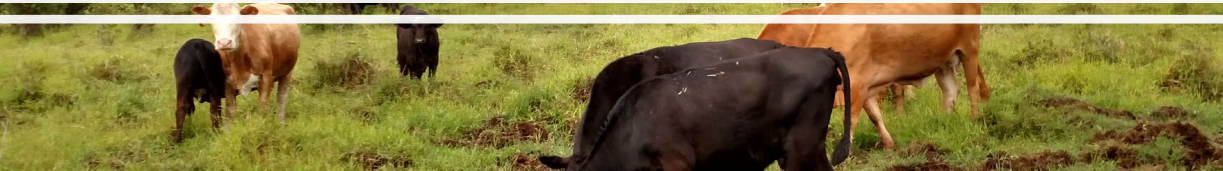


OUTREACH/UPDATE TIMELINE

- **2015 Council GP Initiation Conversation** ACs, Agencies
 - 2016 ACs, Stakeholder & Technical Workshops, Agencies
 - **2017 Council Update Individually** ACs, Mayor's Cabinet, Public Forums, Agencies
 - 2018 ACs, Agencies
- **2019 Council Presentation** ACs, Public Workshops, Community Groups, Agencies, Large Landowners
 - 2020 & 2021 ACs, Agencies
 - **2022 Council Update/Conversation** ACs, Agencies, Mayor's Cabinet
- **2023 Council Update Individually** ACs, Agencies, Cabinet, Public Workshops, Community Groups
- **2024 Final Public Workshops & Transmit to PC**



Sustainable Development & Resilient Communities



Plan Chapters & Sections

Chapters	Elements
Introduction	Purpose, Authority, & History Planning Process Sustainability Principles & Practices Planning System & Framework Grounded Vision & Goals
Collaborative Biocultural Stewardship	Native Habitats Watersheds Biocultural Stewardship Cultural & Historic Assets Natural Beauty (Scenic Character)
Adapting to Climate Change for Island-Wide Health	Mitigation Adaptation
Sustainable Development & Resilient Communities	Land Use Transportation Access & Mobility Public Utilities Public Facilities & Services Housing For All Integrated Systems
Thriving, Diversified, and Regenerative Economy	Agriculture & Food Systems Visitor Industry
Implementation	Planning System Capital Improvement Program (CIP) Monitoring & Evaluation



Land Use

- GP Land Use Designations
- Urban Growth Areas
- Rural
- Agriculture



Future Land Use Purpose and Authority



General Plan Land Use is a broad, flexible design intended to guide the direction and quality of future developments in a coordinated and rational manner.



The General Plan Land Use Map is a graphic expression of the policies intended to be forward-looking long-range guides subject to a) existing zoning; and b) the State Land Use District.



The General Plan is not retroactive, meaning it does not change existing subdivisions or zoning.

Objectives

Land Use Goal

Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

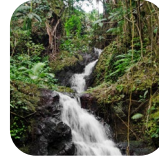
*Urban Growth Areas
(Sec 4.1.4)*

Rural (Sec 4.1.5)

*Agriculture
(Sec 4.1.6)*



Obj 9: Maintain community character and land use compatibility.



Obj 10: Increase the integration of natural systems planning.



Obj 11: Increase equitable planning and decision-making processes.



Obj 12: Reduce the threat to life and property from natural hazards and disasters.



Obj 13: Increase the use of Smart Growth principles to focus development within designated urban centers.



Obj 14: Maximize the use of Rural designated lands to preserve rural character and lifestyle.



Obj 15: Support the active use of Productive Agricultural lands.

Land Use Policies & Actions

Example 1 – *General Land Use*

Goal: Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

Objective 12: Reduce the threat to life and property from natural hazards and disasters.

Policy 12.7: Incorporate hazard mitigation strategies into policies and planning decisions using the most conservative models in delineating hazard areas.

- The intention of this policy is to establish the overarching goal of integrating hazard mitigation strategies into planning processes. It emphasizes precaution and safety in decision-making.

Action 12.e: Review and amend land use policies to reduce risk from hazards including but not limited to floodplains, high surf, tsunami, landslides, erosion, wildfires, and high-risk volcanic hazard areas.

- This action is an application of the policy by directing a review and amendment of land use policies to address risks associated with a range of hazards. It focuses on aligning land use practices with the hazard mitigation framework outlined in the policy.

Land Use Policies & Actions

Example 2 – *Urban Growth Areas*

Goal: Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

Objective 13: Increase the use of Smart Growth principles to focus development within designated urban centers.

Key Policies (pages 87-89):

Commercial

Policy 13.24: Discourage strip or spot commercial development on the highway outside of the Urban Growth Areas (UGAs).

- This policy aims to focus development within UGAs to make efficient use of existing infrastructure and services. The policy also protects rural character, enhances traffic safety, and ensures commercial growth aligns with long-term land use goals.

Industrial

Policy 13.38: Mitigate impacts of industrial development on surrounding uses by requiring landscaping, trees, open spaces, buffer zones, and other appropriate conditions.

- This policy aims to ensure that industrial development is compatible with its surroundings, thus promoting responsible development.

Resort

Policy 13.42: Promote and prioritize the rehabilitation and the optimum utilization of resort areas that are presently serviced by basic facilities and utilities before allowing new resorts.

- This policy aims to maximize existing investments by ensuring resort areas with existing infrastructure are rehabilitated and utilized to its full potential. The policy intention is also to protect open spaces and natural areas by limiting the development of new resort areas.

Land Use Policies & Actions

Example 2 – *Urban Growth Areas cont.*

Goal: Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

Objective 13: Increase the use of Smart Growth principles to focus development within designated urban centers.

Actions (page 90):

- 13.a Incorporate innovations such as form-based code “mixed-use zones” into the Zoning Code.
- 13.b Incorporate flexibility in codes and ordinances to achieve a diversity of socio-economic housing mix and to permit an aesthetic balance between residential structures and open spaces.
- 13.c Amend the Subdivision Code to ensure block sizes are based on land use and the character of the area.
- 13.d Initiate rezonings that promote infill to ensure connectivity and provide mixed-use opportunities to make the area more pedestrian-oriented.
- 13.e Amend Zoning Code to:
 - i. Establish a TOD overlay zone project district with a minimum size of 15 acres.
 - ii. Create a TND overlay zone for existing zoned lands within identified residential and commercial zoning districts.
 - iii. Allow for residential uses in ML and MCX zoning districts.
 - iv. Support innovative uses of alternative energy, agriculture, aquaculture, and others, in MCX zoning districts.
 - v. Clearly distinguish between general industrial and service industrial types.
 - vi. Establish urban open space standards.
 - vii. Create Industrial Project Districts and Innovation Centers.

These actions are intended to:

- Modernize land use regulations to encourage mixed-use development
- Prioritize community-focused design, walkability, and vibrant public spaces
- Enable diverse housing options to accommodate different income levels and lifestyles
- Align block sizes with the intended use and identity of neighborhoods
- Foster sustainability and economic diversification

Land Use Policies & Actions

Example 3 – *Rural*

Goal: Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

Objective 14: Maximize the use of Rural designated lands to preserve rural character and lifestyle.

