

HĀMĀKUA COMMUNITY DEVELOPMENT PLAN DRAFT

DRAFT FOR COMMUNITY REVIEW

JANUARY 2016

Note: This draft of the Hāmākua CDP includes revisions recommended by the Hāmākua CDP Steering Committee. It is presented as a draft for review by community members and other stakeholders. None of the CDP strategies are set in stone.

After the public review process, the Steering Committee will consider public input and make final recommendations. All Steering Committee meetings are open to the public, and public comment is always welcome.

Only after the Steering Committee is satisfied that the CDP truly reflects community preferences will it recommend that the CDP be adopted by the County Council.

HĀMĀKUA COMMUNITY DEVELOPMENT PLAN: DRAFT

2/22/2016

DRAFT

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SECTION 1: INTRODUCTION

*‘O ka mea kūpono ‘āina ka mea kūpono kanaka.
What is good for the land is good for the people.*



1.1 Introduction to the CDP

1.1.1 What is a CDP and what can it do?

A Community Development Plan (CDP) is an official plan authorized by the County of Hawai‘i General Plan that translates the broad goals and objectives of the General Plan to the unique needs and conditions of a region. The Hāmākua CDP is adopted by County ordinance and is a long-range plan with a 20-year time horizon.

CDPs are the forum for community input into establishing County policy at the regional level and coordinating the delivery of County services to the community. CDPs generally do four things:

1. **Establish County policy**, particularly for land use and development. CDPs can direct settlement where the community wants and protect cultural resources, public access, and valuable lands like shorelines, agricultural land, and forests.
2. **Direct County actions** related to land and open space protection, water, roads, transit, emergency services, and parks.
3. **Guide the policy and actions of State and federal agencies**, whose work impacts resource protections, public access and trails, settlement patterns, and education.

4. **Focus and guide community action** in pursuit of community goals.

For more information about the purpose and scope of the Hāmākua CDP, see Section 2: Applicability, below.

1.1.2 What area does the Hāmākua CDP cover?

Located in the northeastern portion of the Island and County of Hawaii, the Hāmākua CDP Planning Area encompasses the judicial districts of Hāmākua and North Hilo, and a portion of the South Hilo district commonly referred to as Rural South Hilo. The Planning Area totals approximately 1,011 square miles, and includes the communities of Waipiʻo Valley, Kukuihaele, Honokaʻa, Āhualoa, Kalōpā, Paʻauilo, ʻOʻōkala, Laupāhoehoe, Pāpaʻaloo, Nīnole, Umauma, Wailea, Hakalau, Honomū, Pepeʻekee, Pāpaʻīkou, Paukaʻa, Wainaku, Kaiwiki and other small communities in between. See Figure 1: Map of Hāmākua Planning Area.

1.1.3 What does the Hāmākua CDP do?

The Hāmākua Community Development Plan prioritizes natural and cultural resources in these ways:

- Protects coastal areas, agricultural land, and mauka forests from development
- Protects open space, areas with natural beauty, and scenic view planes
- Guides the development of programs to strengthen protections for coastal and agricultural lands as well as open space and view planes
- Preserves historic resources
- Guides the restoration of historic sites and buildings, the retention of village and town character, and the documentation of oral, written, and video histories
- Guides the expansion of lands held in public trust
- Ensures appropriate public access to the shoreline and mauka forests
- Guides the development of a regional network of trails
- Guides collaborative stewardship and enhancement of coastal and forest ecosystems, cultural resources, agricultural lands, public access, and trails

The plan addresses land use and community infrastructure goals in the following ways:

- Concentrates future development in the existing towns, villages, and subdivisions
- Supports the preservation of village and town character and guides the enhancement of communities' unique sense of place
- Advances redevelopment and growth management with infrastructure improvements, a County-wide affordable housing plan, and planning support for town revitalization planning
- Prioritizes the improvement of existing potable water systems to support infill growth
- Prioritizes formalizing and improving emergency alternative routes
- Prioritizes safety improvements of our County bridges, particularly in the Paʻauilo Mauka-Kalōpā area

- Guides road and park improvements
- Prioritizes bus system improvements, including a Honoka'a town route, and additional bus shelters
- Prioritizes hardening of community facilities
- Prioritizes improvements to the Honoka'a transfer station

The plan addresses strengthening local economic development in the following ways:

- Preserves opportunities to live off the land
- Guides the implementation of regional economic development strategies
- Guides the development of a regional education, enterprise development, and research network
- Guides regional strategies to increase "buying local"
- Guides efforts to strengthen the local agriculture value chain
- Allows for the diversification of agriculture-based businesses and rural uses on agricultural lands
- Guides the development of local, renewable, distributed energy networks
- Guides the development of a place-based approach to community tourism

These strategies are organized by subtopics in **Section 3: Preferred Land Use** & Settlement Patterns, **Section 4: Protect and Enhance Natural and Cultural Resources**, **Section 5: Strengthen Infrastructure, Facilities, and Services**, **Section 6: Build a Sustainable, Local Economy**, of the CDP below.

1.1.4 How was the CDP developed?

- The Hāmākua CDP was developed through extensive community and stakeholder engagement. Important documents developed through the CDP process are as follows:
- **Hāmākua Community Profile (2010)**
This is a comprehensive, detailed profile developed based on community knowledge and expertise, as well as existing data, reports, and studies.
- **Values and Vision Statement (2011)**
Community members identified core community values and a vision of what they'd like to see in Hāmākua in 2030, and this was synthesized from the more than 17,000 community comments received into a Vision statement adopted by the Steering Committee.
- **Hāmākua Proposed Strategies for Consideration (2011)**
Through a series of sub-regional workshops conducted in 2011, the *Proposed Strategies for Consideration* booklet was developed and presented to the public to explore various strategies under consideration and gather community feedback.

- **Community Objectives (2013)**

Using the values, vision, and profile, Community Objectives were developed and adopted by the Steering Committee in 2013. These Community Objectives were used to guide the direction of strategies to develop preliminary policies and recommended actions.

- **Draft Analysis Documents (2014)**

Extensive research was conducted to identify the range of strategies that could be used to achieve the Community Objectives and this research was compiled into three Analysis Documents, below:

- **‘Āina: Natural and Cultural Resource Management Analysis**
- **Community Analysis**
- **Economy Analysis**

- **Draft CDP (Approved by Steering Committee [__Future Date __])**

From the strategies identified within the Analysis documents, a combination of policies and actions were compiled into the preliminary “working draft” of the CDP (i.e., this document).

- **Hāmākua CDP (Adopted as County Ordinance [__Future Date __])**

For links to the above documents, see

http://www.hawaiicountycdp.info/hamakua-cdp/copy_of_first-draft-preferred-cdp

To learn more about the Hāmākua CDP, see www.hamakuacdp.info

1.1.5 How do I navigate the Hāmākua CDP?

Internal cross-references have been inserted to simplify navigation within the document.

It also includes “Bookmarks,” which can be seen by opening the Bookmark navigation pane in Adobe Acrobat Reader: View/ Navigation Panels/ Bookmarks.

After following an internal link, it is easy to return to the previous point in the document by using either the Bookmark navigation pane or the “Previous View” button, which can be added to the “Page Navigation” toolbar in Acrobat Reader.

Note also that some of the formatting is required to keep the document compliant with the American with Disabilities Act (ADA). For example, complete hyperlinks have to be inserted so that reading machines for the visually-impaired can correctly interpret Internet addresses.

More detail about the structure of the CDP is included in the **Table of Contents**.

1.1.6 CDP Support Documents



Each Hawai'i County Community Development Plan is adopted by ordinance. This chapter – the Hāmākua Community Development Plan – is the document that will go before the County Council for adoption. All other Hāmākua CDP documents listed above are supporting materials that are not adopted into law.

The intent is to keep the CDP as concise and accessible as possible, leaving supporting material and analysis in other chapters and the appendix. Chapters II, III, and IV are designed to facilitate and expedite CDP implementation. Chapter II is a quick-reference guide for land use planners. Chapter III is a summary of action to be taken by County, State, and federal agencies and other organizations. Chapter IV includes detail about each of the Community Actions included in the CDP as well as tools to finance, guide, and monitor those actions.

Materials in the appendix set the context for and provide the detailed analysis behind the body of the CDP.

1.2 Acknowledgements

(To be completed upon Steering Committee Approval of Draft CDP)

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1.3 Glossary of Terms and Acronyms Used

1.3.1 Glossary of Terms

Ahupuaʻa: Hawaiian Land division usually extending from the uplands to the sea

ʻĀina: land, earth

Biofuel: A biofuel is a fuel that is produced through contemporary biological processes, such as agriculture and anaerobic digestion. Biofuels can be derived directly from plants, or indirectly from agricultural, commercial, domestic, and/or industrial wastes.

Brownfield: Abandoned or underused site where redevelopment or reuse is complicated by the presence or perceived presence of contamination

Capital improvements: Major, nonrecurring expenditure like infrastructure improvements, new buildings, and related land acquisition and planning (see also CIP, below)

Critical Habitat: According to the US Fish and Wildlife Service: “When a species is proposed for listing as endangered or threatened under the Endangered Species Act (Act), we must consider whether there are areas of habitat we believe are essential to the species’ conservation. Those areas may be proposed for designation as “critical habitat. It is a specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery.” See <http://www.fws.gov/midwest/endangered/saving/CriticalHabitatFactSheet.html>

Ecosystem Services: Any positive benefit that wildlife or ecosystems provides to people. The benefits can be direct or indirect – small or large. See also: <http://www.nwf.org/Wildlife/Wildlife-Conservation/Ecosystem-Services.aspx>

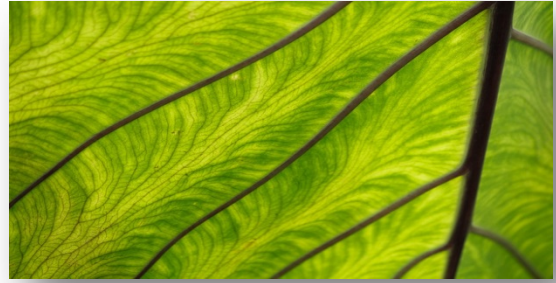
Endemic Species: A species that is only found in that region and nowhere else in the world. As such they are of conservation concern because they are not widespread and may be confined to only one or two areas.

Extensive Agriculture: A designation of land use that includes 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, machine tillability and climate. Other less intensive agricultural uses such as grazing and pasture may be included in the Extensive Agriculture category. See the General Plan, pages 14-8, and 14-9.

General Plan: The policy document for the long range comprehensive development of the County of Hawaiʻi <http://records.co.hawaii.hi.us/WebLink8/DocView.aspx?id=69701&dbid=1>

Harden; Hardening: Refers to physically changing infrastructure or structures to make them less susceptible to damage from extreme wind, flooding, or flying debris. Hardening improves the durability and stability of facilities, making them better able to withstand the impacts of hurricanes and other natural events without sustaining major damage or losing functionality.

Hoʻowaiwai: Wealth



Infill: Development of vacant land – or rehabilitation of existing structures – in already urbanized areas where infrastructure and services are in place.

Intensive Agriculture: A form of agriculture characterized by a low fallow ratio and higher use of inputs such as capital and labor per unit land area. The County generally designates agricultural lands suitable for intensive agriculture as Important Agriculture Lands, (not to be confused with the State of Hawai‘i’s Important Agricultural Lands (IAL) designation. See also the General Plan, page 14-8, 14-9 for a discussion of the County’s agricultural designations.

Important Agricultural Lands (IAL): Enacted as Article XI, Section 3, of the Constitution of the State of Hawai‘i, the State is required to conserve and protect agricultural lands, promote diversified agriculture, increase agricultural self-sufficiency and assure the availability of agriculturally suitable lands. The process for identifying State IAL is outlined at: <http://hdoa.hawaii.gov/chair/new-agriculture-initiatives/important-ag-lands-ial/>

Kahakai: Shoreline areas

Kula: Agricultural areas

Kuhi Loa: Poetical description of Hāmākua meaning “Long Corner”

Kūpuna: Grandparent, elder, respected aged community leader

Land Use Pattern Allocation Map (LUPAG): A broad, flexible design intended to guide the direction and quality of *future* developments in a coordinated and rational manner.

Makai: Toward the ocean

Mauka: Toward the mountain

Mo’olelo: Story, tradition, journal

‘Ohana: Family (can be extended to greater community, neighborhood)

Oikonomia: The root of the word “economics,” meaning “management of the household” in Greek

Paratransit: Special transportation services for people with disabilities, often provided as a supplement to fixed-route bus systems by public transit agencies

Placemaking: A multi-faceted approach to planning, design, and management of public spaces that capitalizes on a local community’s assets, inspiration, and potential to promote the health, happiness, and well-being of residents. See Appendix V4B.

Planning Area: Also referred to as the Hāmākua Planning Area, or the CDP Planning Area – the geographic region of the Hāmākua CDP, which roughly encompasses Waipi’o Valley to Wainaku, or the regions known as Hāmākua, North Hilo, and rural South Hilo. See **Figure 1: Map of Hāmākua Planning Area.**

Pu’u: Cinder cone

Special Management Area: An area along the shoreline designated for special protections. The Office of Planning (OP) administers Hawai‘i Revised Statutes (HRS) Chapter 205A, the Coastal Zone Management (CZM) law, and the purpose of HRS Chapter 205A is to “provide for the effective management, beneficial use, protection, and development of the Coastal Zone.” The Special Management Area (SMA) permitting system is part of the CZM Program approved by Federal and State agencies.

Wahi Pana: Celebrated and storied places in the cultural traditions of Hawai‘i

Wao: Mauka forest lands

1.3.2 Glossary of Acronyms

APD: Agricultural Project District, pursuant HCC section 25-6-50

BID: Business improvement district, Appendix V4B, pursuant to HCC Chapter 35.

BLNR: Board of Land and Natural Resources, Department of Land and Natural Resources, State of Hawai‘i

CBCA: Community-based collaborative action

CBED: Community-based economic development

CEDS: Comprehensive Economic Development Strategy

CERT: Community emergency response team, program administered by County Civil Defense agency with County of Fire Dept. training.

CIP: Capital improvements program. Both the State and the County adopt annual CIP budgets

COH: County of Hawai‘i

COE: Army Corps of Engineers

CTAHR: College of Tropical Agriculture and Human Resources, University of Hawai‘i

CZM: Coastal Zone Management, pursuant HRS Chapter 205A

DAR: Division of Aquatic Resources, Department of Land and Natural Resources, State of Hawai‘i

DBEDT: Department of Business, Economic Development and Tourism, State of Hawai‘i

DHHL: Department of Hawaiian Home Lands, State of Hawai‘i

DLNR: Department of Land and Natural Resources, State of Hawai‘i

DOA: Department of Agriculture, State of Hawai‘i

DOBOR: Division of Boating and Ocean Recreation, Department of Land and Natural Resources, State of Hawai‘i

DOCARE: Division of Conservation and Resource Enforcement, Department of Land and Natural Resources, State of Hawai‘i

DOE: Department of Education, State of Hawai‘i

DOFAW: Division of Forestry and Wildlife, Department of Land and Natural Resources, State of Hawai‘i

DOH: Department of Health, State of Hawai‘i

DOT: Department of Transportation, State of Hawai‘i

EA: Environmental Assessment, pursuant HRS Chapter 343 and HAR Chapter 11-200

EIS: Environmental Impact Statement, pursuant HRS Chapter 343 and HAR Chapter 11-200

FEMA: Federal Emergency Management Agency

FHA: Federal Housing Administration

FIRM: Flood Insurance Rate Map

HAR: Hawai'i Administrative Rules

HCC: Hawai'i County Code <http://www.hawaiicounty.gov/lb-countycode/>

HCEI: Hawai'i Clean Energy Initiative

HCDA: Hawai'i Community Development Authority, State of Hawai'i, HRS 206E

HHCDC: Hilo-Hāmākua Community Development Corporation (nonprofit)

HHF: Historic Hawai'i Foundation (nonprofit)

HHFDC: Hawai'i Housing Finance and Development Corporation

HICDC: Hawai'i Island Community Development Corporation (nonprofit)

HRS: Hawai'i Revised Statutes <http://www.capitol.hawaii.gov/hrscurrent/>

HTA: Hawai'i Tourism Authority

HUD: US Department of Housing and Urban Development

HVNP: Hawai'i Volcanoes National Park

IAL: Important Agricultural Lands, pursuant HRS sections 205-41 thru 52. See definition in Glossary of terms.

LUC: Land Use Commission, Department of Business, Economic Development and Tourism, State of Hawai'i

LUPAG: Land Use Pattern Allocation Guide Map

NAR: Natural Area Reserve

NHERC: North Hawai'i Education and Research Center, a branch of UH-Hilo located in Honoka'a

NOAA: National Oceanic and Atmospheric Administration

NPS: National Park Service

NRCS: Natural Resource Conservation Service, United States Department of Agriculture

NTHP: National Trust for Historic Preservation

OCCL: Office of Conservation and Coastal Lands, Department of Land and Natural Resources, State of Hawai'i

OEQC: Office of Environmental Quality Control, Department of Health, State of Hawai'i

ORMP: Ocean Resources Management Plan

PATH: People's Advocacy for Trails Hawai'i (nonprofit)

PES: Payment for ecosystem services

PLDC: Public Land Development Corporation

PONC: Public Access, Open Space, and Natural Resources Preservation Commission, County of Hawai'i

PTA: Pōhakuloa Training Area, a military installation base on the slopes of Mauna Kea

PUC: Hawai'i State Public Utilities Commission

PUD: Planned Unit Development, pursuant HCC section 25-6-1

RIL: Road-in-limbo

SHPD: State Historic Preservation Division, Department of Land and Natural Resources, State of Hawai'i

SLU: State Land Use, referring to the SLU districts defined in HRS Chapter 205

SMA: Special Management Area. Refer to the glossary.

SWCD: Soil and Water Conservation District

TDR: Transfer of Development Rights – programs referenced in Appendix V4:A.

TMA: Three Mountain Alliance

TMK: Tax Map Key – the identifier used by the Real Property Tax division of the County Department of Finance for each individual parcel or lot of record

TNC: The Nature Conservancy (nonprofit)

TND: Traditional Neighborhood Development

TOD: Transit Oriented Development

TSPTF: Taro Security and Purity Task Force

UH/UHH: University of Hawai'i/University of Hawai'i at Hilo

UHERO: University of Hawai'i Economic Research Organization

USDA: United States Department of Agriculture

USFWS: United States Fish and Wildlife Service

1.5 Introduction to the Hāmākua Planning Area

1.5.1 The Land Sustains the People of the Kūhi Loa

The region referred to as Hāmākua stretches along north of Hilo along the upright cliffs (Hilo Palikū) to the majestic, historic valley of Waipiʻo and up the slopes to the sacred summit of Mauna Kea. It is against this sweeping, lush green landscape that the people of the Hāmākua region have flourished for generations. The region was historically renowned as a powerful religious, economic, and demographic center of Hawaiʻi Island and from early times, the region was known for its agriculture. One cannot truly understand Hāmākua's people without appreciating the legacy that agriculture has stamped on this land and its people.¹

For some, Hāmākua is a place where their ancestors flourished for centuries and for others, agricultural employment drew their ancestors to emigrate from foreign lands. Here they raised their children and learned to love the land and sea as their own. Still others have come in search of a simpler way of life, drawn by the beauty of the land and a host of personal stories that testify to the magical attraction that draws people to places where they feel at home. Together, these groups form the modern communities of Hāmākua.

