

Hāmākua General Plan Policies

Collaborative Biocultural Stewardship

1.13 Incentivize private land management practices that protect and enhance natural resource values and, when appropriate, pursue the acquisition of lands for the protection of natural resources.

Hāmākua Community Development Plan Policy 16: Identify and secure in public trust (fee simple or by easement) priority lands that achieve one or more of Hāmākua's Objectives.

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 to reefs and marine environments and address land-based sources of 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.

Hāmākua Community Development Plan Objective 1: Protect, restore, and enhance watershed ecosystems, sweeping views, and open spaces from mauka forests to makai shorelines, while assuring responsible public access for recreational, spiritual, cultural, and sustenance practices.

4.10 Maintain the character of County-owned historic structures and bridges, as appropriate.

Hāmākua Community Development Plan Objective 4: Protect and nurture Hāmākua's social and cultural diversity and heritage assets, including sacred places, historic sites and buildings, and distinctive plantation towns.

Land Use

9.2 In those cases where provisions of the zoning and subdivision code are inconsistent with the character of surrounding neighborhoods, variances or Planned Unit Developments (PUD) that maintain consistent village/town character should be encouraged.

Hāmākua Community Development Plan Policy 7: In the official Land Use Guide Map for the Hāmākua Planning Area, in the “Low Density Urban” (LDU) and Medium Density Urban (MDU) categories, in those cases where provisions of the zoning and subdivision code are inconsistent with the character of surrounding neighborhoods, variances or PUDs that maintain consistent village/town character shall be encouraged.

9.4 Support mechanisms, such as PUD and Cluster Plan Development (CPD), that group parcel density to preserve open space, recreational areas, or scenic viewsheds.

Hāmākua Community Development Plan Policy 14: Develop incentives for Cluster Plan Developments and Clustered Rural Subdivisions that leave natural, open space buffer areas along the shoreline, streams, and gulches, or adjacent to forest, conservation areas, or other culturally/environmentally sensitive areas.

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.

Hāmākua Community Development Plan Policies:

Policy 32: In the Hāmākua CDP Planning Area, the environmental report for proposed changes of zone on property that may impact open space, viewsheds, and areas of natural beauty shall include viewshed analysis and, as appropriate, line-of-sight analysis, and propose conditions to mitigate scenic impacts. (HCC 25-2-42)

Policy 33: In the Hāmākua CDP Planning Area, applications for Special Permits that may impact open space, viewshed, 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 34: In the Hāmākua CDP Planning Area, applications for Use Permits for wind energy facilities and telecommunications antennas/towers shall include viewshed and, as appropriate, line-of-sight analysis to demonstrate how the request does not cause substantial, adverse impact to the community’s 16 character, including open space, public views, and areas of natural and scenic beauty, and propose conditions to mitigate scenic impacts. (HCC 25-2-60 & 64)

2019 Draft General Plan Policy 454: Applications for Special Permits and environmental assessment reports for proposed changes of zone on property that may impact open space, viewsheds, and areas of natural beauty shall include visual impact assessments and propose conditions to mitigate scenic impacts. [Rationale: Based on Hāmākua CDP policy 33 and Ka‘ū CDP policy 57.]

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

Hāmākua Community Development Plan Policy 9: 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 Hāmākua CDP. (HCC25-2-42 (c) (1) and 25-2-44)

Hāmākua Community Development Plan Policy 29: Revise Planning Commission Rule 6, and/or to the Special Permit Application form (for Special Permits in the Agricultural District) to include clarity on the potential impacts to be evaluated in the application process and to clearly articulate the types of mitigating conditions that may be required. (HRS 205-6(c) and Planning Commission Rules 6-3(a)(5)(G), 6-7, & 6-8).

9.7 Encourage developers of new urban areas to place utilities underground.

Hāmākua Community Development Plan Policy 109: If the most suitable and reasonable location for utility lines (power and communications) is underground for the purpose of preserving viewshed resources, then underground siting of utility lines should be a condition of subdivision. (HCC§23-55, GP 11.3.2 (a), 11.3.3)

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

Hāmākua Community Development Plan Policy 21: Seek funding and support continued scientific research relating to coastal hazards (e.g., research on erosion rates, slumping rates, slope stability studies, sea-level rise rates, tsunami inundation mapping and coastal stream flood mapping, etc.).