Policy 14.5: Support the development of small-scale visitor accommodations with heritage, agriculture, wellness, or similar themes in rural areas and near points of interest.

- This policy encourages small-scale visitor accommodations that provide unique experiences aligned with rural and agricultural settings. By supporting accommodations in rural areas near points of interest, the policy aims to create visitor opportunities that are compatible with the area's character and contribute to the local economy without overburdening infrastructure or detracting from the rural appeal of Hawai'i Island.

Action 14.a: Amend the Zoning Code definition and requirements for Lodges and reconcile similarities and inconsistencies with the special permit provisions for Retreats. Clearly articulate in the Code the zoning districts appropriate for Lodges.

- This action provides a regulatory approach to implementing the policy by refining definitions and requirements for small-scale accommodations. By amending the Code for clarity, the County can reduce ambiguity and make it easier for people to establish these types of accommodations in suitable locations. This clarity also ensures that accommodations adhere to rural zoning requirements and that developments remain compatible with rural and agricultural surroundings.

Land Use Policies & Actions

Example 4 – *Agriculture*

Goal: Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

Objective 15: Support the active use of Productive Agricultural lands.

Policy 15.1: Development in Productive Agriculture and Extensive Agriculture areas should include agricultural uses, related economic infrastructure and cottage industries, compatible renewable energy, open area recreational uses, community facilities, and compatible agriculture worker housing.

- This policy outlines the vision for allowing development in agricultural areas that directly supports and enhances agricultural activities and related economic uses. By specifying compatible uses, the policy aims to ensure that development serves agricultural purposes, preserves open space, and promotes economic activities that support agriculture.

Action 15.a: Amend the Zoning Code to develop standards for permitting certified incubators or commercial kitchens in Rural or Agricultural districts.

- This action provides an application of the policy by proposing amendments to the Zoning Code to permit certified facilities that directly support agriculture by providing infrastructure for value-added production, such as food processing, that enhances the economic viability of agricultural activity.

Land Use Policies & Actions

Example 5 – *Agriculture*

Goal: Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

Objective 15: Support the active use of Productive Agricultural lands.

Policy 15.7: Encourage and aid the agricultural industry in continuing to provide agriculture worker housing.

- This policy emphasizes the importance of encouraging and assisting the agricultural industry in providing housing for agricultural workers. It recognizes that adequate housing is critical to sustaining a robust and productive agricultural workforce.

Action 15.d: Amend the County Code to allow agriculture worker housing to be permitted where the employee's primary occupation is working on a specific farm but where the housing and the farm are not on the same parcel.

- This action proposes a code amendment that offers flexibility that would address practical challenges, such as land availability or zoning restrictions, while ensuring workers have access to housing near their place of employment.

Land Use Policies & Actions

Example 6 – Open Space

Goal: Strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

Objective 9: Maintain community character and land use compatibility.

Policy 9.3: Zoning, subdivision, and other applicable ordinances shall provide for and protect open space areas.

- This policy establishes a general requirement that land use regulations prioritize and safeguard open space areas, ensuring these areas are preserved as an integral part of community planning.

Action 9.b: Create village plans for unique urban areas that include considerations for urban design, aesthetic quality, and the protection of amenities in adjacent areas through landscaping, open space, and buffer areas.

- This action builds on the policy by specifying how open spaces can be protected and integrated throughout the planning process (e.g., development of village plans).

GP Land Use Designations

- **Industrial:** Create distinction between heavier uses and those that are light/service and may be more compatible with commercial uses as a transition.
- **Agriculture:** Eliminate confusion with SLU Important Agriculture Land. Added Natural to bridge agriculture and open spaces.
- **Open:** Create distinction between active living/sports uses vs. lands to be left in a more natural state like lava fields or mauka forests.

2005 GP LUPAG (existing)	2024 Draft GPLU (proposed)
High Density Urban	High Density Urban
Medium Density Urban	Medium Density Urban
Low Density Urban	Low Density Urban
Urban Expansion	Urban Expansion
Industrial	Light Industrial
----	Heavy Industrial
University	University
Resort	Resort
Resort Node	----
Rural	Rural
Important Agriculture Land	Productive Agriculture
Extensive Agriculture	Extensive Agriculture
----	Natural
Orchard	----
Open	Recreation
Pond	----
Conservation	Conservation

Urban & Rural Uses

- CDPs & Master Plans
- Create transition between different densities
- Public comments throughout process
- SLU, 2005 GP, zoning
- Access to infrastructure
- Rural as transition between Urban and Agriculture