Regardless of their background, the people of Hāmākua share a deep appreciation for the historical heritage of their small towns and highly value preserving an 'ohana-centered community that emphasizes quality of life, neighborhood cooperation, and the aloha spirit. The people of Hāmākua recognize that their future is tied to the preservation of their way of life and the natural and cultural resources that have sustained them for generations.

1.5.2 Core Values

The themes listed below are the core values expressed by the community during the Vision and Values outreach phase at the commencement of the CDP process.



¹ See Appendix V4B: Community Building Analysis, page 173.

1.6 Hāmākua Today: Community Assets and Challenges

1.6.1 Assets

1.6.1.1 Natural and Cultural

- Dramatic pastoral, ocean, and Mauna Kea Summit views.
- Mauka forests, rich in biodiversity and critical habitat.
- Abundant rainfall, streams, and watershed resources.
- Pristine coastline and off-shore waters supporting unique habitats and ecosystems.
- Large extent of natural areas (mauka) already protected.
- Tradition of subsistence, recreational, and cultural access to natural resources.

1.6.1.2 Settlement Patterns

- Homestead lands, historic plantation towns, ranch lands, mauka forests, small diverse farms exemplify rural character and lifestyle.

1.6.1.3 Infrastructure, Facilities, and Services

- Highway 19, Old Māmalahoa highway segments, and mauka-makai homestead roads connect the towns and settlements.
- Elementary and Middle Schools serve Pāpa'ikou and Pa'auilo communities; K-12 systems serve Honoka'a and Laupāhoehoe (the only public charter school in the Planning Area). A Kamehameha Schools preschool is located in Pa'auilo.
- Hospital, clinic, and long-term care are located in Honoka'a.
- A full-time police station and fire station are located in Honoka'a; while police substations and fire department facilities (for volunteer teams) are located in Pepe'ekeo and Laupāhoehoe. Pa'auilo has a fire truck and volunteer fire team.
- County Park Facilities include: Kaiwiki park & gym; Honoli'i beach park; Pāpa'ikou park & gym; Pepe'ekeo park, ball field, community center; Honomū park, gym, & Kolekole beach park; Hakalau-Wailea tennis courts & playfield; Nīnole (Waikaumalo) river park, Pāpa'aloa gym, annex, & tennis courts; Laupāhoehoe swimming pool, beach park, & gym, Pa'auilo park, gym, & playfield; Haina playfield; Honoka'a park, gym, playfield, swimming pool, & rodeo arena; Kukuihaele playfield & Waipi'o lookout.
- State Recreation Facilities include: 'Akaka Falls State Park, Kalōpā State Park, and Mauna Kea State Recreation Area.

1.6.1.4 Economic Development

- Access to healthy local food from agriculture and mauka forests.
- Traditions of self-reliance and sharing
- Agricultural tradition, infrastructure, and capacity
- Potential for renewable energy production
- Global significance as an eco-tourism destination because of the unique landscape and cultural heritage

1.6.2 Challenges

1.6.2.1 Natural and Cultural

- Mauka forests are threatened by feral animals and invasive flora and fauna
- Shoreline movement and the nature of Hāmākua's dynamic coastal bluffs are poorly understood
- Mauka and makai access is sometimes limited and/or unmanaged
- Natural disasters – landslides, wildfires, earthquakes, tsunami, hurricanes, flooding – are a consistent threat

1.6.2.2 Settlement Patterns

- Open space, working agricultural lands, and the coastline are vulnerable to inappropriate development.
- The recent trend and likely future build-out potential is largely in the pre-code (and pre-Statehood) homestead lands which often lack adequate infrastructure for increased density
- Potential for existing and new developments to build out in ways that could undermine the community's unique character and rural lifestyle

1.6.2.3 Infrastructure, Facilities, and Services

- Long distances to travel for basic services and healthcare
- Lack of municipal water availability within some towns encourages residents to move into agricultural lands
- Undefined strategies for locating and funding emergency facilities; rural road networks; water and other infrastructure; schools, clinics, and other public facilities; and parks.
 - ♦ High number of roads-in-limbo and no defined strategy to address improvements or adoption
 - ♦ Some park facilities are closed due to poor maintenance or hazardous conditions. 'Ō'ōkala gym is permanently closed; the Hakalau gym and the Laupāhoehoe boat ramp are closed indefinitely. Pāpa'aloa gym is partially cordoned off due to hazardous materials; Hakalau tennis courts are an inadequate playing surface, and the gyms in Honomū and Pāpa'ikou need to be reroofed.

1.6.2.4 Economic Development

- Barriers to agricultural sustainability, including land tenure, water, and infrastructure.
- Available workers exceed available jobs in Hāmākua, so many people commute to Kona or Hilo for work.
- Because of limited retail, service, and entertainment businesses, the majority of local dollars are being spent outside the community.
- Limited capture of high volume visitor traffic.

1.7 Hāmākua Tomorrow: Community Vision

1.7.1 Issues and Priorities

These community assets and challenges are reflected in the extensive community input into what Hāmākua should look like in 2030. This input was summarized into six clusters of key issues and priorities:



1.7.2 Values and Vision Statement

Building on core community values and these six priorities, the CDP Steering Committee adopted the following Values and Vision Statement:



1.8 From Vision to Action

1.8.1 Community Objectives

Building on the community's values and vision as well as insights from the Community Profile (see Appendix V3), the Steering Committee established the following Community Objectives:

‘ĀINA [Natural Resources & Ag as related to conservation of natural resources, Public Access]

- 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.
- Objective 2: Protect and restore viable agricultural lands and resources. Protect and enhance viewsapes and open spaces that exemplify Hāmākua's rural character.
- Objective 3: Encourage community-based collaborative management plans to assure that human activities are in harmony with the quality of Hāmākua's unique natural and cultural landscape.

COMMUNITY [Culture, Town Planning, Infrastructure, Public Facilities, Services, Transportation]

- 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.
- Objective 5: Direct future settlement patterns that are sustainable and connected. Honor Hāmākua's historic and cultural assets by concentrating new development in existing, walkable, mixed-use town centers while limiting rural sprawl.
- Objective 6: Develop and improve critical community infrastructure, including utilities, healthcare, emergency services, affordable housing, educational opportunities and recreational facilities to keep our 'ohana safe, strong, and healthy.
- Objective 7: Establish a rural transportation network that includes improving roadway alternatives to Highway 19, expanding and improving the existing transit system, and encouraging multiple transportation options.

ECONOMY [Employment, Industry, Business Development, Small Town Revitalization, Agriculture, Tourism]

- Objective 8: Promote, preserve and enhance a diverse, sustainable, local economy.
- Objective 9: Encourage the increase and diversity of employment and living options for residents, including living wage jobs and entrepreneurial opportunities that allow residents to work and shop close to home and that complement Hāmākua's ecology, rural character, and cultural heritage.
- Objective 10: Revitalize retail, service, dining, and entertainment centers that complement the community's rural character and culture.

- **Objective 11:** Enhance and promote local and sustainable agriculture, farming, ranching, renewable energy, and related economic support systems.
- **Objective 12:** Preserve traditional subsistence practices and encourage a reciprocity (e.g. bartering) economy as a sustainable complement to Hāmākua’s resource-based economy.
- **Objective 13:** Promote appropriate rural tourism that welcomes guests for an alternative visitor experience. Promote Hawai‘i’s host culture and Hāmākua’s heritage, including historic roads and plantation towns, and festivals that celebrate our rich multi-cultural music, art, and agriculture.

Throughout the CDP, references to “Community Objectives,” “CDP Objectives,” or “objectives” are referring to these Community Objectives adopted by the Steering Committee.

1.8.2 Identifying CDP Strategies

The Community Objectives are the foundation of the CDP. All of the CDP strategies are designed to implement one or more of the objectives.

To make that process as transparent as possible, Appendices V4A, B, and C each include a “strategy identification matrix” that was developed using (and makes specific references to) the comprehensive content included in that appendix. The matrix summarizes current policies and action that are aligned with community objectives, remaining policy and action gaps, and the new policy, advocacy, and community-based, collaborative action needed to achieve community objectives.

In addition, Appendices V4A, B, and C each include summaries of the rationale behind each of the CDP policies. Each rationale is based on the process represented in the corresponding strategy identification matrix.

To keep the CDP as concise as possible, only limited information from the appendix is repeated, though references direct the interested reader to relevant sections of the analysis.

1.8.3 Types of CDP Strategies

The process of identifying CDP strategies made it clear that strategies fall into three basic categories:

1. Those that are the responsibility of County government –these are the Policies of the CDP.
2. Those that are not the responsibility of the County but are other governmental (Federal or State), or nongovernmental organizations’ responsibility - these are called Kōkua Actions.
3. Those that are not core functions of government and require community leadership and initiative – these are the Community Actions of the CDP.

To focus and expedite CDP implementation, the CDP strategies are organized into those categories. Because the CDP is most fundamentally a County policy document, County responsibilities are further organized into two aspects of Land Use Policy and County Actions, which include regulatory changes, infrastructure improvements, and programs.

However, the County cannot achieve Community Objectives on its own. Those objectives will not be achieved without coordinated effort from other levels of government and the community. Therefore, the CDP also clearly outlines steps that need to be taken outside of County government.

Section 2 elaborates on these types of strategies in more detail, including the legal implications of each.

1.8.4 Strategies to Action

The clear distinctions between the different types of CDP strategies are important because they leave leadership and control where they belong – in the community’s hands. Government policy and actions in the CDP are based on Community Objectives and are focused primarily on protecting critical resources and providing basic infrastructure. In this way, the CDP provides a foundation for the Community to build their future.

After that, things are in the community’s hands. This is important because Hāmākua has the vision, the capacity, and the drive to determine their future in their own way.

Chapter IV is designed to support the community-led CDP implementation process.

DRAFT

SECTION 2: APPLICABILITY

2.1 Purpose

The purpose of County of Hawai'i Community Development Plans (CDPs) is to implement the broad goals within the General Plan on a regional basis and to translate the broad General Plan statements to specific actions. CDPs are the forum for community input into coordinating the delivery of government services to the community.

2.2. Relationship to the General Plan

County of Hawai'i Community Development Plans (CDPs) implement but do not supersede the General Plan. In this CDP, all references to the General Plan refer to the County of Hawai'i General Plan, February 2005 (As Amended) – unless otherwise noted. In the case of conflicts between a CDP and the General Plan, the General Plan prevails. In order to bring the Hāmākua CDP and the General Plan into alignment, the CDP recommends specific amendments to the General Plan (see **Policy 1**, related Figures 2-13 and **Policy 12**).

2.3 Planning Area

Located in the northeastern portion of the Island and County of Hawaii, the Hāmākua CDP Planning Area encompasses the judicial districts of Hāmākua and North Hilo, and a portion of the South Hilo district commonly referred to as Rural South Hilo. The Planning Area totals approximately 1,011 square miles, and includes the communities of Waipi'o Valley, Kukuihaele, Honoka'a, Āhualoa, Kalōpā, Pa'auilo, 'Ō'ōkala, Laupāhoehoe, Pāpa'aloa, Nīnole, Umauma, Wailea, Hakalau, Honomū, Pepe'ekeo, Pāpa'ikou, Pauka'a, Wainaku, Kaiwiki and other small communities in between. See "**Figure 1: Map of Hāmākua Planning Area**."

For clarity, to distinguish between the Hāmākua District and the Hāmākua Planning Area, the CDP will specify which is being referenced throughout the CDP.

2.4 Types of Strategies

The Hāmākua CDP employs four types of strategies to achieve Community Objectives: two types of County policy, outside agency/organization initiatives, and community-led initiatives.

In many cases, existing State and County policies support the implementation of Hāmākua Community Objectives. For the "**Existing Policies**" that are particularly pertinent to the Hāmākua Planning Area, they are reiterated at the beginning of the relevant section within the CDP and cited as such. Note: some existing policies were determined to be significant enough as to warrant restating them as Hāmākua CDP policies either verbatim or tailored to the specific context of the Hāmākua Planning Area (citations to existing policies are included). One advantage to this is that if the referenced existing policies are later changed following adoption of the CDP, the CDP policies shall stand unless otherwise amended or unless superseded by prevailing policy in the General Plan or State or federal law. Many of the existing policies from the General Plan are general statements that express policy aims, goals, or objectives (aka: Policy Intent). These policies are often open to interpretation when applied in specific instances, but they set the foundation for further controlling policies (aka: Policy Control) or County actions.

The County policies articulated herein are established with the adoption of the Hāmākua CDP. There are two types of County policies in the CDP:

1. **“Land Use Policies”** are the official land use policy guidance for the Hāmākua CDP planning area and shall be implemented through all County of Hawai‘i actions. In addition, the Land Use Policies shall inform County recommendations to other agencies, including the State Land Use Commission regarding district boundary amendments, special permits, and other applications in the Hāmākua Planning Area. The Land Use Policies within the Hāmākua CDP limit the range of decisions that can be made in the future; for instance, land use policies that specifically designate future settlement or transportation patterns. These binding, sometimes restrictive policy controls may include use of the term “shall,” which, from a legal standpoint, means the policy is imperative or mandatory.
2. **“County Actions”** are the official County policies to guide future County priorities and initiatives, including operating and capital budgets. These policies are **not** mandated, legally-binding, or self-implementing; rather, they often require additional legislative and administrative directives before being implemented (e.g., land acquisition, capital improvement appropriations, code changes, incentive measures).

None of the Hāmākua Community Objectives can be achieved by the County alone. Some important policies fall outside jurisdiction, while other initiatives must be led by the community. Therefore, the CDP includes two additional types of strategies:

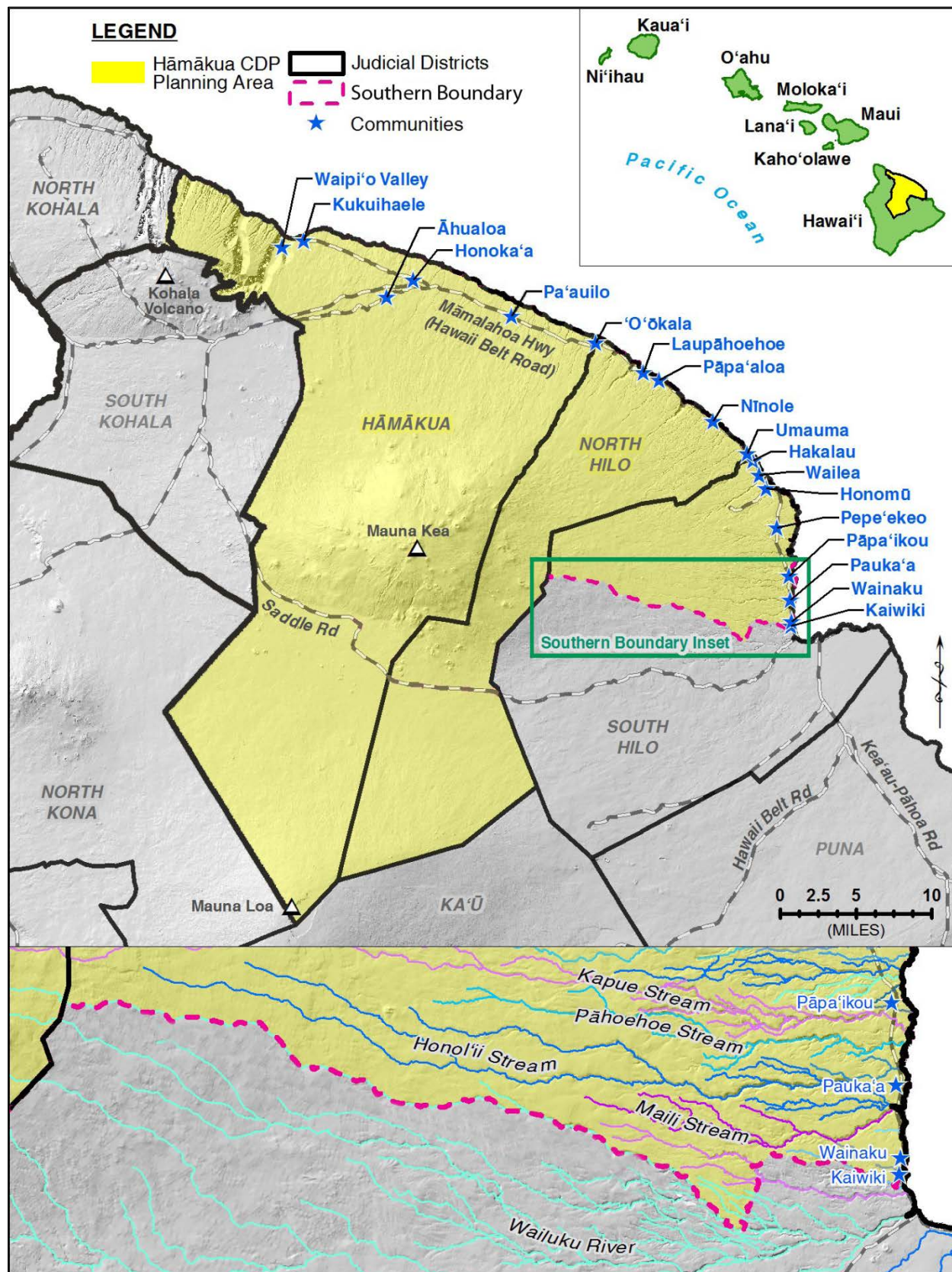
1. **“Kōkua Actions”** are actions that would help advance CDP Objectives, but are within the jurisdiction of non-County governmental agencies or other entities. Depending on the context, these actions may be initiated via CDP advocacy, collaborative agency partnerships, or through direct or indirect support to the lead agency in implementing the specified action; but ultimately, Kōkua Actions are dependent on non-County action.
2. **“Community Actions”** these community-based, collaborative actions are initiatives that must be led by the community with support from a broad range of organizations and agencies.

2.5 CDP Implementation Roles and Guides

There is a strong connection between each type of CDP strategy and roles during CDP implementation. The success of CDP implementation will largely depend on each partner focusing where it can make the biggest difference. Therefore, to facilitate CDP implementation;

- “Land Use Policies” are re-organized in “Chapter II: Land Use Policy Guide” to provide clear land use planning and permitting guidance to public and private planners and to policy makers. *(This document is to be developed when policy revisions are complete)*
- “County Actions” are re-organized by agency in “Chapter III.1: County Actions by Agency.” *(This document is to be developed when policy revisions are complete)*
- “Kōkua Actions” are re-organized by entity in “Chapter III.3: Kōkua Actions by Agency.” *(This document is to be developed when policy revisions are complete)*
- “Community Actions” are explained in detail in “Chapter IV.1: Community Action Guide.”

Figure 1: Map of Hāmākua Planning Area



SECTION 3: PREFERRED LAND USE & SETTLEMENT PATTERNS

Pūpūkahi i holomua

Unite to move forward

3.1 Land Use & Settlement Patterns

This section of the CDP guides future land use development and permitting to be consistent with CDP objectives and policies. Specifically, to reduce rural sprawl and infrastructure costs, it focuses future residential development in existing villages and towns and seeks to preserve large productive agricultural lands for agriculture by accommodating rural-residential development close to these urban centers. It directs new residential development away from coastal areas and encourages the clustering of developments to leave natural buffer areas. It plans urban areas with appropriately-scaled densities that complement the rural character of the area.