13.8 Focus on medium- and high-density residential and commercial uses in communities that can sustain a higher intensity of uses and where consistent with General Plan Land Map and existing town character.

Hāmākua Community Development Plan Policy 3: Focus higher density residential (greater than 6 units/acre) and commercial areas in communities that can sustain a higher intensity of uses and where these residential and commercial uses are consistent with the existing town character.

13.36 Industrial 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.

Hāmākua Community Development Plan Policy 6: Until the General Plan identifies appropriate areas for Industrial development to occur in the Hāmākua

Planning Area, industrial uses may be permitted outside LUPAG Industrial designated areas through the following regulatory review processes: Change of Zone, Special Permit

13.37 Encourage the rehabilitation of existing service-oriented industrial areas.

2005 General Plan 14.4.5.4.2 Hāmākua Courses of Action (b): Encourage the rehabilitation of existing service-oriented industrial areas.

Hāmākua Community Development Plan Policy 130: Encourage the rehabilitation of existing serviceoriented industrial areas. (GP 14.4.5.4.2(b))

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 14.7.5.4.2 Hāmākua Courses of Action:

- (a) Encourage the development of small family-operated hotels.
- (b) Consider small-scale retreat resort development.

Hāmākua Community Development Plan Policy 126: Encourage the development of small “bed and breakfast” type visitor accommodations, in particular those with heritage, agriculture, wellness, or similar themes. (GP 14.7.5.9.2(b))

14.2 Support reclassification/rezoning of appropriate General Plan Rural designated areas where an intermediate land use and a well-defined buffer between Urban and Productive Agricultural areas are consistent with the surrounding uses and rural character.

Hāmākua Community Development Plan Policy 4: In order to preserve larger lot agricultural lands for productive agricultural use, allow rural development on lands near urban areas where an intermediate land use between residential and productive agricultural areas is consistent with the surrounding uses and rural character. This is reflected in the location of “Rural” (R) areas on the official Land Use Policy Map, which is intended to facilitate changes of zone to “Residential and Agricultural District” (RA) or the “Family Agricultural District” (FA).

The intermediate land use between residential and productive agricultural areas is intended to serve as:

- A low-density area that provides a transitional use buffer area between strictly residential and commercial productive agriculture areas, and;
- A mix of personal or family-scale productive commercial or subsistence agricultural use on all newly established parcels in the Rural area, and;

- Parcels having a median size of between 2 – 3 acres but in no case less than 1 acre in size.
- Areas beyond both the Urban Growth Boundary and Rural areas are to be preserved for agricultural uses, open space, scenic viewsheds, and natural beauty areas.

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.

Hāmākua Community Development Plan Policy 126: Encourage the development of small “bed and breakfast” type visitor accommodations, in particular those with heritage, agriculture, wellness, or similar themes. (GP 14.7.5.9.2(b))

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.

Hāmākua Community Development Plan Policy 21: To preserve the agricultural character of Hāmākua and to reinforce existing protections, the CDP Land Use Guide Map designates agricultural lands in the Hāmākua Planning Area to be preserved for agriculture and open space. Development and construction in the Agricultural designation 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.

15.5 Support the development of small-scale visitor accommodations that directly promote the agriculture industry, health and wellness industry directly related to agriculture, or are near points of interest that support agriculture.

Hāmākua Community Development Plan Policy 126: Encourage the development of small “bed and breakfast” type visitor accommodations, in particular those with heritage, agriculture, wellness, or similar themes. (GP 14.7.5.9.2(b))

15.6 Any subdivision or agriculture worker housing complex developed on Productive Agricultural Lands should be clustered to minimize impact.

Hāmākua Community Development Plan Policy 14: Develop incentives for Cluster Plan Developments and Clustered Rural Subdivisions that leave natural, open space buffer areas along the shoreline, streams, and gulches, or adjacent to forest, conservation areas, or other culturally/environmentally sensitive areas.