Urban Land Use

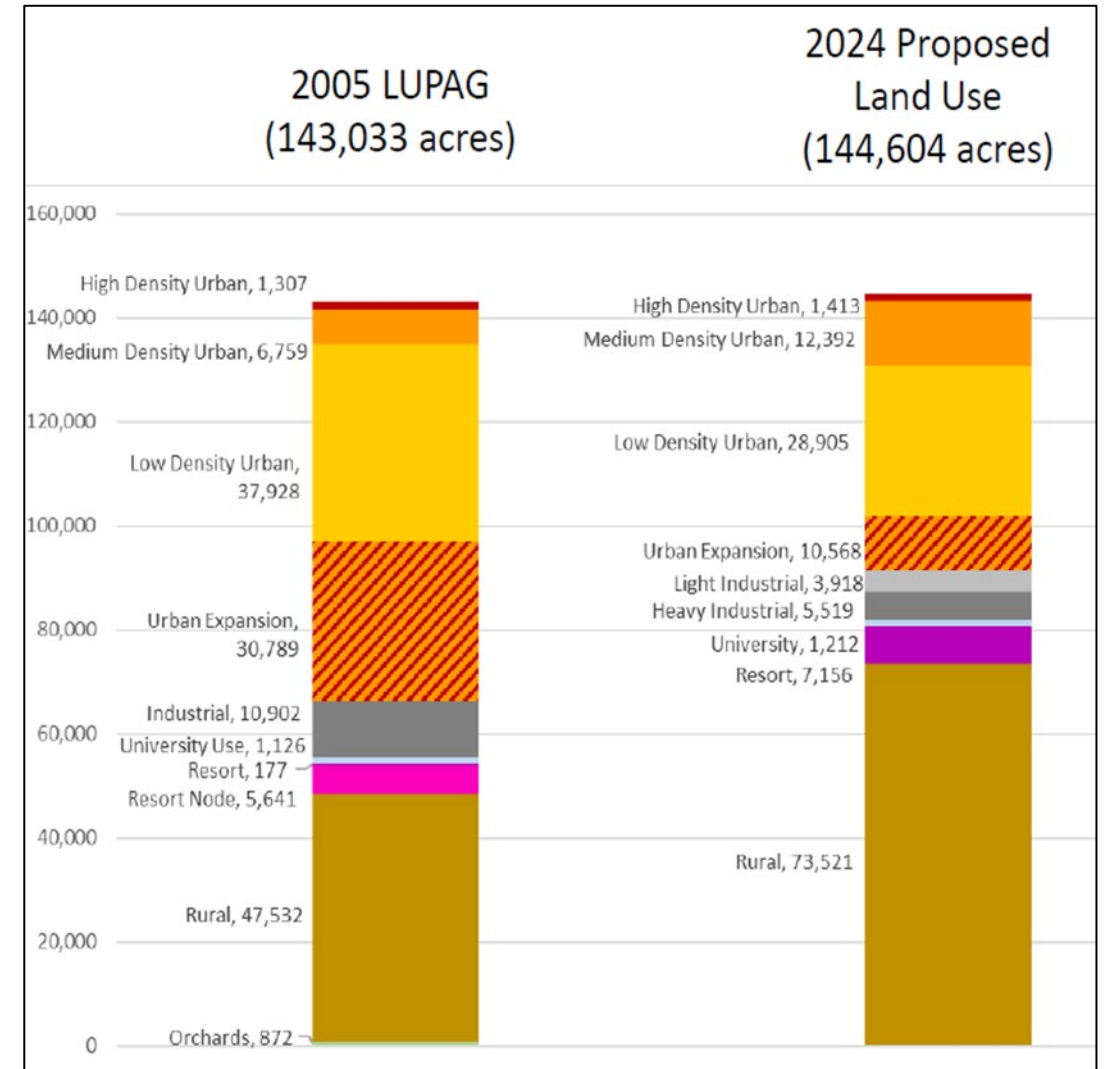
GP DESIGNATION	DESCRIPTION
High-Density Urban (HDU)	General commercial, light industrial, multiple-family residential, and related services including Transit Oriented Developments (TOD) and light industrial. Confined to Urban Growth Areas (UGA). Dwelling density up to 87 units per acre.
Medium-Density Urban (MDU)	Village and neighborhood commercial, light service industrial, and single-family and multiple-family residential and related functions including TODs or Traditional Neighborhood Development (TND). Confined to UGAs. Dwelling density up to 35 units per acre.
Low-Density Urban (LDU)	Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial, and light industrial-commercial mixed use, including TND. Dwelling density up to 12 units per acre.
Urban Expansion (UE)	Allows for a mix of high-density, medium-density, low-density, industrial-commercial mix, and/or natural designations in areas where growth may be desirable, but where specific settlement and infrastructure have not yet been determined.
Light/Service Industrial (LI)	Uses include but are not limited to business parks, research and development centers, product assembly, distribution centers, laboratories, cottage industries, and light service industrial uses.
Heavy Industrial (HI)	Uses include but are not limited to landfills, quarries, chemical plants, heavy equipment base yards, towing yards, and other uses with the potential to create public nuisance conditions (e.g., noise, environmental impacts).
University (UNI)	Public university, including ancillary public uses, residential, and support commercial uses.
Resort (RES)	Uses include a mix of visitor-related uses such as hotels, condominium hotels (condominiums developed and/or operated as hotels), single-family and multiple-family residential units, golf courses and other typical resort recreational facilities, resort commercial complexes, and other support services.

Rural Land Use

GP DESIGNATION	DESCRIPTION
Rural (RU)	Situated outside of UGAs. Except where noted, these areas should retain their rural character with low-density residential development, supporting small-scale commercial development, and agricultural land uses. Rural areas should not be targeted with the development of major public infrastructure or the extension of public sewer service except where a documented health, safety, and/or welfare condition warrants such an expansion. Dwelling density up to 4 units per acre.

Table 19: General Plan Land Use Designations and Maps (page 84)

