

General Plan Policy Rationale

Puna CDP Related 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

1.6 Encourage the preservation of native vegetation and open space during development activities.

Puna Community Development Plan 2.2.1 Goal (b): Destruction of native forest through development activity is abated.

1.7 Improve the use of native or non-native plants of cultural or environmental importance.

2005 General Plan 8.3 Policy (p): Encourage the use of native plants for screening and landscaping.

Puna Community Development Plan 2.2.1 Goal (b): Destruction of native forest through development activity is abated.

1.9 Limit the introduction and establishment of invasive species.

Puna Community Development Plan 2.2.1 Goal (c): The spread of invasive species through abandonment of previously cleared areas is reduced.

Land Use

Objective 9

Maintain community character and land use compatibility.

Policies

9.6 In the review of discretionary permits, consider land use compatibility to ensure proximate compatible and complementary uses and appropriate mitigation measures.

Puna Community Development Plan 3.2.3 Action (b): Recommend reviewing the rezoning of all Agricultural (A) zoned parcels in the State Agricultural District in Puna to a zoning that would be consistent with the goals and policies of the Puna Community Development Plan.

2005 General Plan 14.7.5.1.2 Puna Courses of Action (a): The development of visitor accommodations and any resort development in the district shall complement the character of the area.

Objective 11

Increase equitable planning and decision-making processes.

Policies

11.2 Ensure affordable housing requirements that meet the demand created by the development.

2005 General Plan 14.7.5.1.2 Puna Courses of Action (a): The development of visitor accommodations and any resort development in the district shall complement the character of the area.

Objective 12

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

Policies

12.6 Reduce development intensity in identified high-risk hazard areas.

Puna Community Development Plan 2.4.3 Action (f): Develop and adopt special zoning and development regulations for the greater Kapoho area (Kipu Point to Pu'ala'a) to take into account the problems associated with ongoing and catastrophic subsidence and property loss, pressure to develop lots for residential and commercial use, and increasing demand for access to the shoreline area for recreational use. Request the State to make some of their Kapoho area accreted lands available for integrated solutions, including relocation/land exchange and new recreational opportunities.

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

Puna Community Development Plan 2.4.2 Objective (a): Improve data collection and analysis related to present and historic changes in shoreline conditions and resources.

Puna Community Development Plan 2.4.3 Action (c): Conduct historical and biological surveys, either permit-by-permit or on a region-wide basis, to improve the quality of decision-making on SMA and SLSB applications and State Shoreline Certifications. Recommend increased scrutiny of applications for SMA permits to subdivide property when it is probable under current trends and projections that it will be submerged at high tide within 100 years.

Objective 13

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

Policies

Commercial

13.22 Industrial and commercial mixed-use districts may be provided in urban centers.

2005 General Plan 14.4.5.1.2 Puna Courses of Action (b): Industrial-commercial mixed-use districts may be provided in appropriate locations.

Resort

13.44 The development or designation of new resort areas should complement the character of the area; protect the environment and natural beauty; respect existing lifestyles, cultural practices, and cultural resources; and provide shoreline public access.

2005 General Plan 14.7.5.1.2 Puna Courses of Action (a): The development of visitor accommodations and any resort development in the district shall complement the character of the area.

13.48 Retreat Resort uses may be permitted outside UGAs through Special Permits only when there is a clear community benefit or consistent with County, State, and Federal sustainability objectives.

2005 General Plan 14.7.5.1.2 Puna Courses of Action (b): Consider the development of small family or 'bed and breakfast' type visitor accommodations and small-scale retreat resort development.

Objective 14

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

Policies

14.1 Support the State Land Use reclassification to Rural in alignment with the General Plan Rural designation.

Puna Community Development Plan 3.1.3.a.: Provide County support for land use entitlements and land assembly for village center formation and voluntary land pooling projects by: 2) Seeking an amendment to the State Land Use Law (Chapter 205, Hawai'i Revised Statutes) that would enable the adoption of special "rural town/village" standards for locations meeting certain criteria in the State Agriculture District or State Rural District, subject to a review and approval process that is simpler than the present method of boundary amendment.

14.3 Support General Plan amendments and rezoning applications for the development of new Rural Neighborhood Centers with adequate infrastructure, as necessary, in or near presently underserved subdivisions, beginning with those experiencing higher rates of population growth.

Puna Community Development Plan 3.1.2.d.: Create new village/town centers as necessary, in or near presently underserved subdivisions, beginning with those experiencing higher rates of population growth so residents of those areas will have community activities and more convenient access to services.

Puna Community Development Plan 3.1.3.b.: Establish the following general classifications and locations for village and town centers in Puna: 3) Neighborhood Village Centers shall be the smallest in scale and located in underserved remote communities and in subdivisions with relatively small lot sizes and significant rates of population growth.

Objective 15

Support the active use of Productive Agriculture lands.

Policies

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

2005 General Plan 14.6.5.1.2 Puna Courses of Action (b): Encourage and aid the agricultural industry in continuing to provide employee housing.