15.8 Encourage the use of agriculture, ranch, and forestry land preservation programs.

Hāmākua Community Action 5: Educate landowners about agriculture, ranch, and forestry land preservation programs and encourage participation in these programs.

Transportation Access and Mobility

17.2 Programmatically support the open space network concept with a methodology that includes criteria for establishing County department and other agency responsibilities, mapping requirements, financing strategies for implementation and maintenance, and standards for facilities that enhance the community experience.

Hāmākua Community Development Plan Policy 46: Establish a 'County of Hawai'i Public Access and Trail Program' with sufficient staff and resources.

17.3 Prior to disposing of, leasing, or transferring public lands through County Property Management procedures, the County shall assess, document, and protect access to existing active living corridors that are located on County-owned parcels.

Hāmākua Community Development Plan Policy 50: Prior to disposing of, leasing, or transferring public lands, including public roads or trails, public access potentials will be assessed, documented, and protected if public access use is in the public's interest. (HRS §46-1.5, and §171-26)

17.4 Land use applications shall identify as early as possible any existing or potential active living corridors that should be incorporated into the County's open space network.

Hāmākua Community Development Plan Policy 49: Where possible through permit conditions, easements, or acquisitions, the County of Hawai'i shall establish: public access to and along the shoreline to significant historic sites, public transit along the top of cliff, streams and other natural water courses, mauka trails, facilities, and access to sites for gathering, hunting, and other recreational purposes and in accordance with HCC 34.

17.5 Ensure that existing active living corridors that are publicly owned or available by easement are properly identified and that their access elements are secured and documented.

a) Primary examples include but are not limited to historic trails and roads, roads-in-limbo, 'paper roads', former sugar cane roads, train infrastructure remnants (Rails to Trails), and pedestrian and bicycling paths.

b) "Acceptance" by the County of the responsibilities detailed in the grant of easements should require County Council action and dedicated funding source.

Hāmākua Community Development Plan Policy 46: Establish a 'County of Hawai'i Public Access and Trail Program' with sufficient staff and resources.

17.7 Establish public access to historic and modern active living corridors and facilities that provide an island-wide route and connect to major destinations.

Hāmākua Community Development Policy 48: Where possible through permit conditions, easements, or acquisitions, the County of Hawai'i shall establish: public access to and along the shoreline to significant historic sites, public transit along the top of cliff, streams, mauka trails, facilities, and access to areas for gathering, hunting, and other recreational purposes. Lands adjacent to Forest and Natural Area Reserves shall be assessed for public access potential and public access may be included as a condition of subdivision. (HRS §205A-26; GP 6.2(b); 7.3(a); 8.3(r))

18.6 Transit infrastructure (e.g., bus stops, bus pullouts, waiting benches and shelters, and signs) shall be adequate and upgraded along existing and future transit routes.

Hāmākua Community Development Plan:

Policy 75: Provide rural transit centers within the Planning Area in areas of heavy user-ship, particularly provide shelter options.

Policy 76: Modify existing and develop additional bus routes, as appropriate, with scheduled stops within the towns and villages where practicable.

19.3 Incorporate bicycle routes, lanes, and paths within road rights-of-way.

Hāmākua Community Development Plan Policy 66: Identify suitable/priority locations for bicycle lanes and paths, walkways, and jogging paths, and set funding priorities (especially in coordination with roadway for improvements such as widening, restriping, ADA improvements, etc.)

19.5 Roadway designs and improvements made by the Department of Public Works shall accommodate pedestrian-friendly, multimodal design, and on-street parking evaluations, to the fullest extent possible.

Hāmākua Community Development Plan:

Policy 70: To improve safe pedestrian access and increase connectivity in Honoka'a.

Policy 73: Implement a Complete Streets Program, including place-appropriate roadway design and sidewalk development for the Hāmākua Planning area. (Refer to County Resolution 171-11).

20.1 Encourage the application of the County of Hawai'i Street Design Manual when necessary to preserve the character of an area while maintaining a pedestrian and bicycle friendly design and desired landscaping solutions.