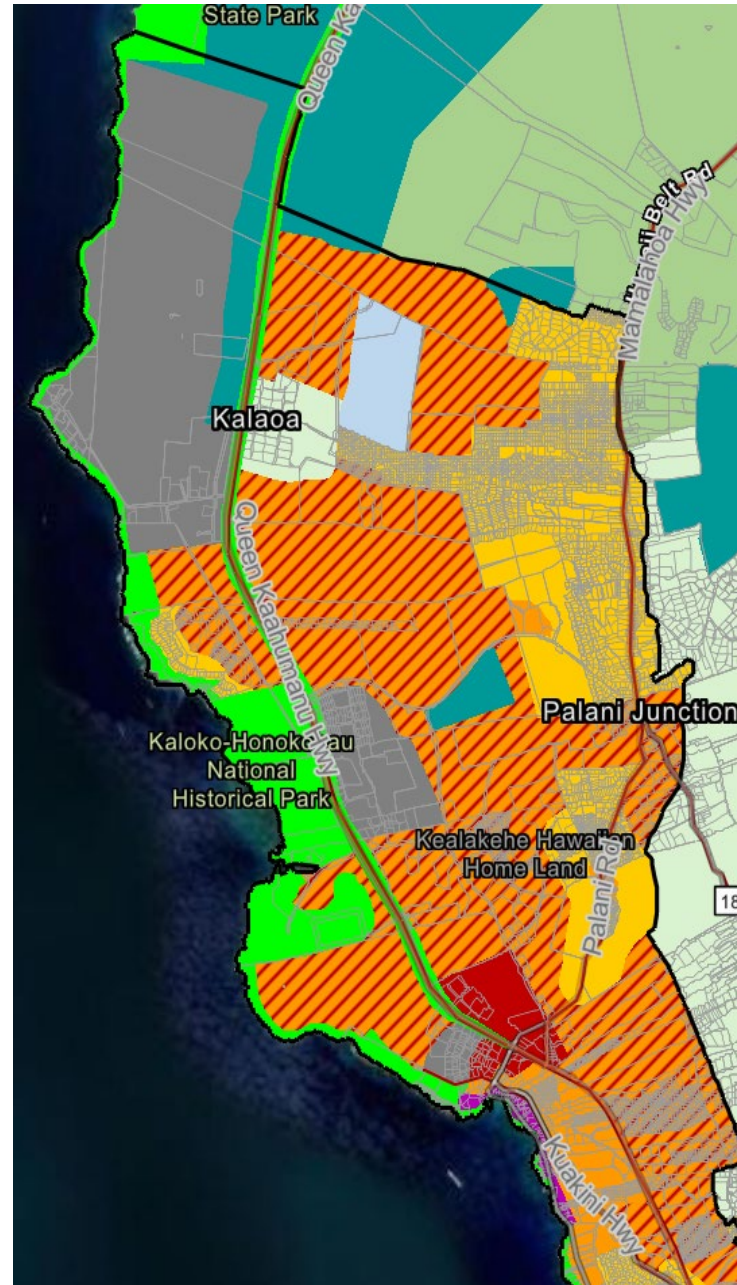
Urban & Rural Uses



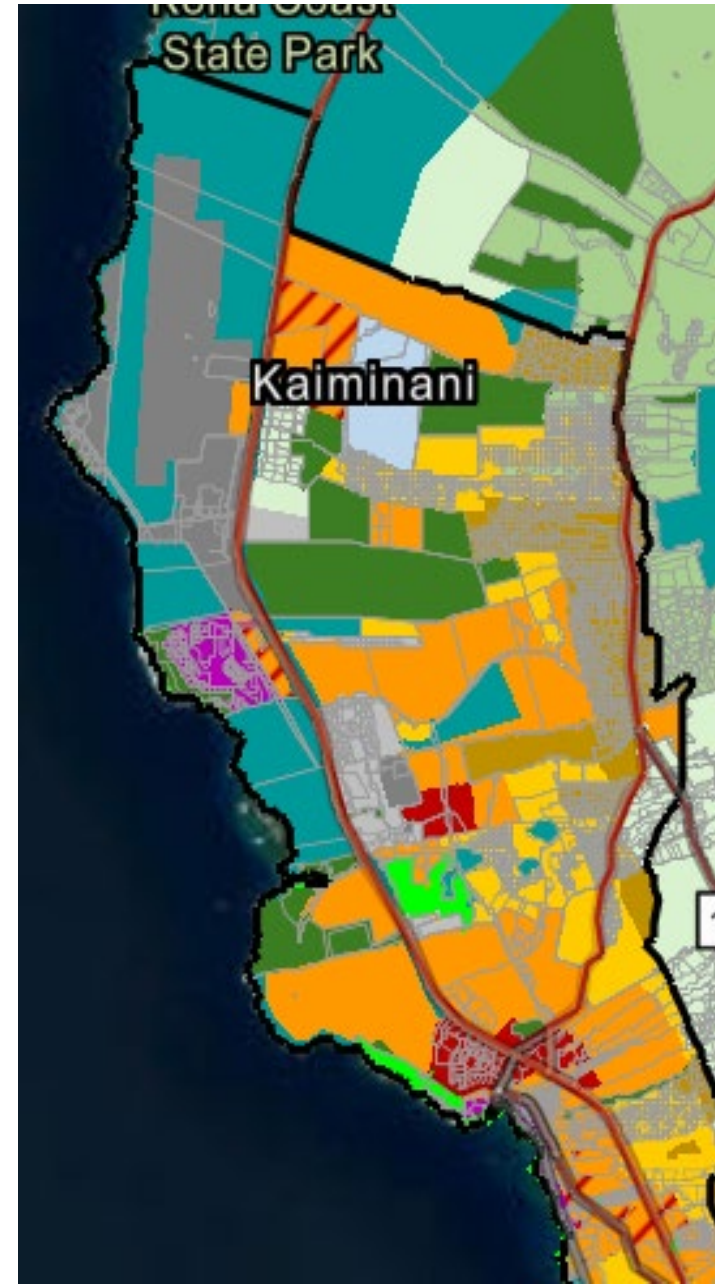
North Kona

2005

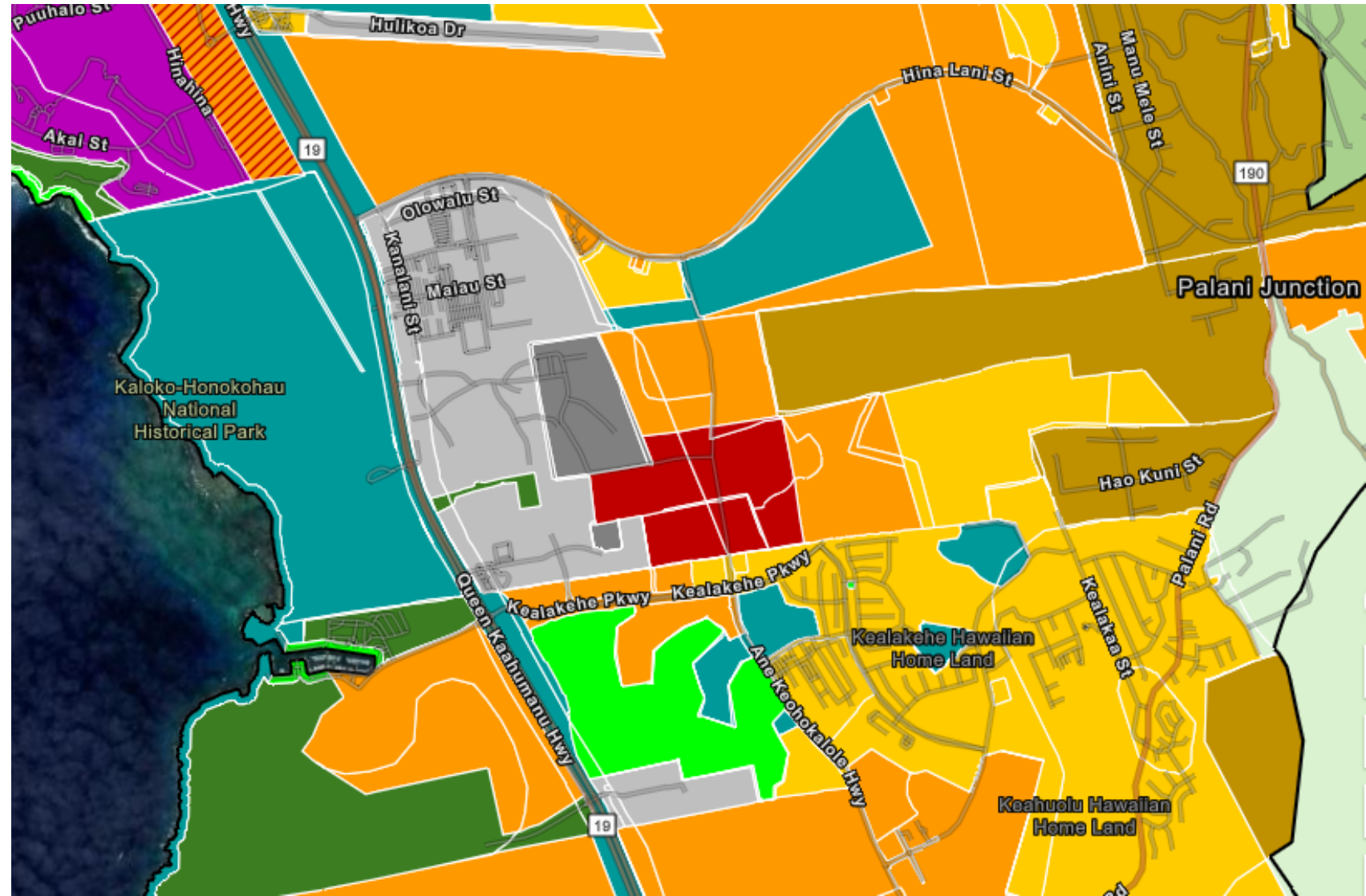
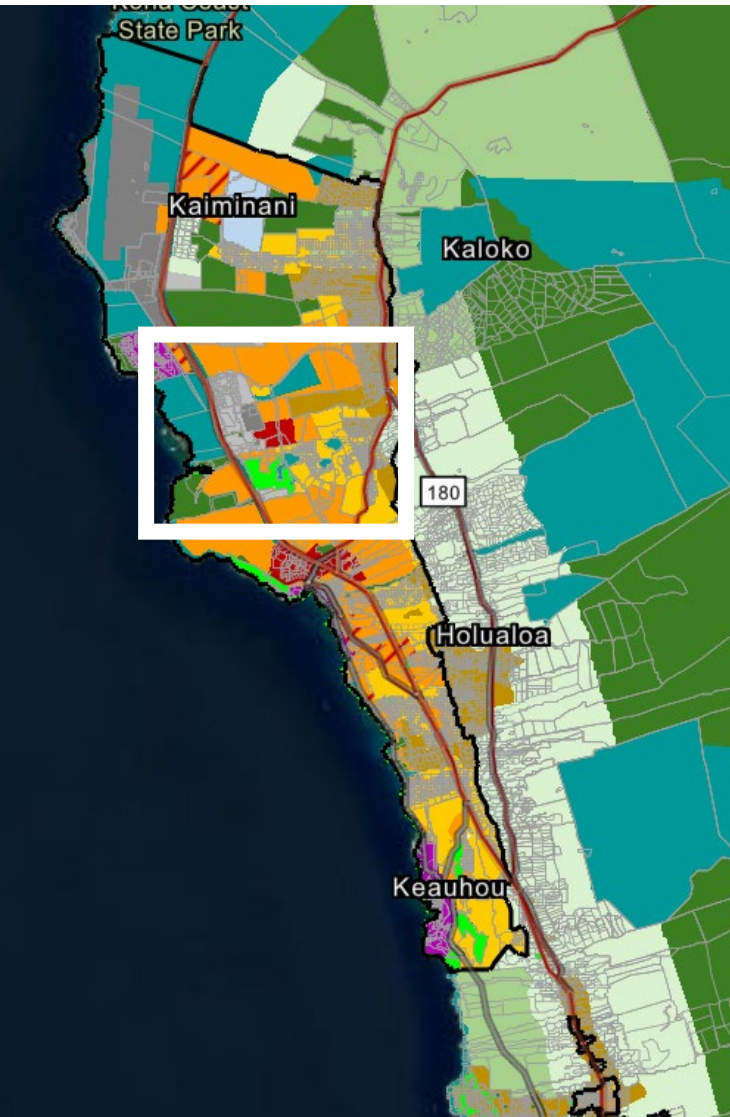
- Increase of Cons & Natural
- Urban Exp designated to more specific urban uses
- HDU to MDU to LDU to Rural