It provides guidance to the Planning Department on change of zone and variance priorities, and stipulates the types of areas and regulatory processes that are appropriate for industrial development. It also directs the County to engage communities interested in town-level planning.

3.1.1 Community Objective

Of the Community Objectives adopted by the Steering Committee (see **Section 1.8.1 Community**

Objectives, above), the following are related to the preferred settlement pattern:

- **Objective 5: Direct future settlement patterns** that are **sustainable** and **connected**. Honor Hāmākua’s historic and cultural assets by **concentrating new development in existing, walkable, mixed-use town centers while limiting rural sprawl**.
- **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**.
- **Objective 2: Protect and restore viable agricultural lands and resources**. **Protect and enhance views** and **open spaces** that exemplify Hāmākua’s rural character.

3.1.2 General Plan Settlement Framework

The General Plan articulates the overall County’s preferred settlement pattern in section 14.1:

The future improvement and development objectives are directed toward making urban and rural centers more efficient, livable, and safe. Growth should be encouraged in terms of renewing older areas or extending existing areas. The creation of new urban and rural centers should be initiated only when it is in the public interest and must be accompanied by commitments from both government and the private sector for the development of basic community and public facilities and services. Infrastructure costs less when new residential areas are located near existing highways, water and sewer lines, and employment centers.

The General Plan lists the County’s goals for Section 14.1.2 as follows:

- (a) *Designate and allocate land uses in appropriate proportions and mix and in keeping*

with the social, cultural, and physical environments of the County.

(b) Protect and encourage the intensive and extensive utilization of the County's important agricultural lands.

(c) Protect and preserve forest, water, natural and scientific reserves and open areas.

3.1.3 Existing Policy

Land Use Policy Intent

- **Promote and encourage the rehabilitation and use of urban areas that are serviced by basic community facilities and utilities (GP 14.1.3 (b))**
- Encourage urban **development within existing zoned areas** already served by basic infrastructure, or close to such areas, **instead of scattered development** (GP 14.1.3 (j)).
- Centralization of commercial activities in the Laupāhoehoe-Pāpa'aloa area shall be encouraged. (GP 14.3.5.3.2 (a)) Centralization of commercial activities in the Honoka'a area shall be encouraged. Urban renewal of the area should be undertaken. (GP 14.3.5.4.2 (a))

Land Use Policy Controls

Public Access

- Appropriate **public access to and along the shoreline shall be ensured** as a condition of SMA exemptions and permits. (HRS 205A-26)
- The **development** of commercial facilities should be designed to **fit into the locale** with minimal intrusion while providing the desired services. Appropriate infrastructure and design concerns shall be incorporated into the review of such developments. (GP 14.3.3 (f))
- Subdividers of six or more lots, parcels, units, or interests shall be required to dedicate land for **public access for pedestrian travel from a public**

highway or street to the land below the high-water mark on any coastal shoreline or to areas **in the mountains** where there are existing facilities for hiking, hunting, fruit-picking, ti-leaf sliding, and other recreational purposes, and where there are existing mountain trails. (HRS 46-6.5 and HCC 34-4(c))

Preservation of Natural/Cultural Resources

- **Outstanding** natural or cultural **features**, such as scenic spots, water courses, fine groves of trees, heiaus, and historical sites and structures, shall be **preserved during subdivision**. (HCC 23-26)
- Plan approval and related conditions shall **consider forest and coastal ecosystems, agricultural lands, open space, viewsapes, areas of natural beauty, archeological and historic sites, and historic buildings** when assuring that proper siting is provided for, proper landscaping is provided, unsightly areas are properly screened or eliminated, and **natural and man-made features** of community value are **preserved**. (HCC 25-2-77(a) & 76)

Residential, Commercial, and Industrial Development

- **Commercial facilities** shall be developed in areas **adequately served by necessary services**, such as water, utilities, sewers, and transportation systems. Should such services not be available, the development of more intensive uses should be in concert with a localized program of public and private capital improvements to meet the expected increased needs. (GP 14.3.3 (b))
- **Industrial development** shall be located in areas **adequately served** by transportation, utilities, and other essential infrastructure. (GP 14.4.3 (e))
- A lot shall be **suitable** for the purpose for which it is intended to be sold. **No area subject to periodic inundation which endangers the health or safety of its occupants may be subdivided for residential purposes**. (HCC 23-37)

- *Do not allow strip or spot commercial development on the highway outside of the primary commercial area. (GP 14.3.5.3.2 (c))*

County Actions

- **Identify sites suitable** for future industrial activities as the need arises (GP 14.4.5.9.2 (a); 14.4.5.2.2 (b); 14.4.5.3.2 (a); 14.4.5.2 (a))
- *Suitable commercially zoned lands shall be provided as the need arises. (Hāmākua district GP 14.3.5.4.2 (b))*

3.1.4 Land Use Policy

All of the CDP Land Use Policies are designed to preserve the preferred future settlement pattern and achieve the Community Objectives. Land Use Policies that are designed to protect coastal areas, agricultural lands, mauka forests, scenic areas, sensitive ecosystems, cultural resources, and public access are included in related elements of **Section 4:**

Protect and Enhance Natural and Cultural

Resources, below. The following Land Use Policies speak more generally to the preservation of the preferred land use and settlement pattern in Hāmākua, including the relative location of residential, commercial, industrial, rural, and agricultural areas.

Policy 1

With the adoption of the Hāmākua CDP, Figures 2-13 (pages 38-49) are adopted as the official Land Use Policy Map for the Hāmākua CDP Planning Area.

The land use category definitions are identical to those used in the General Plan LUPAG map. Future land use decisions in the Hāmākua CDP planning area shall be consistent with the Land Use Policy Map boundaries, definitions, and policies herein.

See **Policy 12** for how this Land Use Policy Map will be incorporated into the General Plan. See

the CDP rationale document to see the both the existing LUPAG maps and the maps of CDP proposed changes.

Policy 2

New urban development shall be located away from coastal areas and the Special Management Area. This is reflected in the location of “Low Density Urban” (LDU) areas on the official Land Use Policy Map.

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. This is reflected in the location of “Medium Density Urban” (MDU) areas on the official Land Use Policy Map

Smaller villages and towns are encouraged to develop neighborhood-scale commercial uses allowed within the Low Density Urban category.

See **3.1.7 LUPAG Maps, Figures 2-13** for the LUPAG maps, and refer to the rationale document for specifics on how the LUPAG MDU category changes are being implemented for each area.

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 maximum

density for the Rural designation in the Planning Area shall be 1 unit per 1 acre.

Policy 5

In the official Land Use Policy Map, the urban growth boundary between developed areas (designated “Low/Medium Density Urban”) and lands designated as agricultural or rural (designated “Important Agriculture Land” or “Extensive Agriculture” or “Rural”) is intended to be parcel-specific in the Hāmākua CDP planning area. Areas that are clearly beyond the designated urban growth boundaries shall be preserved as rural or agricultural lands to maintain open space, scenic view planes, and natural beauty areas.

Note: See Policy 6 for Industrial Change of Zone flexibility.

This policy clarifies that the urban growth boundary established with the Hāmākua CDP Land Use Policy Map establishes parcel specific UGBs whenever practical at the intersection between Urban and Rural/Agricultural land uses. The CDP strategy of designating parcel-specific Urban designations adds clarity and specificity, increases transparency into the land use designation process, and more accurately reflects the County’s and the Community’s land use goals and intentions.

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: If the subject property is located in State Land Use Urban district, a change of zone request to the appropriate industrial zoning should be considered; the change of zone process would be the*

appropriate review mechanism to evaluate the specific parameters of the proposal;

- *Special Use: If the subject property is located in the State Land Use Agricultural or Rural District, and the project type is consistent with a permitted use of either limited-industrial (ML) or commercial-industrial zoning (MCX), the special use permit process would be the appropriate review mechanism to evaluate the specific parameters of the proposal and set any mitigating conditions. Any requests for Industrial uses shall be carefully evaluated for potential impacts and consistency with the General Plan and Hāmākua CDP Policies and Objectives. Of particular note is the existing General Plan Policy 14.4.3 (e): Industrial development shall be located in areas adequately served by transportation, utilities, and other essential infrastructure.*

The majority of the current Industrial areas in the Planning Area, and especially in North Hilo, are no longer seen as suitable for heavy industry, generally due to their near-coastal (environmentally sensitive) locations (see also **Policy 12**). This policy demonstrates flexibility in allowing Industrial uses in appropriate areas until the General Plan appropriately identifies locations for Industrial uses.

Policy 7

In the official Land Use Policy Map for the Hāmākua Planning Area, in the “Low Density Urban” (LDU) category, 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.

Policy 8

In new, previously zoned Residential subdivisions in coastal areas, subdivisions shall be encouraged

to develop as Cluster Plan Developments (C.P.D.) pursuant HCC Section 25-6-20, or Clustered Rural Subdivisions.

See corresponding County Action **Policy 13** and **Policy 14** relating to cluster developments.

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)

Policy 10

Variances from the zoning or subdivision code (including PUDs) shall be carefully considered relative to the Hāmākua CDP objectives and policies, and when approved, shall be conditioned to ensure consistency with the CDP. (HCC 23-6, 23-15(c), 23-18, 25-2-51(c), 25-2-54(b), and 25-6-6(b))

Policy 11

When considering waivers to the requirements of the zoning and subdivision chapters of the County Code for consolidation and resubdivision actions in the Hāmākua CDP planning area, the Planning Director shall carefully consider how to best further the public welfare relative to the objectives and policies of the Hāmākua CDP. Specifically, the Director 1) should confer with all appropriate agencies, 2) shall, if the new subdivision will include lots smaller than otherwise permitted in the subject zone, endeavor to locate those smaller lots in LDU, MDU, or Industrial areas and near existing towns/villages and thoroughfares, and 3) shall require necessary improvements. (HCC 23-6, 23-7, and 25-2-11).

3.1.5 County Action

Policy 12

Amend the General Plan to reflect the following changes:

- *The Land Use Pattern Allocation Guide to conform to the official Hāmākua CDP Land Use Policy Map. (See “Necessary LUPAG Map Amendments” Section of Chapter IV.A: Land Use Policy Manual.) [Chapter IV will be completed upon adoption of the CDP]*
- *Amend General Plan Table 14-5 to reflect the LUPAG map amendments. (Pāpa’ikou, Laupāhoehoe-Pāpa’aloe and Pa’auilo should no longer be identified as LUPAG Industrial areas).*

Policy 13

Amend Chapter 25 of the Zoning Code and Chapter 23 of the Subdivision Code to establish Clustered Rural Subdivision Unit Developments.

Policy 14

Develop incentives for Cluster Plan Developments and Clustered Rural Subdivisions in coastal areas that leave natural, open space buffer areas along the shoreline.

See corresponding **Policy 8** and **Policy 13**.

Policy 15

To ensure the preservation of historic and cultural village character, provide technical support to develop Town Revitalization Plans.

3.1.6 Community Action

Community Action 1: *Develop Town Revitalization Plans focused on developing guidelines for preserving historic and cultural character, infrastructure improvements, developing affordable housing and promoting economic revitalization.*

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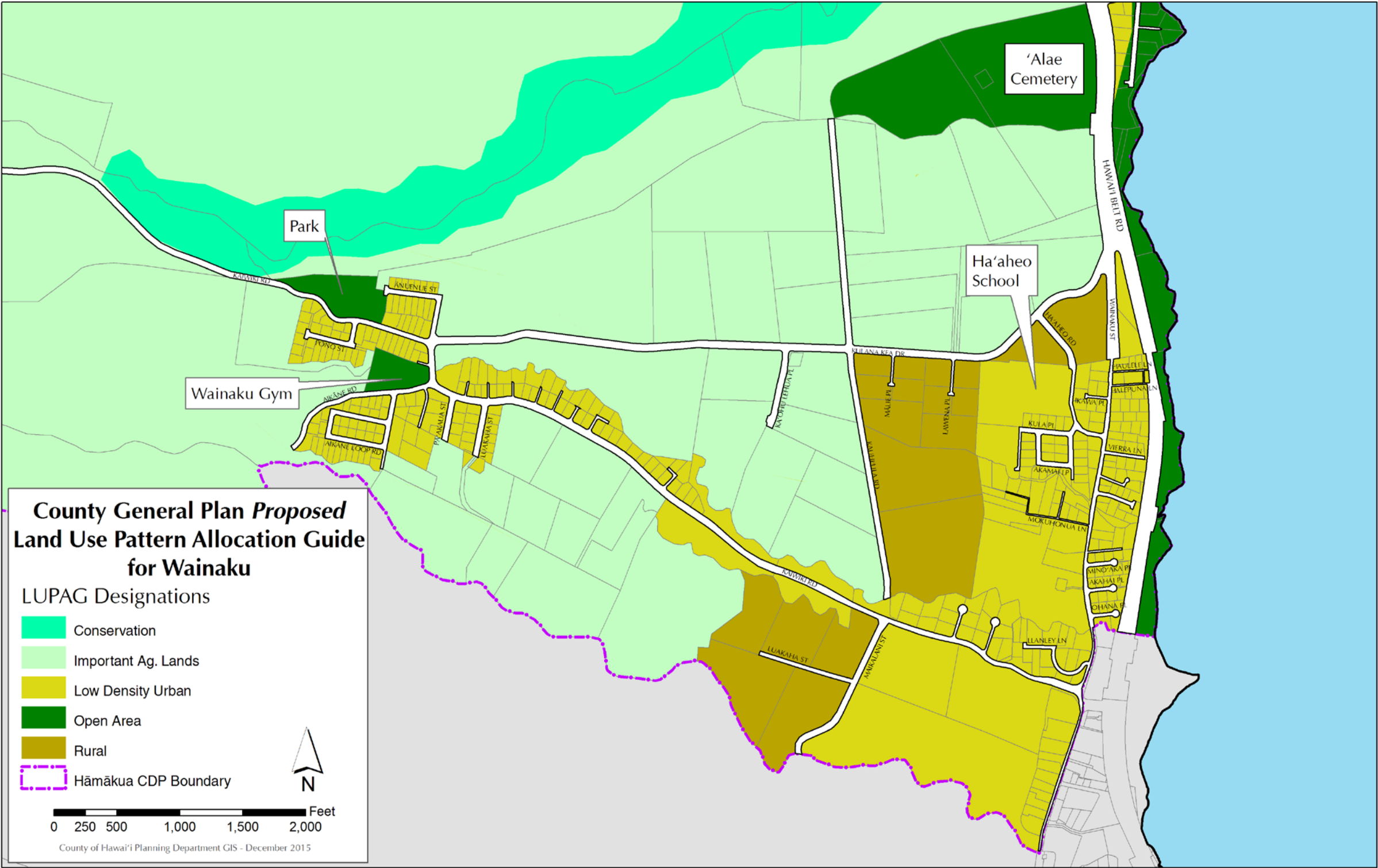
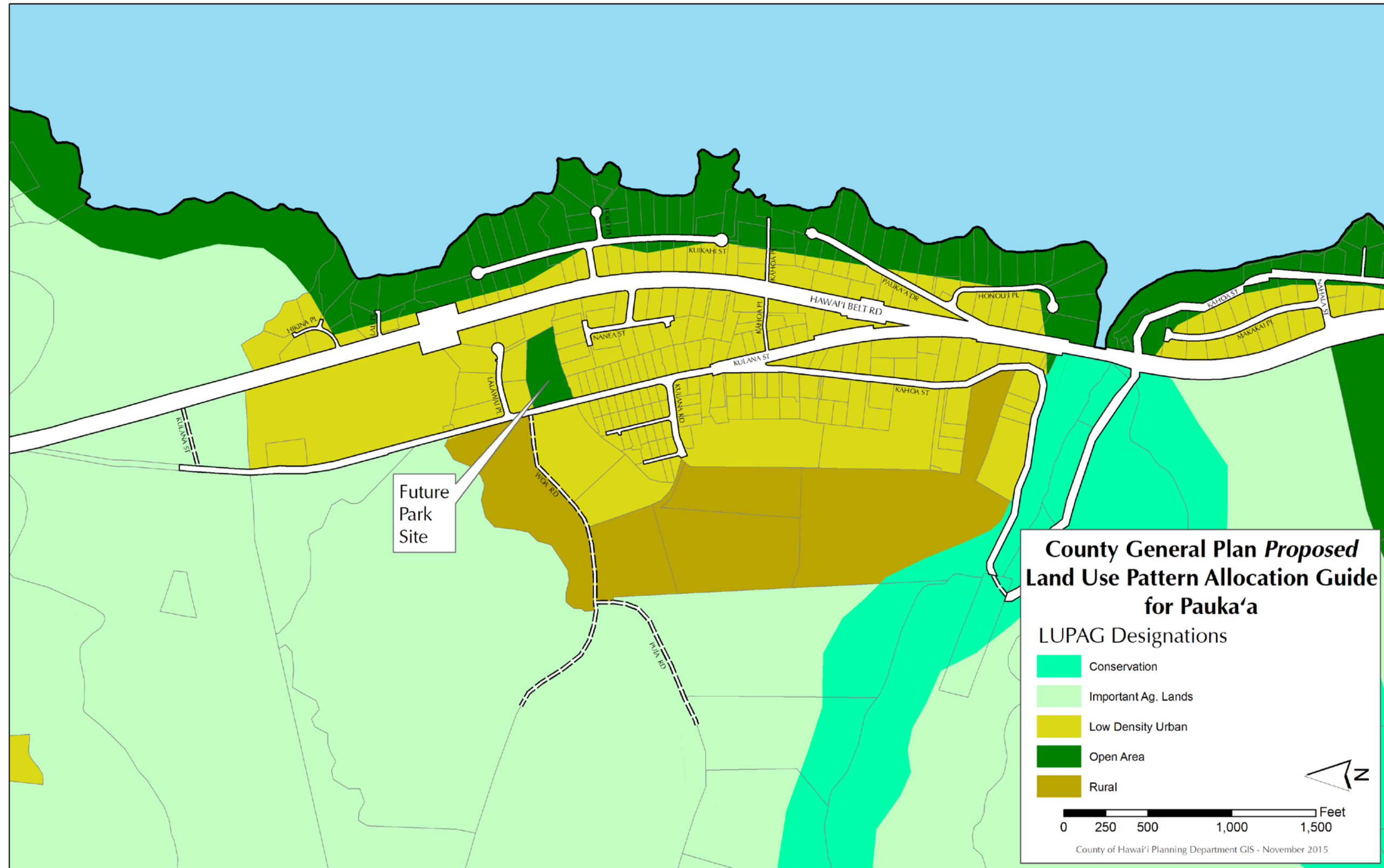


