

General Plan Policy Rationale South Kohala Excerpts

The policies outlined in this document are derived from the General Plan Policy Rationale linked here: [General Plan Policy Rationale](#)

Collaborative Biocultural Stewardship

Objective 1

Increase the biodiversity and resilience of native habitats.

Policies

1.2 Strive to improve the health of the island's forests, rangelands, watersheds, nearshore environments, riparian areas, and reefs.

South Kohala Community Development Plan Policy 5.1: Proposed uses of natural resources shall be duly evaluated by the responsible public entities to ensure that each such use is consistent with the sustainable longterm health of the eco-system, including the direct and indirect impact on coastal waters.

1.12 Increase collaborative efforts to create and maintain community forests, food forests, silvopasture, and other agroforestry.

South Kohala Community Development Plan Policy 5.13: Support policies and programs that promote the concept of food sustainability. Policies and programs that make food production a priority such as preservation South Kohala's Important Agriculture Lands, allocating sufficient water resources for productive farming, or encouraging developers to landscape their projects with fruit trees or other types of plants that provide food, should all be emphasized and supported.

Objective 2

Preserve and enhance the health and function of the watersheds to promote water recharge, improve water quality and reduce runoff.

Policies

2.5 Watershed management planning should recognize the ecosystem service value of watersheds and open space to protect scenic vistas and aesthetic values; water recharge; carbon sequestration; oxygen production; habitat enhancement and preservation; fire suppression and fuel load management; soil conservation; preservation of cultural values; and the potential for additional public access and recreational opportunities.

South Kohala Community Development Plan 9.1.4: Develop programs and standards that will protect the South Kohala community from natural hazards, including major storms, flooding, tsunami, lava flows, and wildfires.

2.7 Partner with government, private and nonprofit agencies, communities, and other stakeholders to:

- a) Implement a comprehensive conservation plan that identifies priority watershed areas for habitat restoration and enhancement.**
- b) Review and designate forest, river corridors, and watershed areas into the conservation district during State land use boundary comprehensive reviews.**
- c) Monitor nearshore water quality and impacts.**
- d) Protect and restore wetlands and riparian corridors to ensure more pristine water quality, decrease erosion, and increase sediment management, groundwater infiltration, nutrient/pollutant uptake, soil moisture retention, stormwater abatement, and cultural/community connections.**
- e) Develop reasonable standards to improve stream and coastal water quality monitoring and encourage local communities to develop such projects.**

South Kohala Community Development Plan General Policy 5.9: Water quality monitoring should be considered on a district-wide basis.

Land Use

Objective 9

Maintain community character and land use compatibility.

Policies

- 9.5 Discretionary permit applications for uses that may impact view planes to and along the coastline, and areas of natural beauty should take into consideration visual impact assessments and propose conditions to mitigate scenic impacts where appropriate.**

South Kohala Community Development Plan Chapter 4: Waimea Town Plan Strategy 2.1: The County should carefully evaluate and condition, as appropriate, any rezoning that would negatively impact important agricultural lands or culturally, visually and environmentally important open spaces or resources in Waimea.

Objective 10

Increase the integration of natural systems planning.

Policies

10.2 During discretionary permit applications, the Planning Director may require a pedestrian, equestrian, and/or bicycle path when it is possible and safe to connect to existing or future open space, drainage, or active living corridors.

South Kohala Community Development Plan Chapter 3: District-wide Policy 2.2: Establish bicycle, pedestrian, and equestrian travel ways to link up the communities within the District (Waikoloa Village, Waimea, Puakō, Kawaihae, and the resort nodes) while also establishing alternative travel ways within the individual communities. Also, establish public trails to various cultural locations and other sites of interest, where a significant level of visitation is appropriate and does not pose a threat to the resource, as identified by the community.

10.3 Proposed discretionary permits for large development projects (200+ units) in the North Kohala, South Kohala, North Kona, South Kona, and Ka‘ū Districts should be designed to be as water neutral as reasonably possible through water conservation, recharge, and reuse measures to reduce the water footprint.