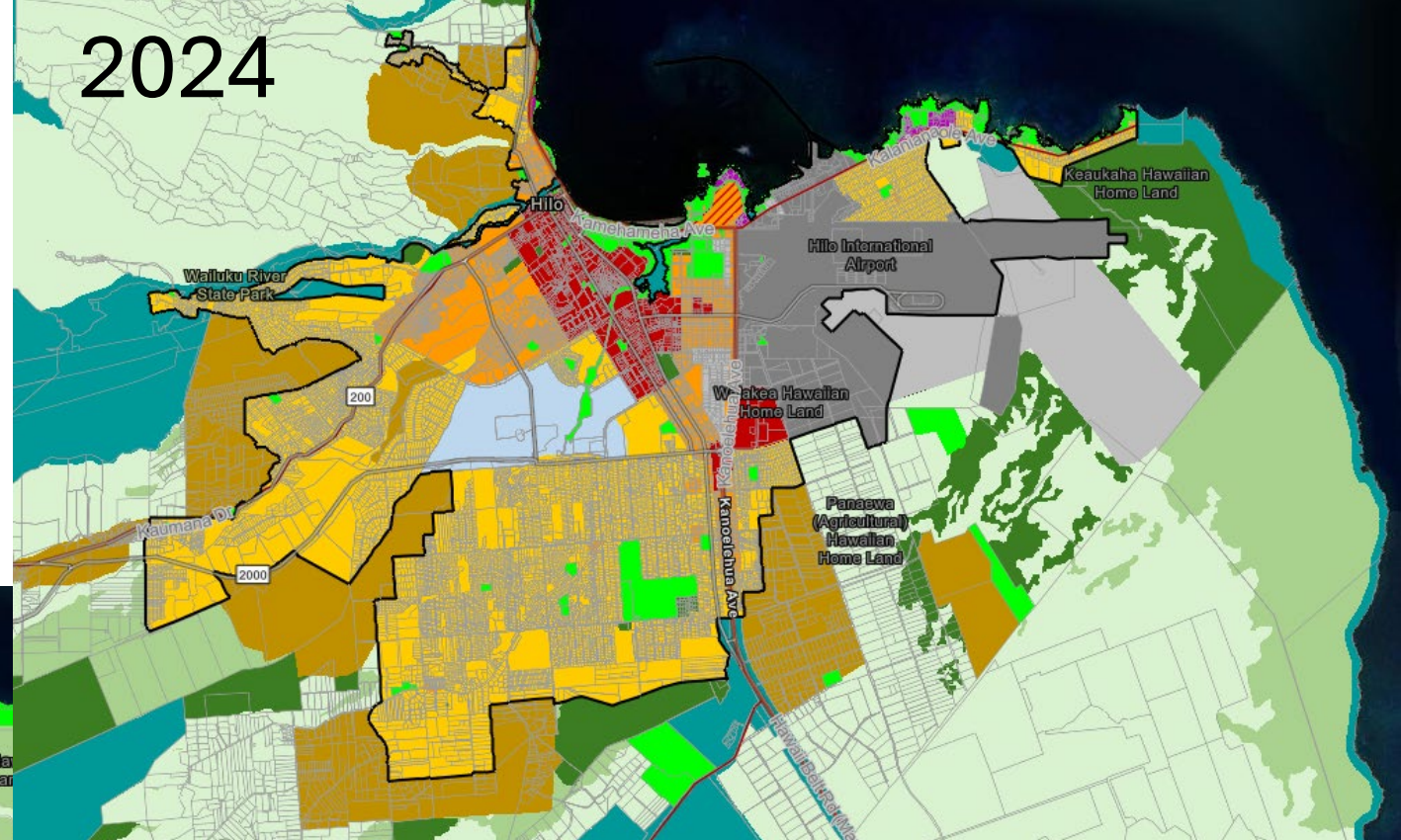
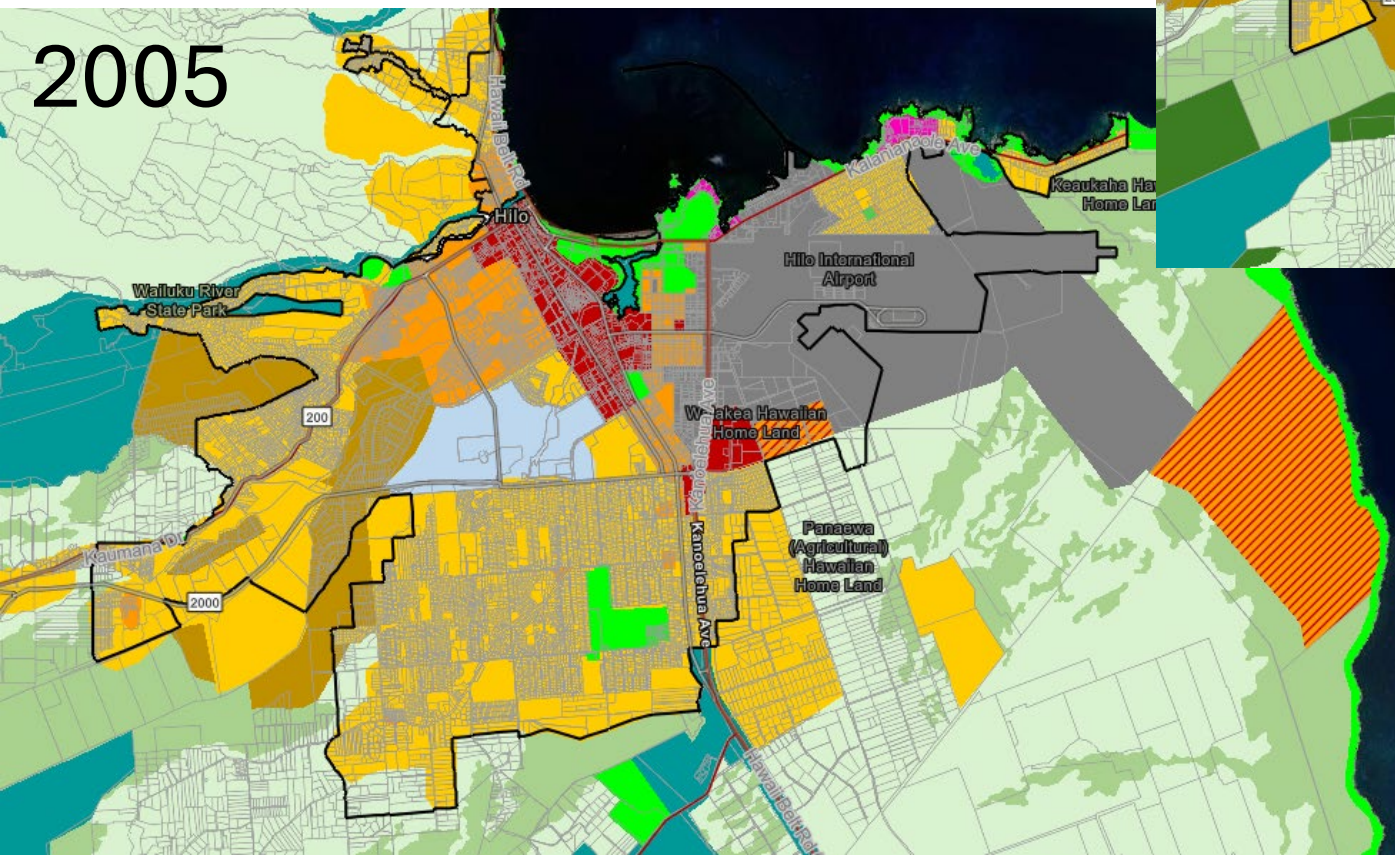
2024