Figure 2: Deike's 2015 Proposed HUDAC Map



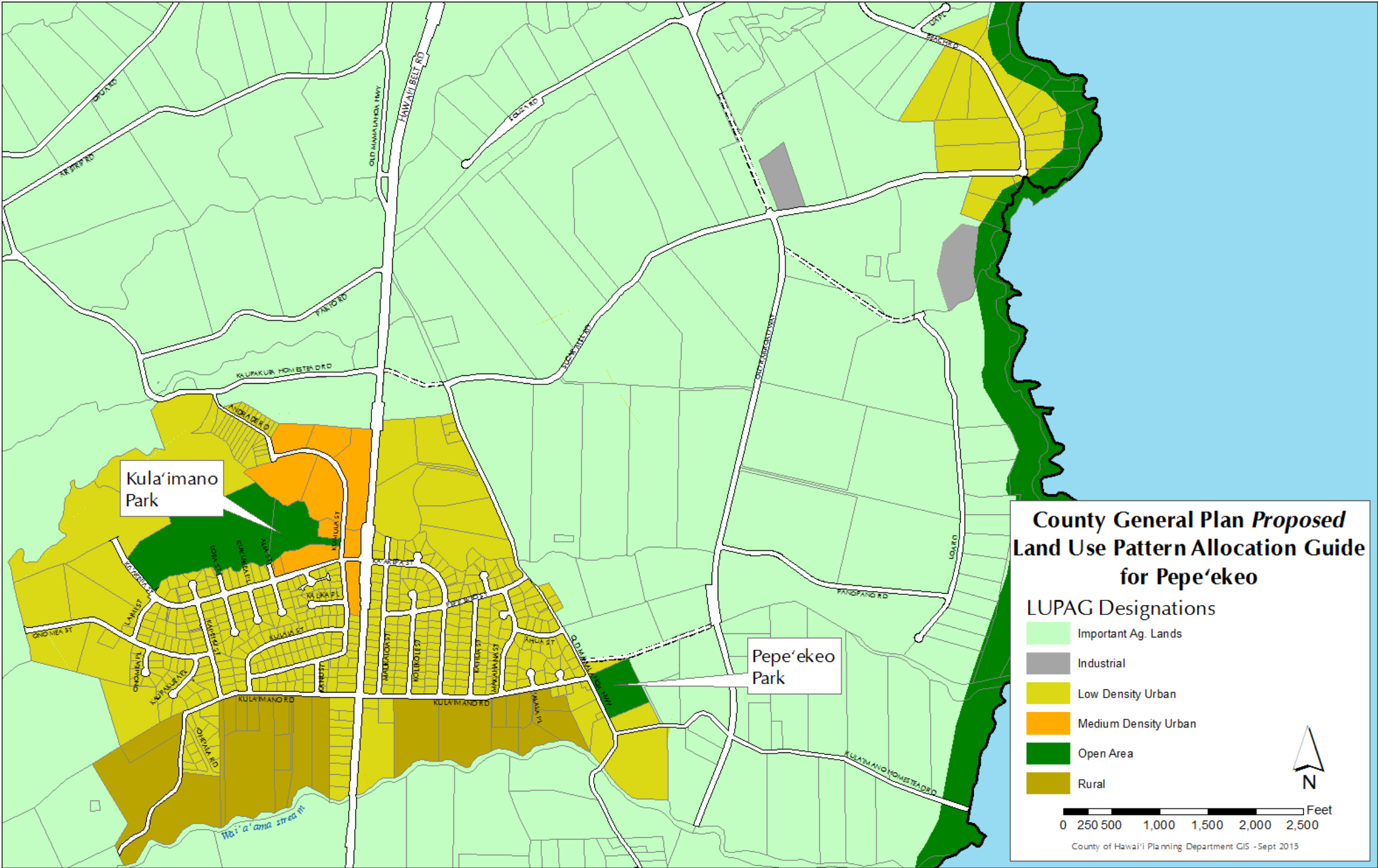


Figure 6: Honomū 2015 Proposed IIPAG Man

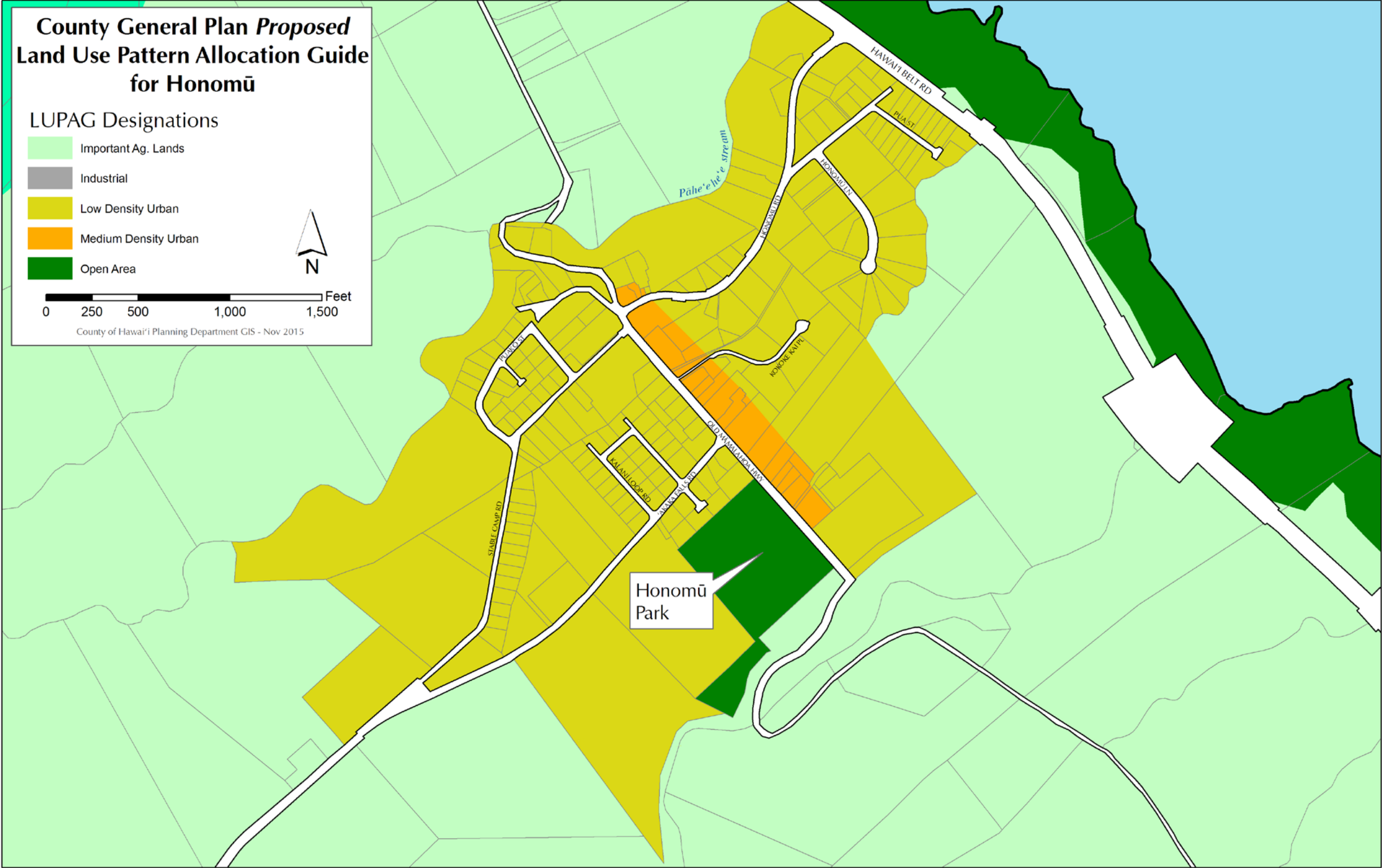


Figure 7: Hakalau/Wailea 2015 Proposed LUPAG Map

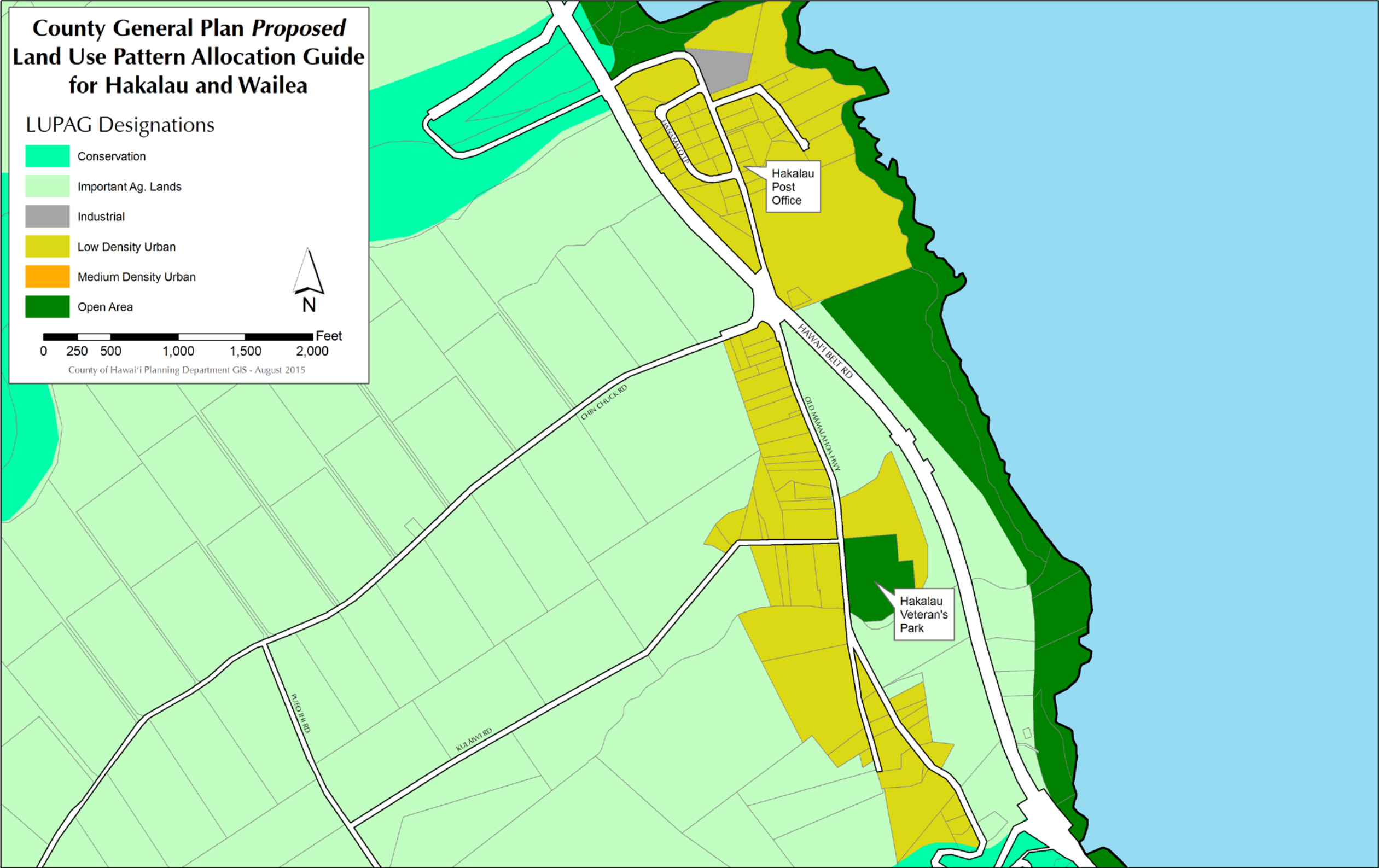


Figure 3-15: 2015 Proposed LUPAG Map

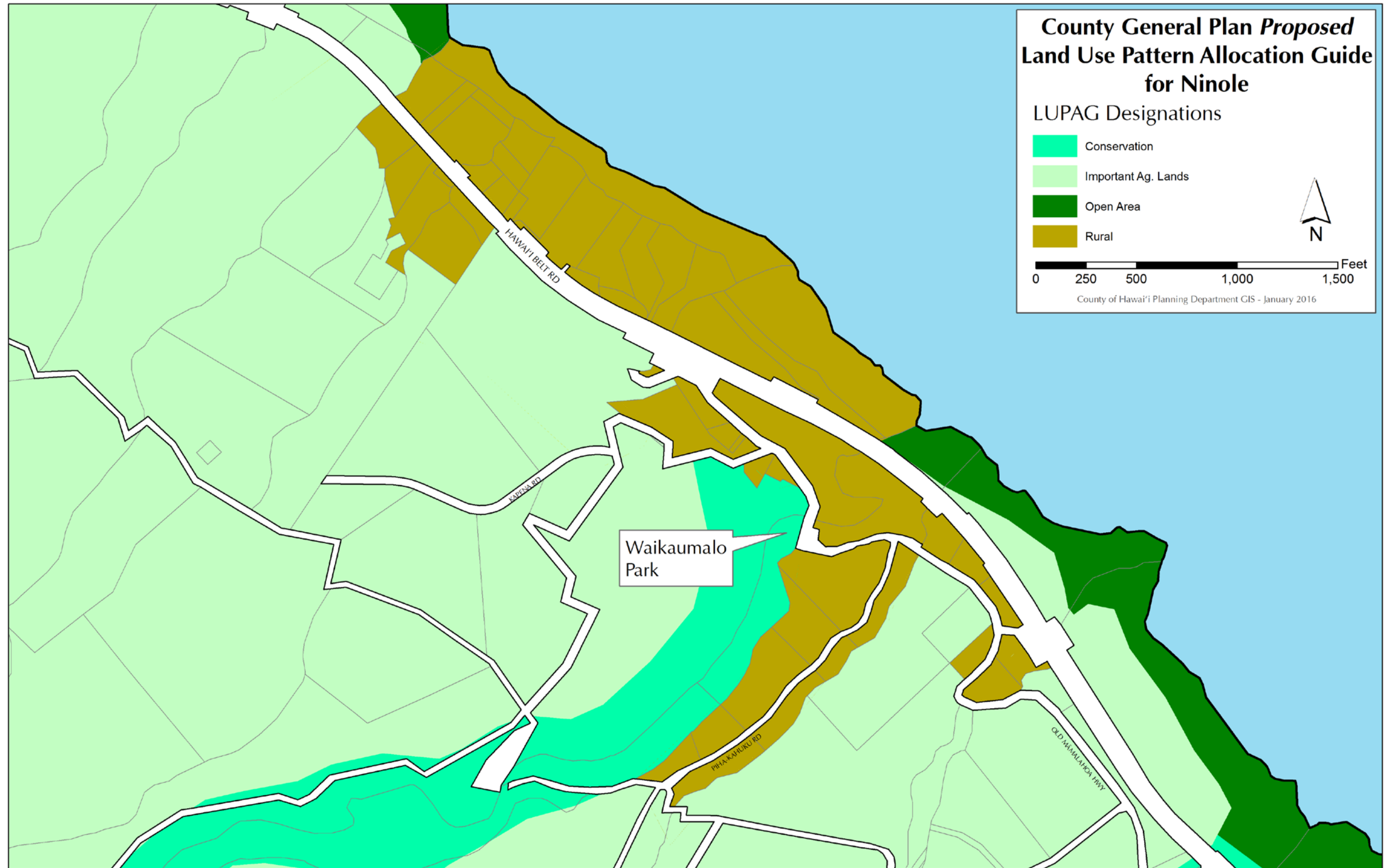


Figure 0: Lounsbrough/Dane/et al 2015 Proposed HUDAC Map

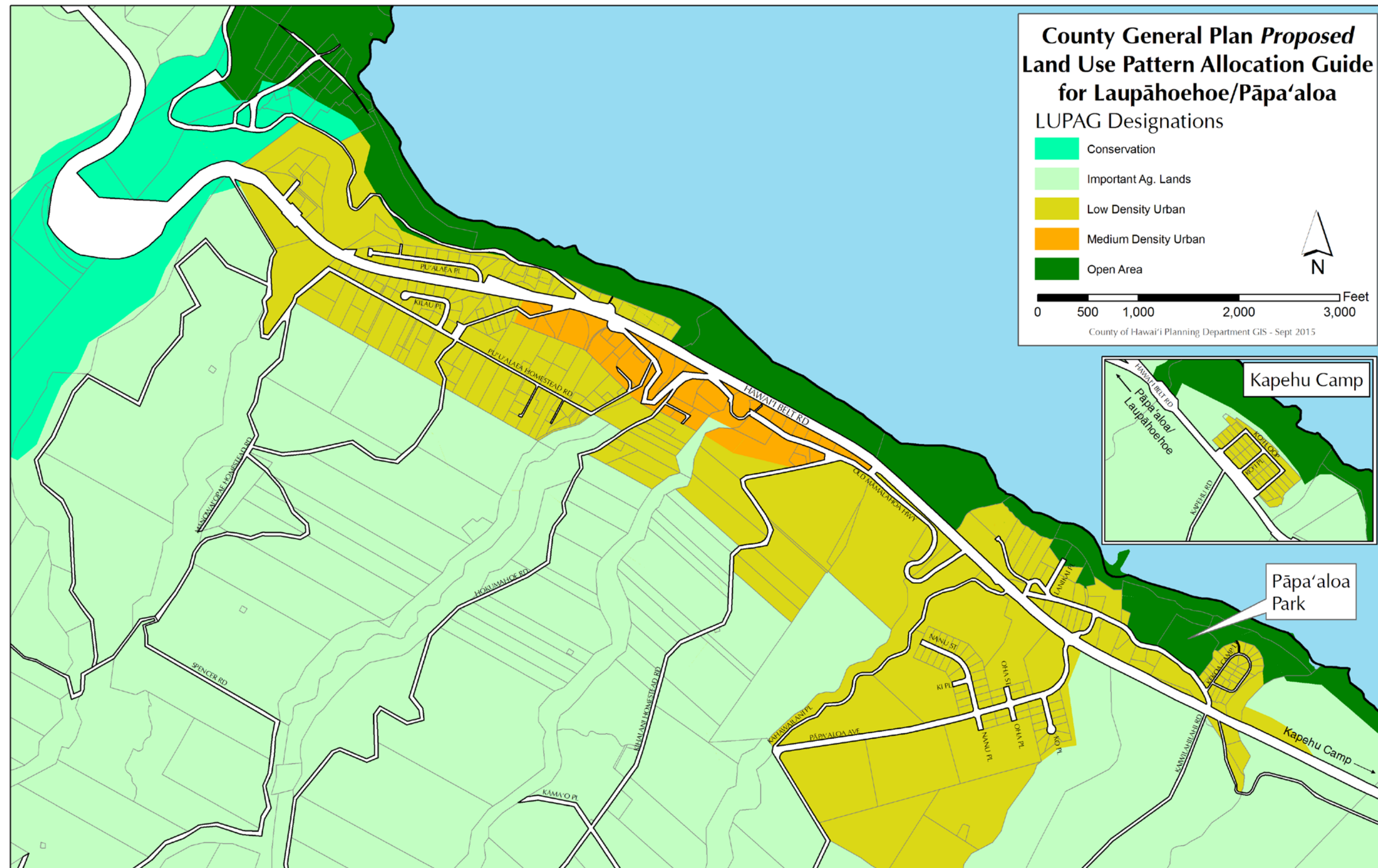


Figure 10: 'Ō'ōkala 2015 Proposed LUPAG Map

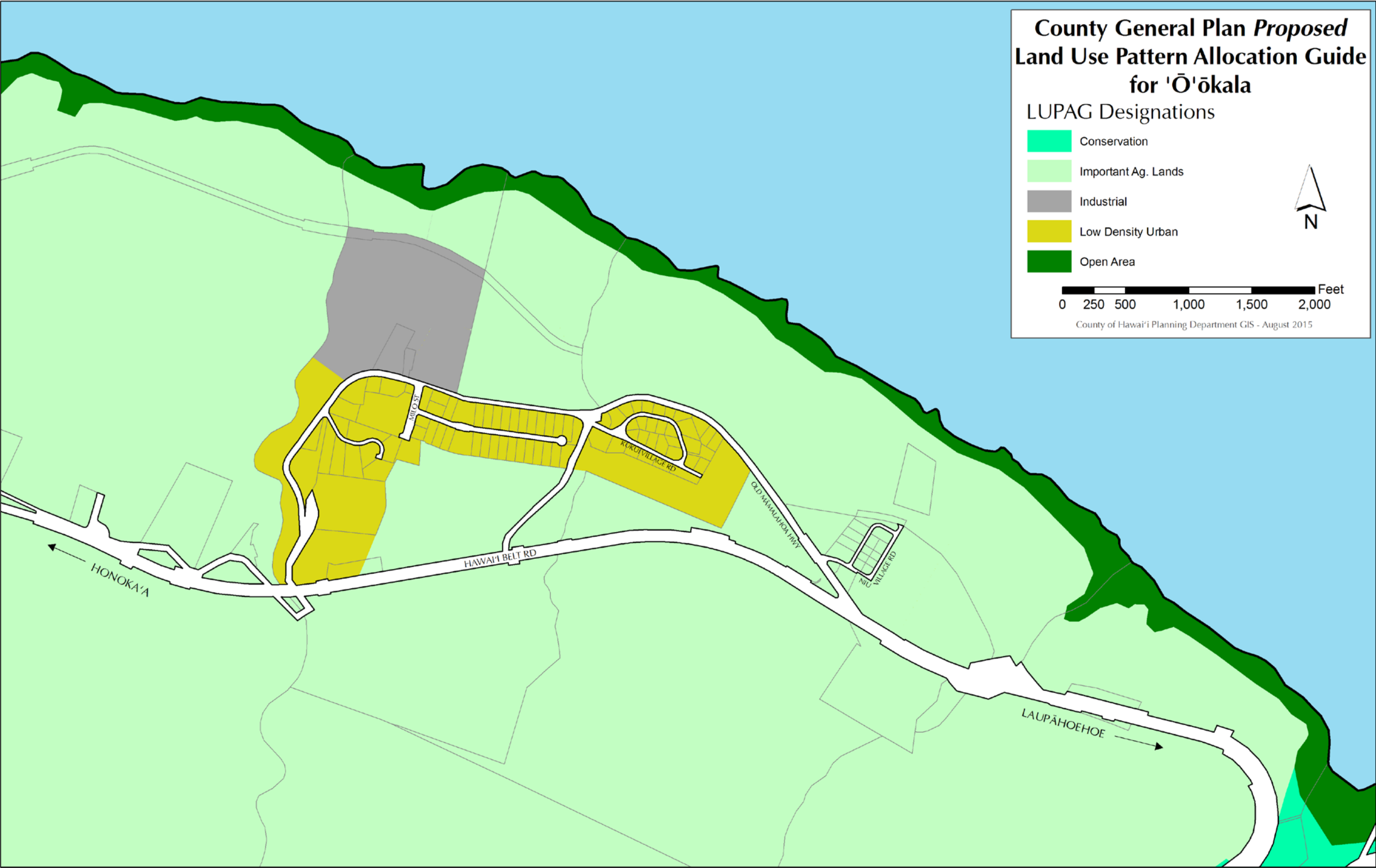
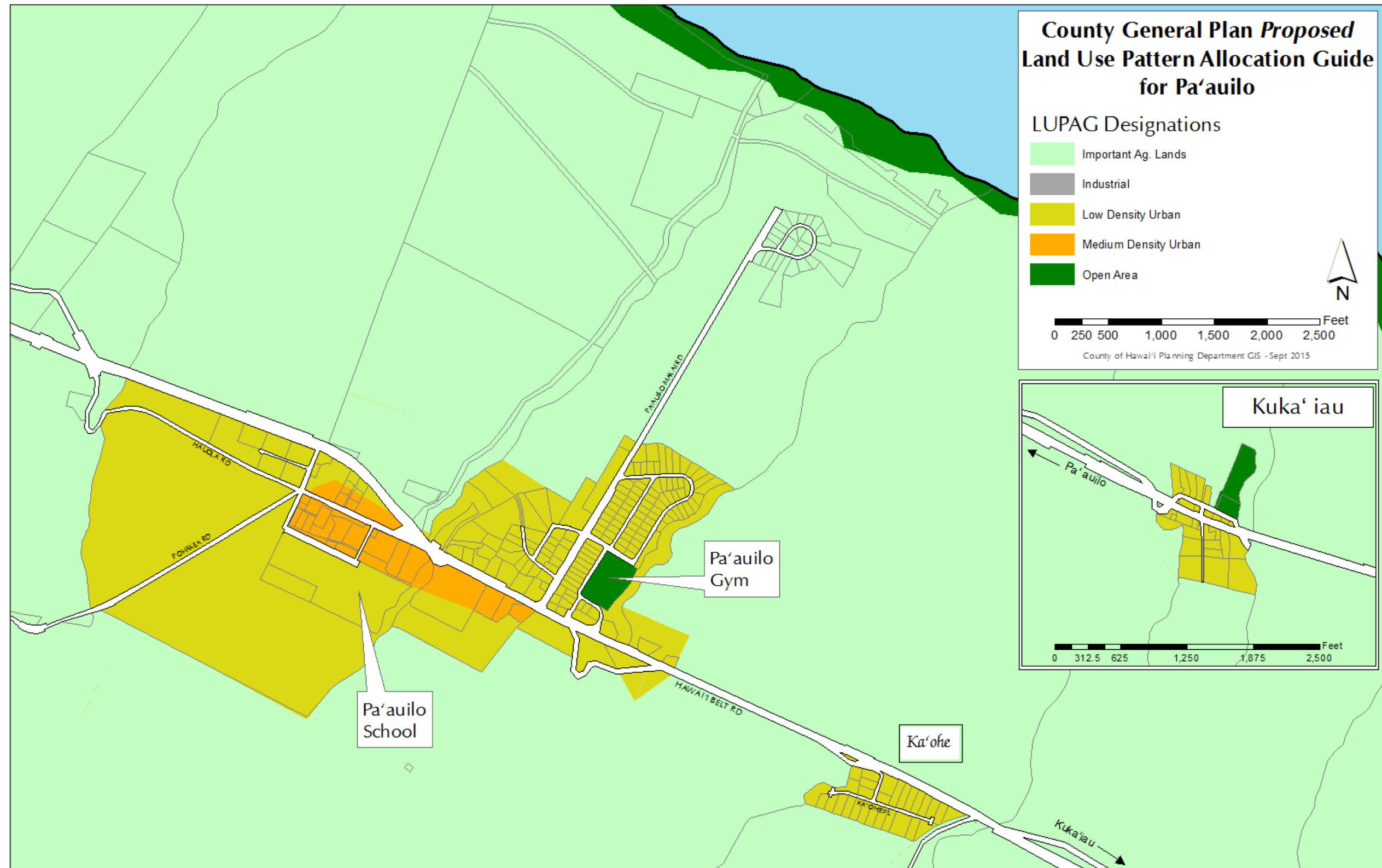
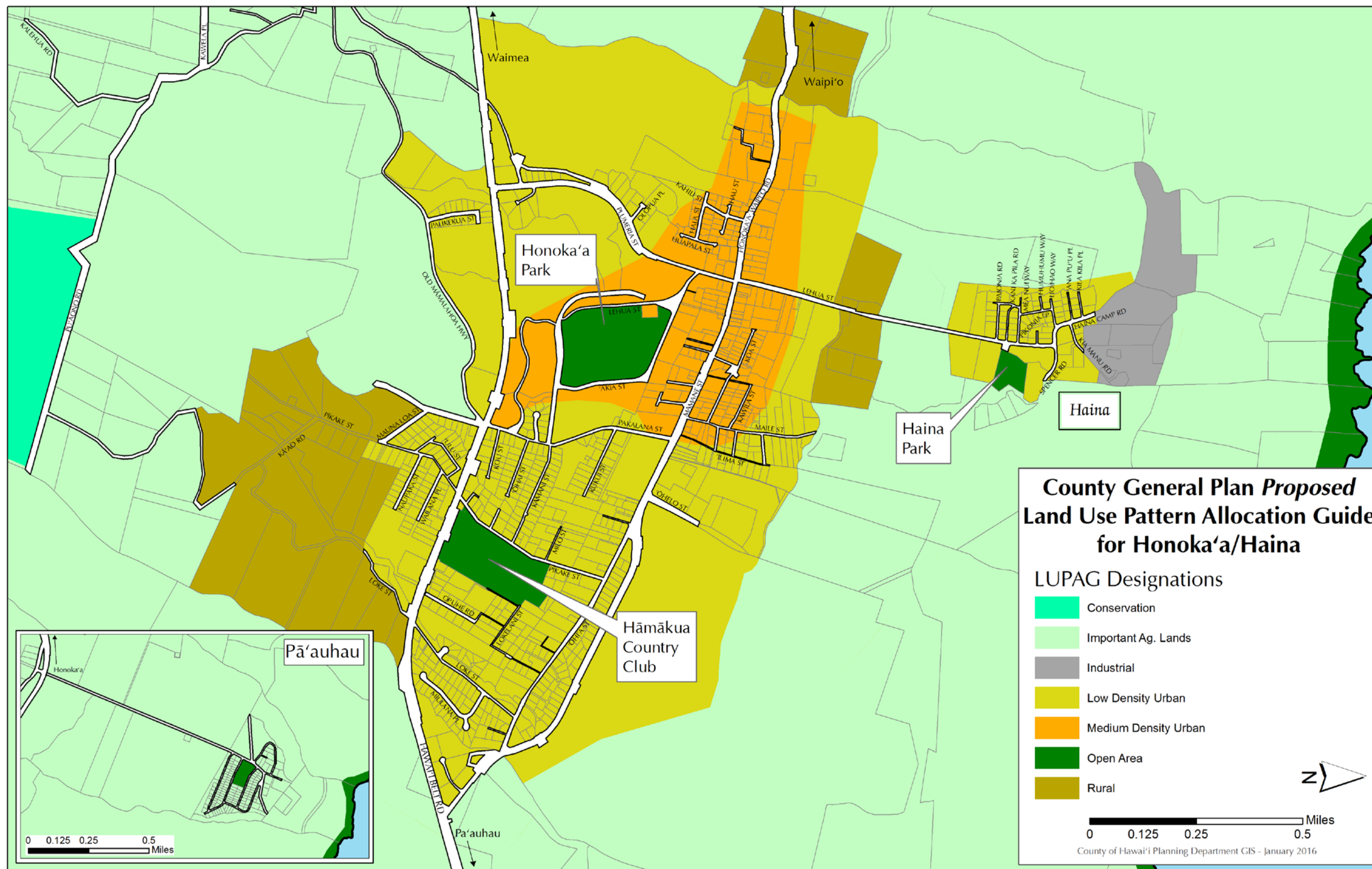
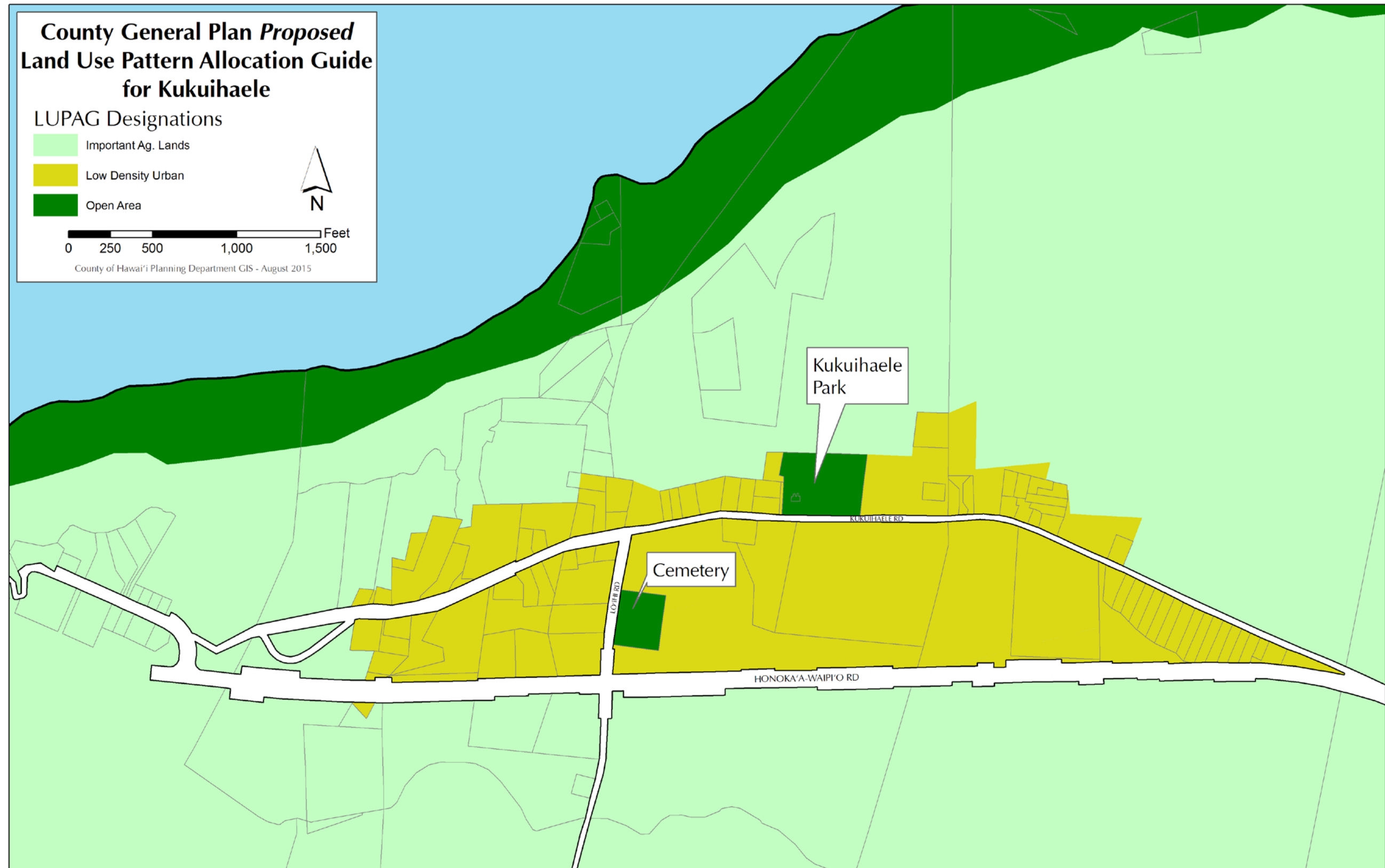


Figure 11: Pa'auilo Proposed LUPAG Map







SECTION 4: PROTECT AND ENHANCE NATURAL AND CULTURAL RESOURCES

*Ola I ka wai ka 'ōpua
Rain gives life*

4.1 Expand the Local System of Preserves

This section of the CDP guides the expansion of lands held in public trust, supports landowners establishing conservation and agricultural easements and using agricultural and forestry land preservation programs, and encourages Natural Area Reserves to pursue acquisition priorities.

4.1.1 Community Objective

- **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.
- **Objective 2: Protect and restore viable agricultural lands and resources. Protect and enhance viewscapes and open spaces** that exemplify Hāmākua’s rural character.
- **Objective 3: Encourage community-based collaborative management plans** to assure that human activities are in harmony with the quality of Hāmākua’s unique natural and cultural landscape.

- **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.
- **Objective 5: Direct future settlement patterns** that are **sustainable and connected**. Honor Hāmākua’s **historic and cultural assets by concentrating new development** in existing, walkable, mixed-use town centers while **limiting rural sprawl**.

4.1.2 County Action

Through the strategic and collaborative use of the resources identified in Appendix V4A, the County should:

Policy 16

Identify and secure in public trust (fee simple or by easement) priority lands that achieve one or more of Hāmākua’s Objectives.

- *Seek to use conservation easement or acquisition opportunities through funding sources such as PONC, etc., once critical habitat areas are identified as priorities to protect.*