2019 Draft General Plan Policy 185: Ensure that roadway-design criteria and standards are compatible with surrounding neighborhoods and the character of rural areas. [Rationale: Based on Ka'ū CDP Policy 74, 75, and 77, Hāmākua CDP Policy 72, and Maui 2030]

20.2 In planning, designing, and constructing new roadways or modernizing improvements, transportation agencies should balance the conservation of the area's natural, historic, and scenic qualities with transportation safety objectives for traffic speed, safety, and traffic calming.

Hāmākua Community Development Plan Policy 72: Adopt rural road 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. Allow these standards to be used on new or when improving existing rural roads to maintain community character. (HCC 23-41, 86, & 87; GP 13.2.3(l) and 13.2.3 (m))

23.2 Maintain the unique features of historic bridges, while balancing safety needs and preserving historic and scenic character.

Hāmākua Community Development Plan Policy 67: Improve/replace substandard bridges.

23.3 Prioritize the replacement of deficient and inadequate bridges and maintain pedestrian/bicycle access across bridges.

Hāmākua Community Development Policy 67: Improve/replace substandard bridges.

23.4 Design new bridges and bridge improvements to accommodate and not negatively impede identified scenic resources.

Hāmākua Community Development Plan Policy 67: Improve/replace substandard bridges. 2005 General Plan Policy 6.3 (e) Embark on a program of restoring significant historic sites on County lands. Assure the protection and restoration of sites on other public lands through a joint effort with the State.

27.7 Ensure municipal wastewater systems serve designated Urban Growth Areas (UGA) with the capacity to accommodate projected population growth.

Hāmākua Community Development Plan:

Policy 79: Develop an infrastructure prioritization designation such as an Infrastructure Priority Area (IPA) within ... areas in need of wastewater service.

Policy 80: Develop wastewater systems at a cost-effective scale for small communities. Use Infrastructure Priority Area (IPA) criteria in prioritizing communities for critical infrastructure improvements.

29.3 The County shall remove barriers to energy systems that improve independence and resiliency, such as microgrids, combined heat and power (CHP), backup generation and storage, and other decentralized electricity systems.

Hāmākua Community Development Plan Community Action 55: Develop local, renewable, distributed energy networks.

29.6 Advocate to the Public Utility Commission (PUC) in support of the following types of strategies and initiatives:

- a) Programs and fee structures that promote renewable energy
- b) Consumer incentives to utilize renewable alternatives
- c) Social Equity analysis of proposed energy projects to ensure residents are protected as energy consumers regarding rates, grid planning, utility compensation, and energy project siting

Hāmākua Community Development Plan Kōkua Action 65: Expand Net-Metering (NEM), Feed-in-Tariff (FIT) programs, and other similar programs designed to lower costs and diversify power sources. (GP 3.3 o)

33.13 Minimize the amount of waste generated by County facilities.

Hāmākua Community Development Plan Policy 110: Use alternative energy sources at County facilities within the Planning Area.

- Add electric vehicle charging stations at appropriate facilities;
- Add solar lighting in appropriate parking areas;
- Add photovoltaic systems and/or solar hot water systems to appropriate facilities.

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.

2005 General Plan Action 10.2.4.3.3 Courses of Action (Hāmākua):

- (a) Encourage continual improvements to existing educational facilities.

- (b) Encourage traffic re-routing to resolve school traffic problems.
- (c) Implement the Honokaa school campus master plan.
- (d) Encourage expansion of the present library facility and services.

Hāmākua CDP Kōkua Action 60: Provide pedestrian walkways to and around all school complexes, and improve vehicular traffic management. (GP 10.2.4.2.2 (c); 10.2.4.3.2 (a))

Hāmākua CDP Kōkua Action 61: Develop and implement a Safe Routes to School (SRTS) program.

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

Hāmākua CDP Kōkua Action 60: Provide pedestrian walkways to and around all school complexes, and improve vehicular traffic management.

Hāmākua CDP Kōkua Action 61: Develop and implement a Safe Routes to School (SRTS) program.

Hāmākua CDP Community Action 37: Develop and implement Safe Routes to School programs.