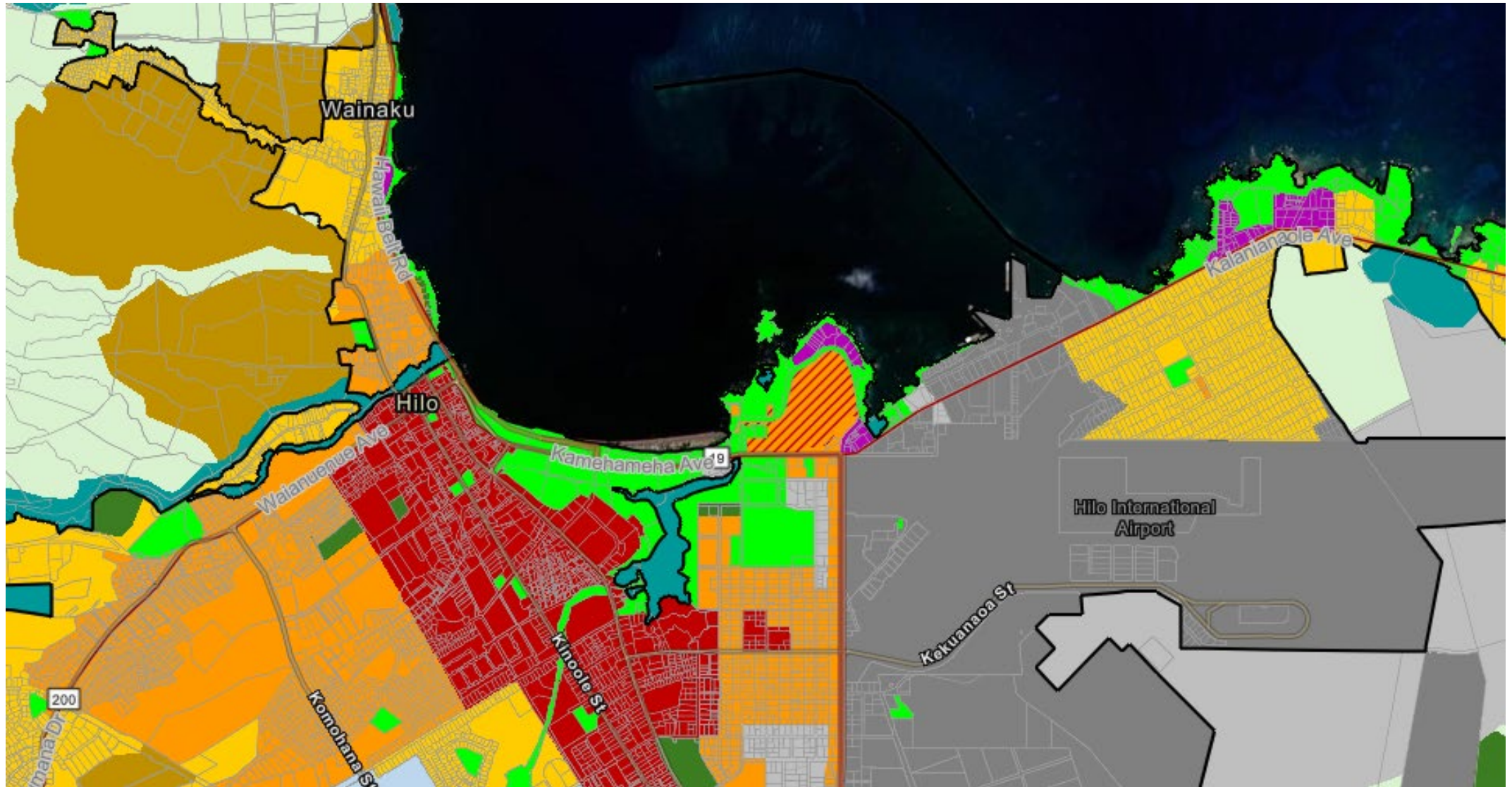
North Kona



South Hilo



South Hilo



Agriculture & Natural

- Productive Ag – name change (IAL)
- Orchard (2005) – added to Productive Ag
- Natural – added for passive use
- UHH Agriculture Land Use Baseline (2015 & 2020)