- *Seek to protect with easements or acquire suitable important coastal lands that would protect viewsheds, provide the public with access to scenic viewing areas, or otherwise promote appropriate coastal recreation and subsistence.*
- *Support the efforts of landowners in establishing conservation and agricultural easements to preserve important resources in perpetuity.*

See also **Policy 49** for a policy related to prioritizing community accesses in the Hāmākua Planning Area.

Policy 17

Support the proposed Hakalau NWR Expansion Project.

See also:

Policy 44 - Regarding effective management of watersheds and natural areas

Policy 48 – Regarding trails to forest reserves

4.1.3 Kōkua Action

U.S. Congress

Kōkua Action 1:

Appropriate sufficient funding to the Land and Water Conservation Fund (LWCF) for the U.S. Fish and Wildlife Service to complete the expansion of the Hakalau Forest National Wildlife Refuge (NWR).

U.S. Fish and Wildlife Service

Kōkua Action 2:

Continue to pursue acquisition or cooperative management of the six parcels identified in the Hakalau Forest National Wildlife Refuge Land Protection Plan and Environmental Assessment.

Please see the Environmental Assessment here:

http://www.fws.gov/uploadedFiles/Region_1/NWRS/Zone_1/Big_Island_Complex/Hakalau_Forest/PDFs/Hakalau%20Forest%20NWR%20Final%20LPP-EA.pdf

4.1.4 Community Action

Community Action 2: Establish acquisition priorities, using PONC criteria, and secure priority lands.

- Partner with existing Hawai'i Land Trusts to acquire land through conservation easements and acquisition to ensure view shed protection;
- Identify appropriate critical habitat areas needing further protection as priority areas

through PONC criteria to protect through easement or acquisition mechanisms;

4.2 Protect Coastal Resources

This section of the CDP protects coastal resources with the CDP Land Use Policy Map, shoreline setbacks, the Special Management Area, and encourages the State to strengthen protections and the community to engage in coastal land use decisions.

4.2.1 Community Objective

- **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.
- **Objective 2: Protect and restore viable agricultural lands and resources. Protect and enhance views and open spaces** that exemplify Hāmākua's rural character.
- **Objective 3: Encourage community-based collaborative management plans** to assure that human activities are in harmony with the quality of Hāmākua's unique natural and cultural landscape.
- **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.