South Kohala Community Development Plan Chapter 3: District-wide Policy 5.2: The County shall require water conservation measures and plans for new large scale development projects (i.e., residential and agricultural subdivisions, resorts, commercial and industrial centers, etc.) in South Kohala.

Objective 12

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

Policies

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

South Kohala Community Development Plan Chapter 7: Puakō Community Plan Policy 2: Mitigate the risk of natural disasters.

12.8 Encourage the development and implementation of Community Wildfire Protection Plans, Firewise Community Certification, and public education programs for communities with high wildfire risk

South Kohala Community Development Plan:

Policy No. 4: Develop programs and standards that will protect the South Kohala community from natural hazards, including major storms, flooding, tsunami, lava flows, and wildfires.

Sub-Policy 4.2: Adopt development standards and community plans that mitigate wildfire risk and maximize responder safety, where wildfire danger is present.

Objective 13

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

Policies

Commercial

13.24 Discourage strip or spot commercial development on the highway outside of the UGAs.

2005 General Plan 14.3.5.6.2 South Kohala Courses of Action (c): Continue the concentration of commercial uses in Waimea, Kawaihae, Waikoloa Village, and in the resort areas. Do not allow strip or spot commercial development on highways outside of these primary commercial areas.

Resort

13.41 Resorts, hotels, visitor attractions, and related development shall be in areas adequately served by transportation, utilities, and other essential infrastructure.

2005 General Plan 14.7.5.6.2 South Kohala Courses of Action (a): Adequate access, sewer and water systems, and other basic amenities shall be provided in all areas where higher density uses are allowed.

Objective 15

Support the active use of Productive Agricultural lands.

Policies

15.3 Encourage buffer zones or compatible uses between Productive Agriculture and adjacent other uses of land to mitigate unintended agriculture externalities like machine/animal noise, odors, fertilizer/pesticide drift, and related impacts.

2005 General Plan 14.2.4.5.2 South Kohala Courses of Action (b): Encourage buffer zones or compatible uses between important agricultural land and adjacent uses of land.

15.11 Encourage agroforestry as a viable industry, which can utilize less productive agricultural lands and contribute to carbon sequestration.

South Kohala Community Development Plan Policy 5.13: Support policies and programs that promote the concept of food sustainability. Policies and programs that make food production a priority such as preservation South Kohala's Important Agriculture Lands, allocating sufficient water resources for productive farming, or encouraging developers to landscape their projects with fruit trees or other types of plants that provide food, should all be emphasized and supported.

Public Utilities

Objective 26

Increase the protection of existing and potential sources of drinking water.

Policies

26.6 Encourage the design of large development projects (200+ units) in the North Kohala, South Kohala, North Kona, South Kona, and Ka‘ū Districts to be as water neutral as reasonably possible through water conservation, recharge, and reuse measures to reduce the water footprint.

South Kohala Community Development Plan General Policy 5.2: The County shall require water conservation measures and plans for new large scale development projects (i.e. residential and agricultural subdivisions, resorts, commercial and industrial centers, etc.) in South Kohala.

Public Facilities and Services

Objective 34

Each community has access to a wide range of educational opportunities.

Policies

Safe Routes to School

34.16 Prioritize active transportation through the development of sidewalks, pedestrian walkways, and bike paths to and from educational facilities to increase walkability and pedestrian safety.

(g) Encourage the State Department of Education to explore the feasibility of establishing a high school in the South Kohala district.

Objective 36

Each community has access to healthcare facilities, programs, or community based care.

Policies

36.2 Partner with government, private and nonprofit agencies, and other stakeholders to ensure equitable access to healthcare services.

2005 General Plan 10.5.2 Policies:

(a) Encourage the development of new health care facilities or the improvement of existing health care facilities to serve the needs of Hamakua, North and South Kohala, and North and South Kona.

36.6 Support the establishment of centrally located, 24-hour, full-service medical facilities, with trauma care, to service rural areas.

2005 General Plan 10.5.2 Policies:

(a) Encourage the development of new health care facilities or the improvement of existing health care facilities to serve the needs of Hamakua, North and South Kohala, and North and South Kona.