Agriculture and Natural Land Use

GP DESIGNATION	DESCRIPTION
Productive Agriculture (PA)	Lands with better potential for sustained high agricultural yields because of soil type, climate, topography, or other factors. (5-acre minimum lot size) Productive agricultural lands were determined by including the following lands: • Lands outside of UGAs identified as "Important Agricultural Lands" on the 2005 General Plan Land Use Pattern Allocation Guide maps. • Lands outside of UGAs identified in the Agricultural Lands of Importance to the State of Hawai'i (ALISH) classification system as "Prime" or "Unique". • Lands outside of UGAs 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 Hawai'i) 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", is a continuous band defined by elevation, according to input from area farmers and the 2020 Update to the Hawai'i Statewide Agricultural Land Use Baseline Report. • State agricultural parks. Dwelling density up to 1 unit per <u>5 acres</u>, although additional may be allow with permitted additional farm dwellings.
Extensive Agriculture (EA)	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, tillable by machine, and climate. These lands are better suited for other less intensive agricultural uses such as grazing and pasture and can support additional residential densities when situated near UGAs. Dwelling density up to 1 unit per acre, although additional may be allow with permitted additional farm dwellings.
Natural (NAT)	Lands to be kept in a largely natural state with minimal facilities consistent with open space uses along with agricultural land uses. Includes areas vulnerable to natural hazards, steep slopes, lava fields, and areas set aside for cultural and/or natural resource preservation purposes that are not necessarily under active management. Dwelling density on agriculture zoning up to 1 unit per acre.



Recreation & Conservation



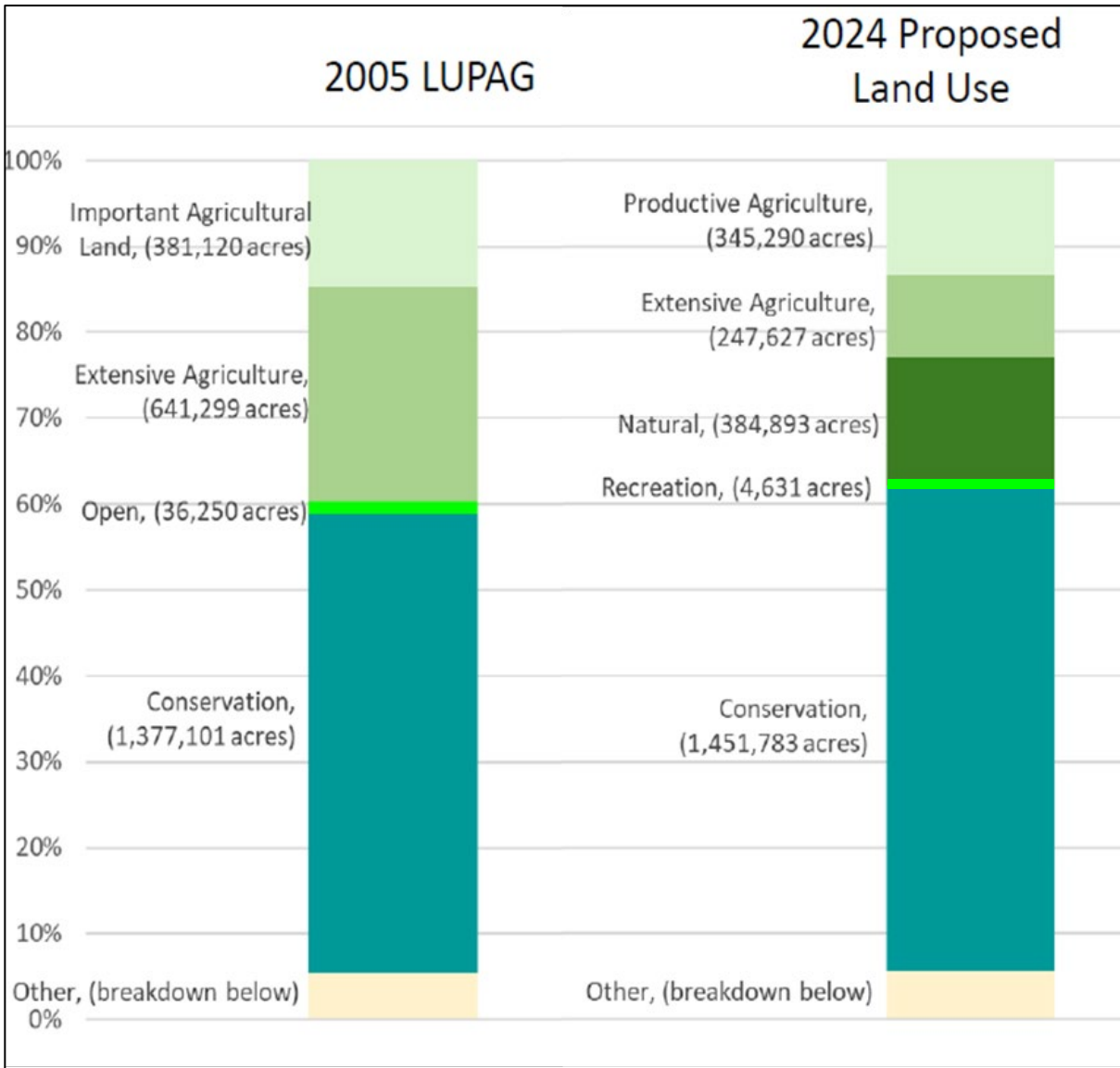
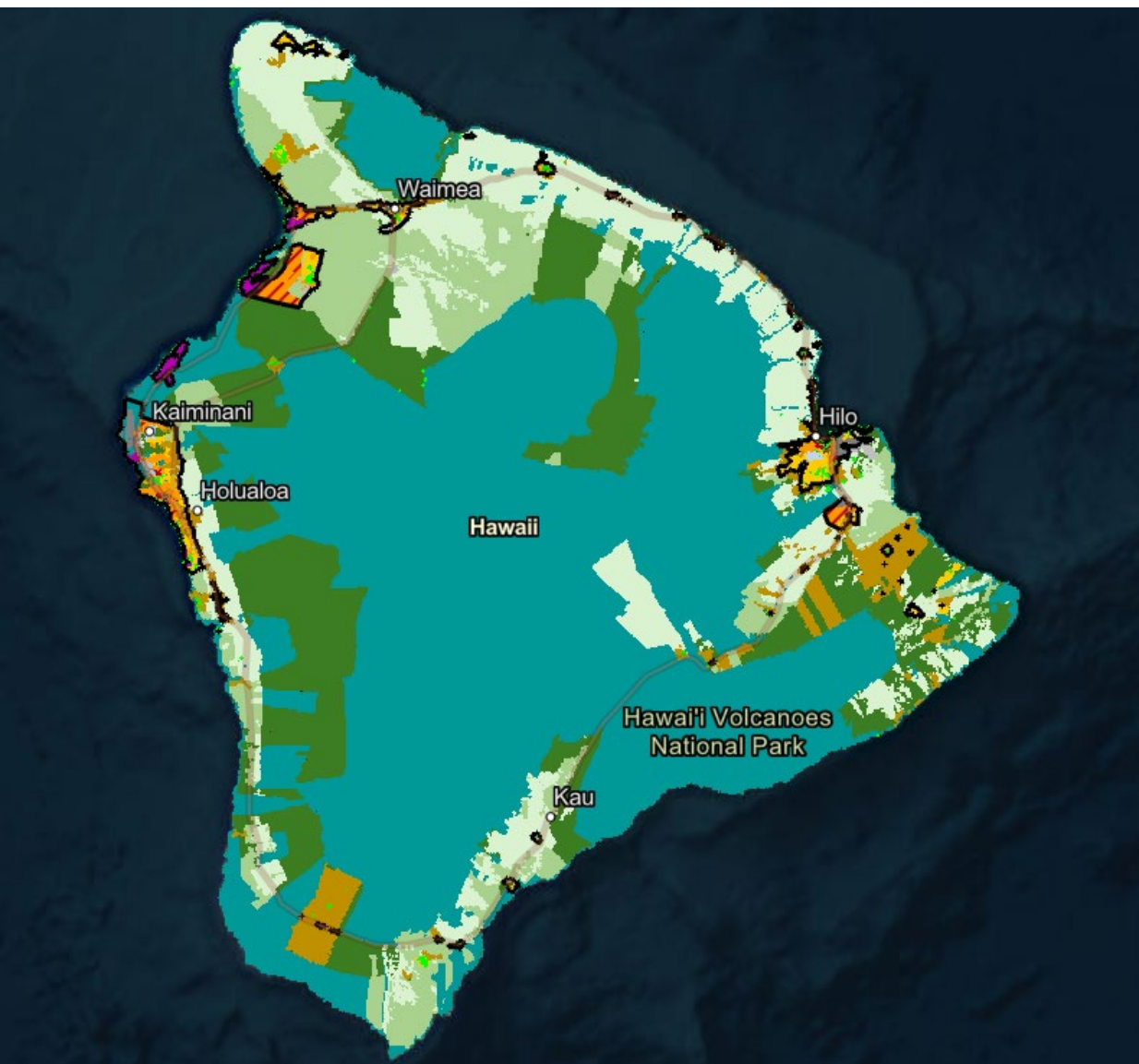
- Recreation – active recreational parks, golf courses, and shoreline setbacks not in SLU conservation.
- Conservation – forests & water reserves, lands in active conservation, and SLU conservation.
- Pond (2005) – added to Conservation