4.2.2 Existing Policy

Land Use Policy Intent

- **Protect the shoreline** from the encroachment of man-made improvements and structures. (GP 8.3(d))
- **Maintain the shoreline for recreational, cultural, education, and/or scientific uses** in a

manner that is **protective of resources** and is of the **maximum benefit** to the **general public**. (GP 8.3(c))

- Encourage those **developments** that are not coastal dependent to **locate in inland areas**. (HRS 205A-2(c)(3)(D))

Land Use Policy Controls

- **Outstanding natural or cultural features**, such as scenic spots, water courses, fine groves of trees, heiaus, and historical sites and structures, shall be **preserved** during subdivision. (HCC 23-26)

4.2.3 Land Use Policy

Policy 18

Development in the SMA, including subdivision, shall only be approved if it is first found that it will not have any substantial adverse environmental or ecological effect. (HRS 205A-22(3) & 205A-26(2)(A))

Pursuant to Planning Commission (PC) Rule 9-10(b)(5) & (11), and in order for the Planning Director to accurately evaluate whether the proposed action will have a substantial adverse effect, pursuant to PC Rule 9-4(e)(4), the Director shall require that SMA Use Permit Assessment and Use Permit applications include all of the information necessary to assess the proposed activity's impacts in the Special Management Area, including but not limited to:

- A description of the environmental setting and natural resources in the area, including an assessment of impacts on rare, threatened, or endangered species or their habitat and on fresh and coastal water quality (PC Rule 9-10(b)(5)(A) & (6) and 9-10(h)(7), (8), & (9));
- A description of valued cultural resources or historical sites in the area, including the

extent to which traditional and customary native Hawaiian rights are exercised in the area (PC Rule 9-10(b)(6) & (h)(1));

- An assessment of impacts on coastal scenic and open space resources and view planes, including those outlined in the General Plan, the Community Development Plan, and other adopted plans, as well as the line of sight toward the sea from the state highway nearest the coast and along the shoreline (HRS 205A-2(b)(3) (A), HRS 205A-2(c)(3)(B), HRS 205A-26(3)(E), and PC Rule 9-10(h)(1));
- Identification and detailed information of existing public access to and along the shoreline to the specifications required by Na Ala Hele (PC Rule 9-10(b)(10));
- An assessment of impacts on hazard risk, including flooding, tsunamis, and coastal erosion and/or sea level rise over the life of the development (PC Rule 9-10(h)(9));
- A description of the relationship of the proposed action to land use plans, policies, and control of the affected area, including the General Plan and Community Development Plan (PC Rule 9-10(b)(5)(B)).
- Identify specific measures to mitigate risks associated with coastal hazards, protect sensitive coastal and cultural resources, and ensure public access (HRS 205-A)

Any development permitted, including those determined to be exempt from the definition of development in Planning Commission Rule 9 (pursuant to Planning Commission Rule 9-10(e) & (g)), shall be subject to terms and conditions to achieve CZM and CDP objectives and policies, including conditions that protect natural, cultural, historic, and recreational resources; preserve agricultural land, open space, and view

planes; ensure access; mitigate impacts of coastal hazards; limit coastal development; and concentrate new development (particularly if it is not coastal dependent) on vacant land in town/village centers (before converting agricultural land to residential uses), and discouraging speculative residential development. Conditions could include but not be limited to setbacks, restrictions on artificial light, lateral and mauka-makai access requirements, dedication of conservation and trail corridor easements, cooperation with efforts to manage access and use of coastal resources, minimizing the number of lots abutting or near the shoreline, and maximizing the use of land in the State Land Use Urban district and/or urban LUPAG categories.

4.2.4 County Action

Policy 19

Amend Planning Department Rule 11 to establish shoreline setbacks for the Hāmākua CDP Planning Area at the earliest stages of the land use planning and development process. The minimum shoreline setback from the top of cliff shall be either:

- a) No less than the height of the slope (cliff, or pali) (1:1 horizontal to vertical). In cases where the height of the slope is less than 40 feet, a minimum 40-foot setback shall apply; or,*
- b) A minimum of 40 feet, plus a safety buffer determined by a coastal erosion study conducted by a licensed engineer, including a cliff stability analysis and/or a geological analysis.*

This shall only apply to properties that are located within the SMA, and abutting or within five hundred feet of the shoreline. For lots created (final subdivision approval or a legal lot

of record as determined by the Planning Department) prior to the date of adoption of the Hāmākua CDP with an average lot depth of two hundred feet or less, the shoreline setback line shall be 40 feet.

See also **Policy 22** related to determining ‘top of slope’ and also **Policy 23** and section **4.2.5 Kōkua Action**, #3.

Policy 20

Amend Planning Commission Rule 9 to require as a condition of a Special Management Area permit the connection to a municipal wastewater system or the development of individual septic (or community wastewater) systems for new subdivisions that qualify as “development” as currently defined in Rule 9.

Cesspools shall not be allowed for developments requiring SMA Minor or Major permits.

Policy 21

Develop objective guidelines for determining and defining the “top of cliff”. (HRS 205A-1, and HAR Section 13-222-2, Planning Department Rule 11.)

- *Add references to “top of cliff” to Criteria for Shoreline Setback Variances in Planning Commission Rule 8.*

The County of Hawai‘i’s current working definition of “top of cliff” is as follows: The “top of the pali” (top edge of the sea cliff) is defined to be the highest elevation along the seaward boundary of a property where the relative change in the slope of the terrain towards the sea is in excess of twice the general slope towards the sea of the terrain along this highest elevation and that the terrain: (1) has a general slope seaward of not more than 10%; (2) is reasonably safe for pedestrian access to and along its length; and (3) does not show evidence of being periodically exposed to natural elements, including but not limited to, high surf,

wind and rain, to the extent that the ground is essentially devoid of naturally occurring vegetation.

Policy 22

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.).

See related section, **4.2.5 Kōkua Action**, #5 and section **4.6.5 Kōkua Action**.

Policy 23

To further protect coastal resources in the Special Management Area, review SMA boundaries in the Hāmākua Planning Area and initiate appropriate amendments;

- *Consider proximity to coastline and assess vulnerabilities to coastal changes;*
- *Consider including within the SMA boundaries appropriate near-shore riparian corridors.*

Consider SMA boundary amendments to further protect known recreational, historic, open space, ecosystem, beach, near-shore riparian, and/or marine resources as well as scenic views toward the coastline from the highway.

See also:

Policy 14: Develop incentives for Cluster Plan Developments and Clustered Rural Subdivisions in coastal areas that leave natural, open space buffer areas along the shoreline.

Policy 50: 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, sites for gathering, hunting, and other recreational purposes.

Policy 48, bullet point 11: In co-sponsorship with the State when possible, acquire land for public access to historic sites and objects and to the shoreline where safe transit does not already exist. (HRS §115-2 & 7; GP 6.3(d))

4.2.5 Kōkua Action

Department of Land and Natural Resources

Kōkua Action 3:

Amend Hawai'i Administrative Rule (HAR), Section 13-322-2 to include "top of cliff" in the definition of shoreline.

Kōkua Action 4:

Amend HAR 13-5-40(b) to require that public hearings before the State Land Use Commission either be held in the judicial district in which the land is located, or be live web streamed with the ability for testimony to be taken live from the streamed location.

Various Agencies: DLNR, NOAA, UH Sea Grant

Kōkua Action 5:

Prioritize research projects to better understand:

- Bluff Conditions
- Shoreline Movement (including the effects of climate change on shoreline movement)
- Site-specific estimates of sea level rise impacts

See also Kōkua Actions under **4.6.5 Kōkua Actions**.

4.2.6 Community Action

Community Action 3: Develop a coastal resource management plan as part of watershed management plans.

Community Action 4: Support the organization of a community-based hui for the fisher people of the Hāmākua Coast.

4.3 Protect Agricultural Lands & Open Space

See also Section **6.2 Strengthening Local Agriculture** for policies supporting agriculture from an economic perspective.

This section of the CDP protects agricultural land and open space from non-agricultural development with the CDP Land Use Policy Map, stronger farm dwelling regulations, minimum lot sizes, tax incentive programs, development of transfer of development rights (TDR), land bank programs, and State Important Agricultural Land designations.

4.3.1 Community Objective

- **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.
- **Objective 2: Protect and restore viable agricultural lands and resources.** Protect and enhance views and **open spaces that exemplify Hāmākua’s rural character.**
- **Objective 5:** Direct future settlement patterns that are sustainable and connected. Honor Hāmākua’s historic and cultural assets by concentrating new development in existing, walkable, mixed-use town centers while **limiting rural sprawl.**

4.3.2 Existing Policy

Land Use Policy Intent

- *Conserve and protect agricultural lands.* (State Constitution Article XI, Section 3)
- *Assist the further development of agriculture through the protection of important agricultural lands.* (GP 2.3 (s))
- *Protect and encourage the intensive and extensive utilization of the County’s important agricultural lands* (GP 14.1.2(b))
- *Identify, protect and maintain important agriculture lands on the island of Hawai’i.* (GP 14.2.2(a))
- *Designate, protect and maintain important agricultural lands from urban encroachment.* (GP 14.2.3 (i))
- *Ensure that development of important agricultural land be primarily for agricultural use.* (GP 14.2.3 (j))
- *Discourage speculative residential development on agricultural lands.* (GP 14.2.3 (t))

Land Use Policy Controls

- *Vacant lands in urban areas and urban expansion areas should be made available for residential uses before additional agricultural lands are converted into residential uses.* (GP 9.3(x))
- *Important Agricultural lands shall not be rezoned to parcels too small to support economically viable farming units.* (GP 14.2.3(s))

4.3.3 Land Use Policy

Policy 24

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

in “Important Agricultural Land” and “Extensive Agriculture” areas 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.

For more information on permitted uses in State Agricultural District and County Agricultural Zone see HRS sections 205-2 and 205-4.5, and HCC section 25-2-60 for information on use permits in the Agricultural Zone.

Policy 25

When considering applications to consolidate and resubdivide pre-existing lots of record, the Director of Planning shall endeavor to keep the lot sizes consistent with the minimum lot size, and only permit lots less than one acre in the State Land Use Agriculture District and the County of Hawai‘i Agricultural District if the applicant clearly demonstrates that an unreasonable economic hardship cannot otherwise be prevented or land utilization is improved relative to the objectives and policies of the CDP. (HRS 205-5(b); (GP 14.2.3(s)).

Policy 26

The Planning Commission shall include in any Special Permit approval (or recommendation for approval to the State Land Use Commission) appropriate performance conditions to achieve CDP objectives and implement CDP policies. (HRS 205-6(c) and Planning Commission Rules 6-3(a)(5)(G), 6-7, & 6-8).

Policy 27

Educate landowners interested in subdividing agricultural lands on the option to subdivide as a farm subdivision pursuant to Hawai‘i County Code section 23-112.

4.3.4 County Action

Policy 28

Amend the Zoning Code Section 25-2-71 to require Plan Approval for commercial open area recreational uses in the “Important Agriculture Land” and “Extensive Agriculture” designations.

Policy 29

Recommend lands to be designated State Important Agricultural Lands to the State Land Use Commission. (GP 14.2.2(a) & 14.2.3(i))

Policy 30

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).

For examples of conditions, look for applicable conditions used in the Concurrency Requirements from HCC 25-2-46 and Agricultural Tourism, HCC 25-2-75 and 25-4-15.

Policy 31

Amend the County Code and associated Planning Department Rules to establish reporting and inspection requirements, as well as enforcement for additional farm dwellings to ensure that dwellings are used for farm-related purposes.

Policy 32

Update the County of Hawai‘i’s property tax reduction programs to ensure that public tax incentives for agricultural land uses result in public benefits and promote agricultural land use and production.

Policy 33

Conduct a feasibility study for a County-wide Transfer of Development Rights (TDR) and/or Save Land for the Future (SLF) program. If feasible, adopt any necessary enabling County legislation. (HRS Section 514B-136)

See also:

Policy 16 regarding securing priority lands in trust; and

Policy 55: Provide a tax credit for the perpetual conservation of taro systems on private land (i.e. agricultural, conservation or cultural easements) for owners and lessees who enter into long term agreements (20 years) to rehabilitate taro systems to active use.

4.3.5 Kōkua Action

Hawai'i State Legislature:

Kōkua Action 6:

Appropriate funds to the County of Hawai'i to develop recommendations of lands to be designated Important Agricultural Lands.

Kōkua Action 7:

Pass legislation enabling land banks that counties can use to acquire tax-delinquent properties and use them to preserve agricultural land and open space.

4.3.6 Community Action

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

4.4 Protect Mauka Forests

This section of the CDP designates the mauka and forest region as preserved for conservation and open space. It also points to various other sections of the CDP for mauka resource protections, trail development and access, summit management, and expanding land preserves.

4.4.1 Community Objective

- **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.
- **Objective 3:** Protect and nurture Hāmākua's social and **cultural** diversity and heritage **assets**, including **sacred places**, historic sites and buildings, and distinctive plantation towns.
- **Objective 5:** Direct future settlement patterns that are sustainable and connected. **Honor Hāmākua's** historic and **cultural assets by concentrating new development** in existing, walkable, mixed-use town centers **while limiting rural sprawl**.

4.4.2 Existing Policy

Land Use Policy Intent

- *Protect and conserve **forest** and coastal areas with native wildlife, natural ecosystems, and wilderness.* (Refer to General Plan 8.2 Goals, 8.3 Policies, and 8.4 Standards)

Land Use Policy Controls

- *Outstanding **natural or cultural features**, such as scenic spots, water courses, **fine groves of trees**, heiaus, and historical sites and structures, shall be preserved during subdivision.* (HCC 23-26)
- *Plan approval and related conditions shall **consider forest** and coastal ecosystems,*

agricultural lands, open space, viewsapes, areas of natural beauty, archeological and historic sites, and historic buildings when assuring that proper siting is provided for, proper landscaping is provided, unsightly areas are properly screened or eliminated, and natural and man-made features of community value are preserved. (HCC 25-2-77(a) & 76)

4.4.3 Land Use Policy

Policy 34

To reinforce existing protections, the official Hāmākua CDP Land Use Policy Map designates mauka regions and forests in Hāmākua to be Conservation, and directs mauka areas to remain primarily as open space to be preserved, protected, and connected to the region’s rich network of natural and cultural resources. Development and construction in mauka “Conservation” areas shall be minimized and, when necessary, limited to recreation, research, and education facilities unless otherwise permitted by law.

See also:

Policy 50: 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, sites for gathering, hunting, and other recreational purposes.

4.4.4 County Action

See:

Policy 17: Support the proposed Hakalau NWR Expansion Project.

Policy 39: Amend the Zoning Code to create a conservation designation for lands (or portions thereof) that should be kept in a largely natural

state, but that may not be in the Conservation District, such as certain important viewsheds, riparian buffer areas, gulches, and very steep slopes.

See also **Section 4.8 Establish and Manage Public Access** for policies relating to mauka forest access issues, such as:

Policy 48, #10: Work with State agencies (particularly with DOFAW) to coordinate, survey, develop, and manage public trails and roads leading to forest reserves. (GP 12.3 (u))

4.4.5 Kōkua Action

See Kōkua Actions in **4.1.3**, and:

State Office of Planning

See: **Kōkua Action 16:** Review and designate forest and watershed areas into the conservation district during State Land Use boundary comprehensive reviews. (GP 8.3 (m))

4.4.6 Community Action

See also:

Community Action 2

Community Action 4

Community Action 8

Community Action 9

And see Section **4.8 Establish and Manage Public Access** for Community Actions related to public access of forest lands.

4.5 Preserve Scenic Areas and Viewsheds

This section of the CDP protects open space, natural areas, recognized areas of natural beauty, and scenic viewsheds with permitting controls and by

prioritizing viewshed identification and regulations, scenic overlooks, and scenic routes.

4.5.1 Community Objective

- **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.
- **Objective 2:** Protect and restore viable agricultural lands and resources. **Protect and enhance views** and open spaces that **exemplify Hāmākua’s rural character**

4.5.2 Existing Policy

Land Use Policy Intent

- *Do not allow incompatible construction in areas of natural beauty.* (GP 7.3(i))
- *Protect, preserve and enhance the quality of areas endowed with natural beauty, including the quality of coastal scenic resources.* (GP 7.2 (a))
- *Maximize opportunities for present and future generations to appreciate and enjoy natural and scenic beauty.* (GP 7.2 (c))
- *Protect and effectively manage Hawaii’s open space, watersheds, shoreline, and natural areas.* (GP 8.2 (e))
- *Provide and protect open space for the social, environmental, and economic well-being of the County of Hawaii and its residents.* (GP 14.8.2 (a))

Land Use Policy Controls

- *Zoning, subdivision and other applicable ordinances shall provide for and protect open space areas.* (GP 14.8.3 (d))
- *Plan approval and related conditions shall consider forest and coastal ecosystems,*

agricultural lands, open space, views and *scapes, areas of natural beauty, archeological and historic sites, and historic buildings when assuring that proper siting is provided for, proper landscaping is provided, unsightly areas are properly screened or eliminated, and natural and man-made features of community value are preserved.* (HCC 25-2-77(a) & 76)

- *Outstanding natural or cultural features, such as scenic spots, water courses, fine groves of trees, heiaus, and historical sites and structures, shall be preserved during subdivision.* (HCC 23-26)
- See also (HRS 205A-2(b)(3)(B), HRS 205-26, Charter section 13-29.

4.5.3 Land Use Policy

Policy 35

In the Hāmākua CDP Planning Area, the environmental report for proposed changes of zone on property that may impact open space, view planes, 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 36

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 37

In the Hāmākua CDP Planning Area, applications for Use Permits for wind energy facilities and telecommunications antennas and 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 character, including open space, public views, and areas of natural and scenic beauty, and proposed conditions to mitigate scenic impacts. (HCC 25-2-60 & 64)

- *Encourage the use of place-appropriate wireless concealment strategies in the development or upgrading of telecommunication towers as a way to mitigate visual impacts (e.g., cell towers disguised as palm trees).*

See also:

Policy 105: 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)

4.5.4 County Action

Policy 38

Develop and establish viewshed regulations to preserve and to protect from obstruction scenic resources, vistas, viewsheds, open space, prominent landscapes, and areas of natural beauty identified in the General Plan.

- *Conduct a scenic resources inventory and map for the Hāmākua Planning Area;*
- *Develop a corridor management plan to direct viewshed protections along roadways;*
- *Consider structural setbacks from major thoroughfares and highways to protect viewshed.*

(Charter 13-29, HRS 205A, GP 7.2(a), 7.2(b), 7.3(b), 7.3(e), 7.3(f), 7.3(h), 7.3(i), & 14.8.3(d))

Policy 39

Amend the Zoning Code to create a conservation designation for lands (or portions thereof) that

should be kept in a largely natural state, but that may not be in the Conservation District, such as certain important viewsheds, riparian buffer areas, gulches, and very steep slopes. (GP 14.8.3 (e))

Policy 40

Assess siting options for and develop new scenic lookouts along Highway 19 (work with State DOT) and along the Old Māmalahoa Highway as appropriate to ensure important views (coastal, mountain, and waterfall) are preserved from development and that there are various opportunities to view these scenic resources throughout the three districts of the Hāmākua Planning Area. (GP 7.3(c))

Policy 41

Prioritize maintaining the views at scenic overlooks with a frequently maintained vegetation management program. Coordinate this work with regular roadway vegetation management maintenance program.

Current scenic overlooks in the Planning Area are located in:

- *Laupāhoehoe on Highway 19;*
- *Onomea Scenic Route;*
- *Waipi'o Valley Lookout*

See also:

Policy 54 for related policies on protecting viewsheds of Waipi'o Valley.

4.5.5 Kōkua Action

Department of Land and Natural Resources, Land Division

Kōkua Action 8:

Consider viewshed corridors for mountain and ocean views while negotiating leases along the Highway, such as timber leases.

Department of Transportation

Kōkua Action 9:

Prioritize maintaining the views at scenic overlooks with a frequently maintained vegetation management program. Coordinate this work with regular roadway vegetation management maintenance program.

Kōkua Action 10:

Assess siting options for and develop new scenic lookouts along Highway as appropriate to ensure ocean, mountain, agricultural/pastoral, and waterfall views are preserved from development.

Kōkua Action 11:

Consider adding/improving viewing locations and interpretive signage near the scenic bridges for safe parking and views of the areas' waterfalls and coastline and along Saddle Road (Route 200) for views of the summit. Work with the Hawai'i Tourism authority to improve signage on the Highway and identify safe viewing locations.

4.5.6 Community Action

Community Action 6: Educate residents on scenic viewshed importance and alternatives to tall, vegetative wind-breaks that impact viewsheds.