Transportation Access and Mobility

Objective 18

Achieve a transportation system that is consistent with and will accomodate planned growth.

Policies

18.3 Maximize regular and paratransit service to the following:

- a) Town centers, commercial districts, and employment centers.
- b) Airports and cruise ship terminals.
- c) University and adult education centers.
- d) Accommodate school schedules such as after-school activities and sports.

Puna Community Development Plan Objective 4.2.2.b: Coordinate County transit services with special needs paratransit services and school transportation.

18.5 Adopt hub and spoke system including alternative first and last mile or door-to-door services.

Puna Community Development Plan Objective 4.2.2.a: Convert the present Hele-On Bus routes and services to a “hub-and-spoke” system, with paratransit vehicles bringing passengers from outlying areas to Hele-On Bus hubs and also distributing passengers within the Hilo area.

Objective 20

Achieve a transportation system that employs all modes of transportation at a community scale.

Policies

20.5 Incentivize subdivision roadway connectivity.

Puna Community Development Plan:

4.3.1 Goals (a): There are adequate emergency and evacuation routes and connectivity throughout Puna’s roadway network.

4.3.2 Objectives (c): Designate new connectivity points for local traffic and emergency and evacuation routes within the existing roadway network.

Objective 22

Increase transportation safety for transportation’s most vulnerable users and reduce traffic fatalities.

Policies

22.9 Engage and collaborate with the owners of private roads and local community groups to help identify and develop road management agreements that mitigate road closures to provide emergency evacuation routes.

Puna Community Development Plan:

4.3.1 Goals (a): There are adequate emergency and evacuation routes and connectivity throughout Puna’s roadway network.

4.3.2 Objectives (c): Designate new connectivity points for local traffic and emergency and evacuation routes within the existing roadway network.

Public Facilities and Services

Objective 32

Protect the health and well-being of residents and visitors.

Policies

Public Education Program

32.29 Partner with government, private and nonprofit agencies, communities, and other stakeholders to assess and plan for alternative routes and possible relocation of coastal roads.

Puna Community Development Plan 4.3.1 Goal (a): There are adequate emergency and evacuation routes and connectivity throughout Puna's roadway network.

Puna Community Development Plan 4.3.2 Objective (a): Create alternative, redundant routes for existing Highways 11, 130 and 132 utilizing existing routes wherever possible.

Objective 34

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

Policies

Safe Routes to School

34.17 Require new developments in the vicinity of schools to provide safe pedestrian facilities and additional school zone signage.

Puna CDP Objective 4.5.2 (a): Implement a Safe Routes to School (SR2S) programs for all schools in Puna.

Objective 35

Park facilities are located within a 10-minute walk in urban areas and a 10-minute drive in rural communities.

Policies

Recreation Facilities Siting and Planning

35.12 Facilitate and prioritize the co-location of schools, parks, and senior centers to promote interactivity between community members of all ages.

Puna Community Development Plan Objective 3.5.2(b): Encourage the collocation of schools, parks and senior centers to promote interactivity between community members of all ages.

2019 Draft General Plan Policy 389: Facilitate and prioritize the co-location of schools, parks, and senior centers to promote interactivity between community members of all ages. [Rationale: Based on research on active living, National Recreation and Park Association 10-Minute Walk to A Park recommendations, Hāmākua CDP Policy 100, Puna CDP 3.5.2.b, and General Plan 12.3 (d, g, h, l).]

Agriculture and Food Systems

Objective 46

Increase access to land for active food production.

Policies

46.13 Support the development of agricultural worker housing.

2005 General Plan 14.6.5.1.2 Puna Courses of Action (b): Encourage and aid the agricultural industry in continuing to provide employee housing.

Objective 47

Increase interagency coordination, programs, and policy initiatives that improve local agriculture infrastructure.

Policies

47.3 Advocate for more flexible and innovative wastewater systems to serve agriculture facilities.

Puna Community Development Plan 2.3.3.b.: Seek State Department of Health acceptance of small-footprint septic wastewater treatment designs; for example, those using drip irrigation or low-pressure pipe and double-tank no-leach field designs. Also, seek acceptance of small, decentralized treatment systems and clustered septic systems for wastewater treatment in village/town centers, clustered residential development and other special circumstances.

Visitor Industry

Objective 49

Increase authentic Hawai'i Island visitor experiences.

Policies

49.2 Strengthen the accessibility of creative industries and Hawai'i Island-made products such as fashion, food, and the arts to the visitor industry.

Puna Community Development Plan 3.2.3.h.: Develop an agri/eco-tourism policy, including necessary zoning legislation. Provide County assistance and support for agri-tourism, emphasizing and prioritizing off-farm agri-tourism opportunities such as farmers markets, special events; restaurants specializing in local food products; and fusion of local agricultural products with cultural and arts events in Puna. As a second priority, the agri/eco-tourism policy would promote on-farm opportunities, but only where infrastructure exists, and not in private subdivisions with private roads.