Open Space Land Use

GP DESIGNATION	DESCRIPTION
Recreation (REC)	Parks, open space, and other recreational areas, such as golf courses, and shoreline setback areas not already in SLU Conservation.
Conservation (CON)	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 SLU Conservation District.

Final Recommended Draft General Plan, page 85

Agriculture & Open Space



Land Use Conclusions

- Decision-Making Process
 - The GP focuses on guiding collective land use and development decisions rather than imposing restrictions on individual actions.
- Urban & Rural Uses
 - CDPs & Master Plans, SLU, 2005 GP, Zoning
 - Create transition between different densities
 - Access to infrastructure
- Agriculture & Natural Uses
 - UHH Agricultural Baseline crops & pasture data, historic lava flows, federal & state-owned lands from Hawai'i County assessor data
- Recreation & Conservation Uses
 - Parks in SLU conservation are noted as GPLU conservation
 - Active parks with active use areas are noted as recreation
 - Public lands not in active use are noted as natural or conservation (e.g., PONC properties)

Public Outreach & Input at Every Stage

For More Information

Planning Website – Overall Process

[2019 Draft General Plan Workshops & Public Input](#) >

[2023 Draft General Plan Workshops & Public Input](#) >

[2024 Recommended Draft General Plan Workshops & Public Input](#) v

Final Recommended Draft General Plan 2045

The Final Recommended Draft General Plan 2045 is now available for public review and comment. To access the Final Draft and provide comments, [CLICK HERE](#).

Download a PDF copy of the Final Draft: [Final Recommended Draft General Plan 2045_July2024](#)

Download a PDF copy of the Policy Rationale: [General Plan 2045 Policy Rationale_July2024](#)

Download a PDF copy of the General Plan Land Use Technical Methodology Report: [Scenario Planning - Technical Methodology for General Plan Land Use \(2024\)](#)

Participate in the General Plan Comprehensive Review Process

Public Workshops

- August 28, 2024 - West Hawai'i Civic Center (Building A), 2:00 p.m. to 4:00 p.m.
- August 29, 2024 - Arc of Hilo, 1099 Waiānue Ave, 2:00 p.m. to 4:00 p.m.
- September 5, 2024 - Online Webinar Workshop, 5:00 p.m. to 6:00 p.m.

https://zoom.us/webinar/register/WN_IQ49gu9TTqRMI4PDN

* Video recordings will be available after the event.

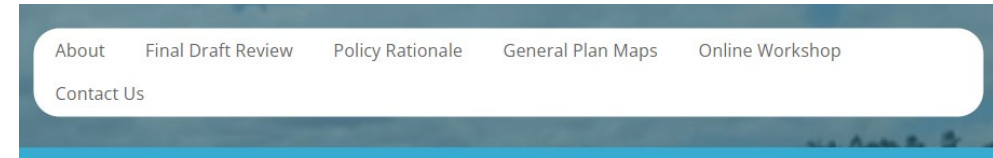
Community Meetings

- September 17, 2024, South Kona at 5:00pm - Rodney Yano M Hwy, Captain Cook, HI 96704
- September 19, 2024, Ka'ū at 5:00pm - Ka'ū District Gym Multi-Purpose Room, HI 96777



<https://www.planning.hawaiicounty.gov/general-plan-community-planning/gp/comp>

Interactive Draft & Maps



Final Recommended Draft General Plan 2045

Open for Review

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Click anywhere in the document to add a comment. Select a bubble to view comments, add your own comment to what others have shared or give comments a thumbs up or down.





<https://cohplanning.konveio.com/final-recommended-draft-general-plan-2045?document=1>

Next Steps

Review the plan section by section.

Next: Land Use (cont.) & Infrastructure

Tentative LPC Hearing Dates:

Thu, January 16, 2025 at 9:30 a.m.

Thu, February 20, 2025 at 9:30 a.m.

Fri, February 21, 2025 at 9:30 a.m.

Mon, February 24, 2025 at 9:30 a.m.

Information for Upcoming Planning Commission Meetings for Review of General Plan 2045 at: <https://www.planning.hawaiicounty.gov/about-us/boards-committees/planning-commission-applications> or by calling 808-961-8288.



MAHALO

County of Hawai'i Planning Department