Community Action 7: Support the development and promotion of a Heritage Corridor, and/or sections of the Old Māmalahoa Highway as Scenic Byways.

See also:

Community Action 2: Establish acquisition priorities, using PONC criteria, and secure priority lands.

4.6 Protect and Enhance Ecosystems and Watersheds

This section of the CDP encourages increasing County capacity and participation in watershed planning and the collaborative development and implementation of resource management plans, and the enforcement necessary to protect ecosystems.

4.6.1 Community Objective

- **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.
- **Objective 2: Protect and restore viable agricultural lands and resources.** Protect and enhance views and open spaces that exemplify Hāmākua's rural character.
- **Objective 3:** Encourage community-based collaborative management plans to **assure that human activities are in harmony with the quality of Hāmākua's unique natural and cultural landscape.**

4.6.2 Existing Policy

Land Use Policy Intent

- *Protect and conserve forest and coastal areas with native wildlife, natural ecosystems, and wilderness.* (Refer to General Plan 8.2 Goals, 8.3 Policies, and 8.4 Standards)
- *Protect rare or endangered species and habitats native to Hawai'i.* (GP 8.2 (d));
- *Protect and effectively manage Hawai'i's open space, watersheds, shoreline, and natural areas.* (GP 8.2 (e))
- *Protect and preserve forest, water, natural and scientific reserves and open areas.* (GP 14.1.2 (c))

- *Protect designated natural areas. (GP 14.8.2 (b))*
- *Promote sound management and development of Hawai'i's land and marine resources for potential economic benefit. (GP 8.3 (g))*
- *Encourage public and private agencies to manage the natural resources in a manner that avoids or minimizes adverse effects on the environment and depletion of energy and natural resources to the fullest extent. (GP 8.3 (h))*
- *Encourage an overall conservation ethic in the use of Hawai'i's resources by protecting, preserving, and conserving the critical and significant natural resources of the County of Hawai'i. (GP 8.3(i))*

Land Use Policy Controls

- *Ensure that alterations to existing land forms, vegetation, and construction of structures cause minimum adverse effect to water resources, and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation or failure in the event of an earthquake. (GP 8.2 (f))*
- *Plan approval and related conditions shall consider forest and coastal ecosystems, agricultural lands, open space, views, areas of natural beauty, archeological and historic sites, and historic buildings when assuring that proper siting is provided for, proper landscaping is provided, unsightly areas are properly screened or eliminated, and natural and man-made features of community value are preserved. (HCC 25-2-77(a) & 76)*
- *Require implementation of the management measures contained in Hawai'i's Coastal Nonpoint Pollution Control Program as a condition of land use permitting. (GP 4.3 (k))*

4.6.3 County Action

Policy 42

Develop and adopt policies (including setback requirements) to protect riparian (streamside) areas from incompatible development and uses.

Policy 43

Increase capacity to provide education and outreach and enforce conditions on grading and grubbing permits to require screen planting, erosion control planting, or other treatments to maintain the good appearance of graded areas, reduce the detrimental impact on adjacent properties, and protect watersheds. (HCC 10-12 (c))

Policy 44

To further watershed management goals, collaborate with the Department of Health, the Mauna Kea Watershed Alliance, the USDA Natural Resource Conservation Service, and the Soil and Water Conservation District to reduce runoff, maximize soil and water conservation, and protect and effectively manage watersheds and natural areas. (HRS 342D, HAR 11-54-3, GP 4.3(g), 5.2(e) & (f), 5.3(e), (n), & (o), and 8.2(e) & (j))

The County could participate in watershed planning in the following ways:

1. *Build staff capacity and provide training to support development and implementation of stream management plans;*
2. *Initiate a conservation planning process for priority watersheds with Conservation Technical Assistance (CTA) from NRCS;*
3. *Enter into a partnership agreement with the Mauna Kea Watershed Alliance via MOU Process;*
4. *Work with partners such as UH Hilo, Hawai'i Community College, Hawai'i County Research and Development, Soil and Water Conservation Districts, and Kohala Center on*

a pilot program to train UH/HCC students to assist with Conservation Planning. (GP 8.3 (e), (k), (j), (l));

5. *Support best management practices through various regulatory review processes conducted by the department; such as farm dwelling permits and conservation permits, and through environmental reviews of publicly leased lands;*
6. *Identify streams and stream corridors as candidates for further protections, and once identified, prioritize and seek to acquire corridors for further management;*
7. *Collaborate with the Waipi'o Valley community in implementing the Waipi'o Valley Stream Management Plan.*

The above actions can be implemented independently of each other and do not reflect prioritization by their listing order. The goal of this policy is that the County becomes actively involved in watershed planning.

Policy 45

To further ecosystem protections, revise Planning Department Rule 17, Landscaping Requirements, to incorporate and encourage native and noninvasive alternatives for landscaping and restoration activities for Plan Review and County projects and to include the noxious weed list from Hawai'i Administrative Rules 4-68 as plants to avoid.

Collaborate with the Big Island Invasive Committee (BIISC) and the University of Hawai'i to determine which native and noninvasive plants to include with this rule revision.

See also:

Policy 39: Amend the Zoning Code to create a conservation designation for lands (or portions thereof) that should be kept in a largely natural state, but that may not be in the Conservation District, such as certain important viewsheds,

riparian buffer areas, gulches, and very steep slopes. GP 14.8.3 (e)

Policy 86: Ensure that County Recycling and Transfer Station Facilities are complying with best management practices to ensure pollutants are not contaminating natural resources such as soil, streams, and near coastal waters, especially during periods of heavy rainfall. (GP 4.3 (b) & (h), HRS §58.1-31)

4.6.5 Kōkua Action

For additional policies and kōkua actions relating to coastal protections, please see **4.2 Protect Coastal Resources**.

State of Hawai'i Department of Land and Natural Resources

Kōkua Action 12:

Update Hawai'i Stream Assessment (HAS).

Kōkua Action 13:

Develop place-based marine protected area plans for priority areas.

State of Hawai'i Department of Health, Clean Water Branch

Kōkua Action 14:

Complete a comprehensive water quality monitoring program for the Planning Area's coastal waters.

Kōkua Action 15:

Prioritize developing Total Maximum Daily Loads (TMDLs) for Impaired Streams. (Clean Water Act § 303 (d))

State Office of Planning

Kōkua Action 16:

Review and designate forest and watershed areas into the conservation district during State

Land Use boundary comprehensive reviews. (GP 8.3 (m))

State of Hawai'i Legislature

Kōkua Action 17:

Provide the Department of Land and Natural Resources (DLNR) the resources necessary to actively support local Soil and Water Conservation Districts (SWCD). (HRS Chapter 180).

Kōkua Action 18:

Provide assistance and funding for control and management of Little Fire Ant infestations within the Hāmākua Planning Area.

United States Congress

Kōkua Action 19:

Provide sufficient funding to the Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Pacific Islands Area (PIA), the Farm Service Agency, and the Fish and Wildlife Service (FWS) to adequately implement critical conservation programs.

4.6.6 Community Action

Community Action 8: Collaborate with Mauna Kea Watershed Alliance, the County, and appropriate State and Federal agencies in developing and implementing watershed management plans and projects.

- Ensure that Native Hawaiian practitioners directly tied to the subject area are consulted while developing or implementing natural resource plans in culturally sensitive areas.

Community Action 9: Partner with the Coordinating Group on Alien Pest Species and the Big Island Invasive Species Committee in managing invasive species.

Community Action 10: Promote soil and water conservation best practices.

4.7 Protect and Enhance Cultural Assets

This section of the CDP prioritizes the preservation of historic buildings and roads and the development of historic streetscapes and rural road standards. It also guides community-led efforts to restore historic sites and buildings, retain village and town character, and document oral, written, and video histories.

4.7.1 Community Objective

- **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.**
- **Objective 3:** Encourage **community-based collaborative management plans** to assure that human **activities are in harmony** with the quality of Hāmākua's unique **natural and cultural landscape.**
- **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.**
- **Objective 13: . . . Promote Hawai'i's host culture and Hāmākua's heritage, including historic roads and plantation towns, and festivals that celebrate our rich multi-cultural music, art, and agriculture.**

4.7.2 Existing Policy

Land Use Policy Controls

- *Protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes and possessed by ahupuaʻa tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778, subject to the right of the State to regulate such rights. (Hawaiʻi State Constitution, Article 12, section 7)*
- *Review and comment by DLNR’s State Historic Preservation Division (SHPD) shall be requested for any permit or entitlement for use that may affect any building, structure, object, district, area, or site that is over fifty years old (HRS Section 6E-42)*
- *The development of commercial facilities should be designed to fit into the locale with minimal intrusion while providing the desired services. Appropriate infrastructure and design concerns shall be incorporated into the review of such developments. (GP 14.3.3 (f))*

Other Planning Initiatives:

- *Identify and protect places, features, and sacred spaces that give Hawaiʻi its unique character and cultural significance. (Hawaiʻi 2050 Sustainability Plan, 2008)*

4.7.3 Land Use Policy

See:

Policy 7: In the official Land Use Policy Map for the Hāmākua Planning Area, in the “Low Density Urban” (LDU) category, 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.

4.7.4 County Action

Policy 46

Protect, restore, and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawaiʻi and identify these sites with interpretive signage and/or other appropriate methods. (GP 6.2(a)) (GP 6.3 (h), (i), (g))

Policy 47

Support the development and promotion of Heritage Corridors as part of a coordinated effort to promote the roadways and towns of the Hāmākua Planning Area. GP 6.3 (l)

- Coordinate this effort with **Policy 122** relating to the State Scenic Byway Program.

See also:

Policy 74: As appropriate to maintain community character while also accommodating drainage, walkability, maintenance, and other site-specific needs, when improving existing roads or developing new roads in the Hāmākua CDP Planning Area, road design may follow rural road standards, including standards relating to pavement width and (lack of) curbs, sidewalks, or paved shoulders and swales. (HCC 23-41, 86, & 87; GP 13.2.3(l) and 13.2.3 (m))

Policy 121: Encourage and assist in the promotion of festivals and events that celebrate regional culture, heritage, and agriculture.

4.7.5 Kōkua Action

State Legislature

Kōkua Action 20:

Following HRS 6E, provide the Department of Land and Natural resources sufficient staff and funding for the State Historic Preservation Division to fulfill its mandates.

Department of Land and Natural Resources

Kōkua Action 21:

Encourage the State's implementation of the 'Aha Moku System.

4.7.6 Community Action

Community Action 11: Document the Mo'olelo of Hāmākua using resources outlined in oral history, hula, chant, and other sources.

Community Action 12: Identify and inventory important sites, map resources and make recommendations to County Cultural Resource Commission for sites.

Community Action 13: Develop and implement place-based strategies to retain village and town character, including alternatives to Historic District designations.

Community Action 14: Develop, promote, and maintain the continuity of community festivals & events.

4.8 Establish and Manage Public Access and Trails

This section of the CDP prioritizes a County public access program, directs appropriate public access to the shoreline and mauka forests, and guides community-led access management.

4.8.1 Community Objective

- Community 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.**
- Community Objective 3: Encourage **community-based collaborative management plans** to

assure that human activities are in harmony with the quality of Hāmākua's unique natural and cultural landscape.

- Community Objective 12: **Preserve traditional subsistence practices** and encourage a reciprocity (e.g. bartering) economy as a sustainable complement to Hāmākua's resource-based economy.

4.8.2 Existing Policy

Land Use Policy Intent

- *Appropriate access to significant historic sites, buildings, and objects of public interest should be made available. (GP 6.2 (b))*
- *Increase public pedestrian access opportunities to scenic places and vistas. (GP 7.3(a))*
- *Ensure public access is provided to the shoreline, public trails and hunting areas, including free public parking where appropriate. (GP 8.3 (r))*

Land Use Policy Controls

- *Appropriate public access to and along the shoreline shall be ensured as a condition of SMA exemptions and permits. (HRS 205A-26)*
- *Protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes and possessed by ahupua'a tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778, subject to the right of the State to regulate such rights. (Hawai'i State Constitution, Article 12, section 7)*
- *Subdividers of six or more lots, parcels, units, or interests shall be required to dedicate land for public access for pedestrian travel from a public highway or street to the land below the high-water mark on any coastal shoreline or to areas in the mountains where there are existing facilities for hiking, hunting, fruit-picking, ti-leaf sliding, and other recreational purposes, and*

where there are existing mountain trails. (HRS 46-6.5 and HCC 34-4(c))

4.8.4 County Action

Policy 48

Establish a 'County of Hawai'i Public Access and Trail Program' with sufficient staff and resources. Staff will be required to refer to this program in all permit reviews. Elements of this program could include:

- 1. A comprehensive access inventory;*
- 2. A public access rating system to help with prioritization;*
- 3. Ensure comprehensive reviews of projects (on public or private lands) that will affect public accesses and trails.*
- 4. Establish a program to inventory ancient trails, cart roads, and old government roads in coordination with appropriate State agencies. Ensure that publicly owned historic trails and roads are properly identified and consultation occurs to protect the public's interests. (GP 12.3 (n) Highways Act of 1892)*
- 5. Identify agencies/groups to develop, administer, and maintain public accesses, including developing County capacity for this purpose;*
- 6. Identify funding sources to purchase public access easement to priority areas;*
- 7. When public access goals will involve several landowners, acquire the public access incrementally as opportunities arise to do so;*
- 8. Public accesses that cross private land will be acquired and held until appropriate management of the accesses is in place;*
- 9. Collaborate with State and Federal agencies on public accesses that require multi-agency involvement;*

- 10. Develop a standardized template to promote consistency and comprehensiveness in the public access plans required by landowners;*
- 11. Partner with community organizations capable of assisting with public access management;*
- 12. Work with State agencies (particularly with DOFAW) to coordinate, survey, develop, and manage public trails and roads leading to forest reserves.*
- 13. In co-sponsorship with the State when possible, acquire land for public access to historic sites and objects and to the shoreline where safe transit does not already exist.*

The above actions can be implemented independently of each other and do not reflect prioritization by their listing order.

Policy 49

Pursue access easements and/or acquisition of high priority public accesses to meet CDP objectives.

Policy 50

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 sites for gathering, hunting, and other recreational purposes.

Policy 51

Identify 'roads-in-limbo' and other old road rights-of-way (including 'paper roads') with public access value for trails that are being obstructed by private parties and work to remove the obstructions.

This policy is specific to roads-in-limbo or old road rights-of-way that are best adapted to trail use; however, for CDP policies relating to the adoption of ‘roads-in-limbo’ into current the County of Hawai‘i road inventory, see **Policy 70**, and **Policy 73**.

Policy 52

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)

Policy 53

Reconstruct the Laupāhoehoe Boat Ramp to provide safe and adequate access to ocean resources for subsistence fisher-people and recreational users.

See also:

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

4.8.5 Kōkua Action

State Legislature

Kōkua Action 22:

To facilitate greater public access to and along the shoreline and elsewhere, amend HRS 520, Hawai‘i’s Recreational Use Statute (RUS), to:

- Decrease ambiguity and discourage frivolous lawsuits;
- Provide incentives to private landowners to voluntarily allow public access.

Bishop Estate/ Kamehameha Schools; State of Hawai‘i

Kōkua Action 23:

Explore options and collaborate with community groups to increase access to former sugar cane roads to be used as non-motorized trails where feasible and appropriate.

State of Hawai‘i Department of Land and Natural Resources, Land Division

Kōkua Action 24:

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.

See corresponding **Policy 52**.

4.8.6 Community Action

Community Action 15: Develop and implement plans to establish and manage specific access points and trails.

See also

Community Action 38: Work with State and private landowners to develop and maintain additional trails for non-motorized recreation.

4.9 Preserving Sacred Places: Waipi‘o Valley and Mauna Kea

This section of the CDP identifies Waipi‘o Valley and Mauna Kea as sacred places needing special attention. This section specifically addresses natural and cultural resource protections for both of these unique areas, but the section also addresses other elements of the CDP that are specific to these places.

4.9.1 Community Objective

- **Community 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.**

- Community Objective 2: Protect and restore viable agricultural lands and resources. **Protect and enhance viewscapes and open spaces** that exemplify Hāmākua’s rural character.
- Community Objective 3: Encourage **community-based collaborative management plans** to **assure that human activities are in harmony** with the quality of Hāmākua’s **unique natural and cultural landscape.**
- Community 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.
- Community Objective 5: Direct future settlement patterns that are sustainable and connected. **Honor Hāmākua’s historic and cultural assets** by concentrating new development in existing, walkable, mixed-use town centers while limiting rural sprawl.
- Community Objective 12: Preserve traditional subsistence practices and encourage a reciprocity (e.g. bartering) economy as a sustainable complement to Hāmākua’s resource-based economy.
- Community Objective 13: Promote appropriate rural tourism that welcomes guests for an alternative visitor experience. **Promote Hawai’i’s host culture and Hāmākua’s heritage, including historic roads and plantation towns, and festivals that celebrate our rich multi-cultural music, art, and agriculture.**

4.9.2 Waipi’o Valley as a Wahi Pana

This section prioritizes protecting Waipi’o Valley as a *wahi pana*, focusing on protecting natural ecosystems, viewsheds and streams, managing

responsible access, and perpetuating Hawaiian culture.

4.9.3 Waipi’o Valley: County Action

Policy 54

Designate Waipi’o Valley, including the Valley rim, as a Wahi Pana and create a resource protection overlay and regulations that will protect Waipi’o Valley’s natural resources, preserve its storied past and perpetuate its agricultural traditions and unique rural lifestyle.

The resource overlays should address the following:

- *Prepare viewshed siting guidelines in the County Zoning Code for parcels along the southeast and eastern portions of Waipi’o Valley rim (GP Policy 7.3 (b));*
- *Extend the SMA boundary beyond Waipi’o Valley on the east and southeast Valley rim to ensure that greater setbacks and viewshed protections are incorporated into the review of structures in those areas;*
- *Collaborate with the Waipi’o Valley community to develop a long range management plan for Waipi’o that addresses public access, carrying capacity, resource management, and potential funding sources for on-going maintenance of streams and roads.*
- *Support community organizations such as the Waipi’o Community Circle, The Waipi’o Taro Farmers Assoc., and Ha Ola O Waipi’o Valley in developing and implementing a community-based watershed plan based on the Waipi’o Valley Stream Management Plan.*

Policy 55

Provide a property tax credit for landowners for the perpetual conservation of taro systems on private land (i.e. agricultural, conservation or

cultural easements) for owners and lessees who enter into long term agreements (20 years) to rehabilitate taro systems to active use.

Policy 56

Work with farmers, landowners, community organizations and agency partners (Army Corps of Engineers, State Commission on Water Resources Management (CWRM), State Department of Health, State Historical Preservation Division) to create a simplified stream maintenance permitting process for Wailoa Stream and other streams in Waipi'o Valley.

Policy 57

Perform a feasibility study on developing a scenic route from the Waipi'o Valley Lookout extending mauka to connect to Mud Lane at the entrance of Waimea.

Improving the mid-section of Mud Lane would provide an alternate/emergency route to Kukuihaele and the Waipi'o Valley lookout, and would create a scenic loop between Waimea, Waipi'o Valley Lookout, and Honoka'a. This policy is based on GP 13.2.5.4.2 (c). See also related **Policy 58**, below.

Policy 58

Perform a feasibility study on developing a scenic park (accessible via Mud Lane) with a viewing area of Hi'ilawe Falls in conjunction with the development of the scenic highway.