Interagency Collaboration and Public Engagement

35.4 Continue to improve parks and recreation outreach efforts to ensure program and facility information is adequately available, promoted online through accessible websites and other mediums, and kept up to date to facilitate maximum community participation.

Hāmākua Community Development Plan Policy 106: Continue to improve parks and recreation outreach efforts for youth and senior programs in rural communities to ensure program and facility information is adequately available, promoted online through accessible websites and through other mediums, and kept up-to-date to facilitate maximum community participation.

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

Hāmākua Community Development Plan Policy 100: Encourage joint-use of schoolyards, County parks, and other public facilities for community use for recreational, cultural, and other compatible uses. (GP 10.2.2 (b), 12.3 (g))

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, I).]

Recreational Services

35.19 Prioritize park acquisition and improvements that involve under-represented open recreation and healthy living activities (outside the scope of organized sports), such as:

- a) Walking and biking trails
- b) Skate/roller blade parks
- c) Dog-friendly parks
- d) Parks that offer camping opportunities
- e) Botanical and community garden parks, pocket and art parks
- f) Equestrian/rodeo arenas
- g) Archery and shooting ranges
- h) ATV and motorized recreation areas
- i) Other types of active and passive recreation that enhance the quality of life for residents and visitors.

Hāmākua Community Development Plan Policy 129: Develop underutilized private and public properties within existing towns to be used as gathering places, community gardens, open squares and markets, auxiliary parking lots (including park and ride areas), and parks (including pocket and art parks, and outdoor amphitheaters, etc.).

35.20 Support and enhance recreational facilities by developing additional recreational offerings in underutilized areas of County properties, such as the Pana‘ewa Recreation Complex.

Hāmākua Community Development Plan Policy 106: Continue to improve parks and recreation outreach efforts for youth and senior programs in rural communities to ensure program and facility information is adequately available, promoted online through accessible websites and through other mediums, and kept upto-date to facilitate maximum community participation.

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.

36.15 Increase opportunities and support for home-based care for aging in place.

Hāmākua Community Development Plan Policy 99: Develop a broad spectrum of care for the aging population of the area, including:

- Increase age-in-place options;
- Support expansion of programs such as traveling nurses, in-home care visits, meals-on-wheels, etc., (GP 2.3(x), (n))

47.4 Support the adaptive reuse or rehabilitation of existing infrastructure or buildings for agricultural processing, including but not limited to the development of commercial kitchens, processing, storage, or distribution facilities.

Hāmākua Community Development Plan Policy 130: Encourage the rehabilitation of existing service-oriented industrial areas. (GP 14.4.5.4.2(b))

Visitor Industry

48.1 Continue to monitor and adopt trends and standards for regenerative tourism.

Hāmākua Community Development Plan Policy 124: Encourage the development of a visitor industry that promotes small business development in harmony with the character of Hāmākua and with the environmental and social goals of residents. (GP 2.3(c))

48.4 Ensure and expand equitable access to interpretive information about wahi pana.

Hāmākua Community Development Plan Policy 45: Protect, restore, and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawai'i and identify these sites with interpretive signage and/or other appropriate methods. (GP 6.2(a)) (GP 6.3 (h), (i), (g))

48.7 Support partnerships to evaluate visitor industry impacts, develop mitigation strategies, and incorporate educational programs on Native Hawaiian and community-based pono practices.

Hāmākua Community Development Plan Policy 58 - Encourage the integration of best management practices and an understanding of cultural values and experiences during the land use application process for any business plans requiring Planning Department Plan Approval within Waipi'o Valley. (Refer to HCC Chapter 25 Section 2, Division 7 for more information on Plan Approval.)

49.1 Integrate 'āina- and place-based values into Hawai'i Island's identity.

Hāmākua Community Development Plan Community Action 50: Develop a regional ho'okipa network – a place-based approach to community tourism.

49.7 Support the promotion and development of community-based programs, festivals, and events that celebrate our communities.

Hāmākua Community Development Plan Policy 125: Encourage and assist in the promotion of festivals and events that celebrate regional culture, heritage, and agriculture.