This policy is related and dependent on **Policy 57** above, and is based on General Plan policy 12.5.4.2 (d).

One of the advantages of developing a scenic park with a view of Hi'ilawe Falls would be to incentivize scenic viewpoints above the Valley with the goal of minimizing visitor trips **into** the Valley. To minimize impacts, this park could be

accessible via a pedestrian hiking trail developed along the old cane haul road.

Policy 59

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)

Policy 60

Develop the Waipi'o Valley Heritage Center, including:

- *Support for its related Educational Programs such as the Waipi'o Education and Information Program (aka: Waipi'o Valley Rangers Program).*
- *Support community-based management of the Waipi'o Valley Heritage Center through a lease or cooperative use agreement with the County Department of Parks and Recreation.*

Policy 61

Integrate the support facilities for the existing Waipi'o Lookout with the Heritage Center and the Heritage Corridor route.

See also:

See **Section 4.5 Preserve Scenic Areas and Viewsheds** and **4.6 Protect and Enhance Ecosystems and Watersheds**.

Policy 48, #10: Work with State agencies (particularly with DOFAW) to coordinate, survey, develop, and manage public trails and roads leading to forest reserves. (GP 12.3 (u)); and #7: Collaborate with state and federal agencies on public accesses that require multi-agency involvement;

Policy 44, # 1: Build County staff capacity and provide training to support development and implementation of stream management plans.

Policy 38: Conduct a scenic resources inventory and map for the Hāmākua Planning Area.

Policy 32: Update the County of Hawai‘i’s property tax reduction programs to ensure that public tax incentives for agricultural land uses result in public benefits and promote agricultural land use and production.

4.9.4 Waipi‘o Valley: Kōkua Action

State Land Use Commission

Kōkua Action 25:

Reconsider the State’s agriculture land capability class designations to better protect viable taro growing lands.

Bishop Estate, State of Hawai‘i, Kamehameha Schools

Kōkua Action 26:

Perform a feasibility study on the development of a scenic park (accessible via Mud Lane) with a viewing area of Hi‘ilawe Falls in conjunction with the development of Mud Lane into a scenic route.

See related **Policy 57 & Policy 58** based on GP 12.5.4.2 (d)) and 13.2.5.4.2 (c).

Department of Land and Natural Resources

Kōkua Action 27:

Support reintroduction of H.B. #414 or similar legislation that would provide funding and technical assistance for stream maintenance programs.

State of Hawai‘i, Governor

Kōkua Action 28:

Release allocated disaster funding to help taro farmers and residents of Waipi‘o Valley to avoid future flood damage. (TSPTF recommendation)

State Department of Agriculture

Kōkua Action 29:

Apply for Specialty Crop Block Grants to strengthen taro production.

See also:

Hawai‘i State Legislature

Kōkua Action 6: Appropriate funds to the County of Hawai‘i to develop recommendations of lands to be designated Important Agricultural Lands.

4.9.5 Waipi‘o Valley: Community Action

Community Action 16: Form a 501(c)(3) nonprofit entity for community empowerment to develop a Land Management Partnership.

Community Action 17: Develop a detailed Master Plan for Waipi‘o Valley, including a community-based management plan for the Waipi‘o Valley visitor’s center.

Community Action 18: Secure funding through PONC, DLNR LLC, or other similar programs for purchase of easements and potential acquisition of land to protect views of Waipi‘o Valley rim.

Community Action 19: Support community organizations, such as the Waipi‘o Circle, in developing a watershed plan based on the Waipi‘o Valley Stream Management Plan, the Hanalei Watershed Hui model, or similar community-based management plans.

Community Action 20: Strengthen Community capacity through the Hawai'i Community Stewardship Network.

4.9.6 Mauna Kea as a Wahi Pana

This section prioritizes protecting Mauna a Wākea as a *wahi pana*.

A Special Note on Mauna a Wākea: *The summit lands are out of County jurisdiction and are under the State of Hawai'i Department of Land and Natural Resources, with portions leased to the University of Hawai'i and managed by the Office of Mauna Kea Management. At the time of the CDP draft development, discussions over land use and natural/cultural resource management for Mauna Kea were continually evolving. This CDP section represents a focus on 'kōkua actions' to the agencies and groups that currently manage resources at the summit and near-summit lands. All the CDP Kōkua actions are based on previously developed policies that align with CDP Community Objectives.*

4.9.7 Mauna Kea: County Action

See also:

Policy 44: To further watershed management goals, enter into a partnership agreement with the Mauna Kea Watershed Alliance via MOU Process.

4.9.8 Mauna Kea: Kōkua Action

Various Agencies: Bureau of Land and Natural Resources; DLNR's Division of Forestry and Wildlife – Natural Area Reserve System;

Kōkua Action 30:

Continue to engage the Hawaiian community while exploring a cooperative agreement to formalize the coordinated management efforts on Mauna Kea.

Department of Land and Natural Resources & State Historic Preservation Division

Kōkua Action 31:

Nominate the Mauna Kea Summit Region Historic District to the National Register of Historic Places.

Department of Land and Natural Resources

Kōkua Action 32:

Update the management plan for Laupāhoehoe Natural Area Reserve.

Kōkua Action 33:

Identify māmane-naio forest sites within the Forest Reserve system on Mauna Kea for inclusion in the NAR system.

Kōkua Action 34:

Develop a mechanism for the long-term protection of Palila sites.

Kōkua Action 35:

Provide natural and cultural resource preservation orientation training for tour operators, rangers, VIS staff, and volunteers in coordination with native practitioners who practice on Mauna Kea.

Kōkua Action 36:

Maintain a trail network with signage.

Kōkua Action 37:

Consider establishing a working group with surrounding land owners and the user-community to educate users and manage ATV use in the near-summit region.

Kōkua Action 38:

Work together, in partnership with hunting associations and other land stewards, to

establish clear recreational hunting policies and disseminate education regarding these policies.

***Department of Land and Natural Resources/
University of Hawai'i, Office of Mauna Kea
Management***

Kōkua Action 39:

Work with the Hawaiian community to develop a historic property monitoring program within the UH Management Areas.

Kōkua Action 40:

Evaluate the need and feasibility of establishing a vehicle wash-station near Hale Pōhaku to prevent the transport of invasive plants and animals.

Kōkua Action 41:

Work with neighboring landowners and appropriate federal and state agencies to plan for coordinated responses to a range of emergency situations, to ensure rapid response, and to minimize impacts to cultural and natural resources.

Kōkua Action 42:

Collaborate with Observatories to develop a site decommissioning plan for each observatory, in accordance with the Decommissioning Plan for Mauna Kea Observatories.

***Department of Defense, Pōhakuloa Training Area
(PTA)***

Kōkua Action 43:

Complete the large scale firebreak that extends completely across Pu'u Anahulu between the Ke'āmuku and the 1859 lava flows.

Kōkua Action 44:

Improve Mauna Kea Trail and Infantry Road to firebreak standards and to extend Mauna Kea Trail slightly in the area behind Pu'u Pōhakuloa.

Kōkua Action 45:

Complete the Remedial Investigation for the Pu'u Pa'a Area (PTA-003-R-01). Remaining actions include a focused Feasibility Study, Proposed Plan /Decision Document, followed by Remedial Design and Remedial Action for Munitions and Explosives of Concern removal.

Kōkua Action 46:

Address the potential hazards of depleted uranium at the Pōhakuloa Training Area. Consider the eight-point plan as outlined in County Res. No. 639-08. See also House Bill 2011 H.C.R. No. 181, "Pōhakuloa Training Area; Testing and Monitoring of Radioactive Contamination."

- County RES. 639 Draft 01 2006-2008
<http://records.co.hawaii.hi.us/Weblink8/0/doc/39961/Page1.aspx>
- State Legislature:
http://www.capitol.hawaii.gov/session2011/Bills/HCR181_.PDF
- http://www.capitol.hawaii.gov/session2011/bills/SCR118_.pdf

4.9.9 Mauna Kea: Community Action

Community Action 21: Document the Mo'olelo of Mauna Kea using resources outlined in Oral History.

Community Action 22: Develop an educational program for tour operators, Visitor Information staff, and volunteers as part of orientation training for regular users of Mauna Kea.

Community Action 23: Collaborate with surrounding land owners and the user-community to educate users and manage ATV use in mauka areas and in the Mauna Kea region.

DRAFT

SECTION 5: STRENGTHEN INFRASTRUCTURE, FACILITIES, AND SERVICES

A'ole hana nui ka alu'ia.

No task is too big when done together

5.1 Coordinate Infrastructure, Facility, and Service Improvements

This section of the CDP guides the coordination of regional infrastructure improvements.

5.1.1 Community Objective

- **Community Objective 6:** Develop and improve **critical community infrastructure**, including utilities, healthcare, emergency services, affordable housing, educational opportunities and recreational facilities to keep our 'ohana safe, strong, and healthy.

5.1.2 Existing Policy

Land Use Policy Intent

- *Promote and encourage the rehabilitation and use of urban areas that are serviced by basic community facilities and utilities.* (GP 14.1.3 (b))
- *Encourage urban development within existing zoned areas already served by basic infrastructure, or close to such areas, instead of scattered development.* (GP 14.1.3 (j))

Land Use Policy Controls

- *Commercial facilities shall be developed in areas adequately served by necessary services, such as water, utilities, sewers, and transportation systems. Should such services not be available, the development of more intensive uses should be in concert with a localized program of public and private capital improvements to meet the expected increased needs.* (GP 14.3.3 (b))
- *Identify sites suitable for future industrial activities as the need arises. Industrial development shall be located in areas adequately served by transportation, utilities, and other essential infrastructure.* (GP 14.4.5.9.2 (a); 14.4.5.2.2 (b); 14.4.5.3.2 (a); 14.4.5.2 (a); and 14.4.3 (e))

5.1.3 County Action

Policy 62

Implement capital improvement priorities in the Hāmākua Planning Area.

Current capital improvement priorities for Hāmākua include:

- Reconstruct of the Laupāhoehoe Boat Ramp. (**Policy 53**)
- Develop the Waipi'o Valley Lookout Visitor Center. (**Policy 60**)
- Improve/replace substandard bridges in the Hāmākua Planning Area. (**Policy 69**)
- Complete the extension linking Pīkake and Pakalana Street. (**Policy 72**)
- Provide a cross-town connection to Plumeria Street by extending Kamani Street. (**Policy 72**)
- Provide a mauka-makai connection from the Kamani Street extension to Māmane Street on the Hilo side of the elderly housing. (**Policy 72**)
- With the goal of developing alternative, emergency routes, improve substandard sections of the Old Māmalahoa Highway and

maintain for use as an alternative, emergency route to Highway 19. (**Policy 73**)

- Add an additional chute/receptacle at the Honoka‘a Recycling and Solid Waste Transfer Station (**Policy 83**)
- Add solar-water heating for Laupāhoehoe Swimming Pool. (**Policy 101**)
- Re-roof Pāpa‘ikou Gym (**Policy 101**)
- Abate hazardous materials at Pāpa‘aloa Gym (**Policy 101**)

Policy 63

Provide technical support to communities and organizations pursuing capital improvement financing through USDA Rural Development, infrastructure improvement financing districts, and other sources.

Policy 64

The development of County facilities should be designed to fit into the locale with minimal intrusion while providing the desired services. Implement protocols for receiving community input during capital improvement project siting and design within the Hāmākua Planning Area.

5.1.4 Community Action

Community Action 24: Actively advocate for CIP appropriations, financing, allotments, and encumbrances that support implementation of the CDP.

5.2 Expand Affordable Housing Options

This section of the CDP seeks to incorporate strategic planning, tax incentives, and self-help programs to increase the supply of affordable housing.

5.2.1 Community Objective

- **Community Objective 6:** Develop and improve critical community infrastructure, including utilities, healthcare, emergency services,

affordable housing, educational opportunities and recreational facilities **to keep our ‘ohana safe, strong, and healthy.**

5.2.2 Existing Policy

Land Use Policy Intent

- Accommodate the housing requirements of special need groups including the elderly, handicapped, homeless and those residents in rural areas. (GP 9.3 (m))

5.2.3 County Action

Policy 65

Develop and implement a County-wide, cross-agency affordable housing plan.

- Encourage affordable housing options sited within existing towns and villages, near services, and critical infrastructure.
- Propose and support amendments to the County's taxing powers as a means to increase the supply of affordable housing. (GP 9.3(u))

5.2.4 Kōkua Action

Hawai‘i Public Housing Authority, State of Hawai‘i

Kōkua Action 47:

Coordinate with County agencies in helping develop and implement a County-wide, cross-agency affordable housing plan.

5.2.5 Community Action

Community Action 25: Engage community associations and volunteers to work with self-help nonprofits to promote construction of homes for eligible buyers in the Planning Area.

5.3 Improve the Roadway Network

This section of the CDP prioritizes road connectivity, safety improvements to roads and bridges, a road-in-limbo improvement and adoption process, and guides road improvements toward multimodal transportation strategies.

5.3.1 Community Objective

- **Community Objective 7:** Establish a rural transportation network that includes improving roadway alternatives to Highway 19, expanding and improving the existing transit system, and encouraging multiple transportation options.

5.3.2 Existing Policy

Action Policy

- *Develop a comprehensive, island-wide multi-modal transportation plan that identifies the location and operation of automobile, mass transit, bicycle and pedestrian systems, in coordination with appropriate Federal and State agencies. (GP 13.1.3(e))*

5.3.3 Land Use Policy

Policy 66

All subdivision in the Hāmākua CDP planning area, including condominium property regimes (CPRs) and planned unit developments (PUDs), shall conform to connectivity standards of the Hawaiʻi County Code, section 23-28, 29, and 40.

5.3.4 County Action

Policy 67

Create a permanent Transportation Planner Position within the Planning Department's Long Range Planning Division to develop the County of Hawaiʻi's professional capacity to plan for transportation issues.

Policy 68

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.)

Policy 69

Improve/replace substandard bridges in the Hāmākua Planning Area.

See Appendix V4B: Community Building Analysis pages 87-92 for a discussion and a list of bridges.

Policy 70

Develop a roads-in-limbo improvement and adoption process according to population, usage, alternative route/connectivity needs, and safety assessments.

Policy 71

Support and provide technical assistance to assist in the development of 'road improvement districts' in order to finance road improvements. (Refer to County Res No 320-10)

Policy 72

To increase arterial capacity and connectivity in Honokaʻa:

- *Complete the extension linking Pīkake and Pakalana Street to provide arterial redundancy*
- *Consider alternatives in the management of Pakalana Street, such as its conveyance to the State Department of Education or its conversion to a one-way traffic pattern. GP 13.2.5.4.2 (e)*
- *Provide a cross-town connection to Plumeria Street by extending Kamani Street. GP 13.2.5.4.2 (f);*

- *Provide a mauka-makai connection from the Kamani Street extension to Māmane Street on the Hilo side of the elderly housing. GP 13.2.5.4.2 (g)*

See also:

Policy 51: Identify ‘roads-in-limbo’ and other old road rights-of-way (including ‘paper roads’) with public access value for trails that are being obstructed by private parties and work to remove the obstructions.

Policy 75: Implement a Complete Streets Program, including place-appropriate roadway design and sidewalk development for Hāmākua’s towns and village. (Refer to County Resolution 171-11)

5.3.5 Kōkua Action

State Department of Transportation

Kōkua Action 48:

Assess Highway 19 for passing opportunities and passing zones per DOT standards and implement these standards where feasible. (GP 13.2.5.3.2 (d))

Kōkua Action 49:

Develop turn lanes or other safety improvements at intersections per DOT guidelines on Highway 19; in particular at the following identified locations:

- ♦ Kalanianaʻole School and Onomea Scenic Route intersection in Pāpaʻikou;
- ♦ Mill Road intersection (aka: Pinky’s intersection) in Pāpaʻikou;
- ♦ Honomū Road intersection
- ♦ Old Māmalahoa Intersection at the School/Pool/Transfer Station turn-off in Laupāhoehoe.

Kōkua Action 50:

Implement Bike Plan Hawaiʻi. (See the plan here: <http://hidot.hawaii.gov/highways/bike-plan-hawaii-master-plan/>)

Kōkua Action 51:

Continue to identify areas vulnerable to rockfall and shoreline erosion in the highway right-of-way and prioritize funding for mitigation.

5.3.6 Community Action

Community Action 26: Develop ‘road improvement districts’ in order to finance improvements. (Supporting policy: GP13.2.3 (d); County Res. No. 320-10)

Community Action 27: Work with the owners of private roads and local community groups/associations to determine road management agreements that mitigate road closures and access disagreements for public access and/or resident use. The following private roads have been identified as needing improvements in their road management/access strategies:

- Mill Road in Pāpaʻikou;
- Beach Road to Honokaʻa Landing

5.4 Formalize Alternative Routes

This section of the CDP prioritizes formalizing and improving emergency alternative routes.

5.4.1 Community Objective

- **Community Objective 7:** Establish a rural transportation network that includes **improving roadway alternatives to Highway 19**, expanding and improving the existing transit system, and encouraging multiple transportation options.

5.4.2 County Action

Policy 73

Improve substandard sections of the Old Māmalahoa Highway and maintain for use as an alternative, emergency route to Highway 19

Particularly noted in the General Plan:

- Portions of the old Māmalahoa Highway, especially those serving Pepe'ekeo and Honomū, should be improved to provide a secondary north-south route along the Hāmākua Coast. (GP 13.2.5.2.2(a))

See also:

Policy 57: Explore the feasibility of developing a scenic route from the Waipi'o Valley Lookout extending mauka to connect to Mud Lane at the entrance of Waimea.

Improving the mid-section of Mud Lane would provide an alternate/emergency route to Kukuihaele and Waipi'o Valley lookout, and would create a scenic loop between Waimea, Waipi'o Valley Lookout, and Honoka'a. This policy is based on GP 13.2.5.4.2 (c).

Policy 69: Improve/replace substandard bridges in the Hāmākua Planning Area.

5.5 Develop Place-Appropriate Road Standards

This section of the CDP prioritizes a flexible approach to road design appropriate for the Planning Area's rural character and small towns.

5.5.1 Community Objective

- Community Objective 7: Establish a rural transportation network that includes improving roadway alternatives to Highway 19, **expanding and improving the existing transit system, and encouraging multiple transportation options.**

5.5.2 County Action

Policy 74

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))

Policy 75

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

5.6 Expand Mass Transit Facilities & Services

This section of the CDP prioritizes bus system improvements, including adding intra-town routes, increase bus trips through the Hāmākua Planning Area, and developing additional bus shelters.

5.6.1 Community Objective

- Community Objective 7: Establish a rural transportation network that includes improving roadway alternatives to Highway 19, **expanding and improving the existing transit system, and encouraging multiple transportation options.**

5.6.2 County Action

Policy 76

Implement the recommendations from the Kohala Center's study Expanding Transportation Opportunities on Hawai'i Island to optimize

efficiencies and create new transportation alternatives, including:

- Optimize Public Transport with Technology;
- Partner with private enterprises for both rideshare and vanpool alternatives.

See: http://kohalacenter.org/wp/wp-content/uploads/2014/07/Research_Hawaii_Transit_S_tudy_2014.pdf

Policy 77

Provide rural transit centers within the Planning Area in areas of heavy user-ship, particularly provider shelter options at the following locations:

- Pepe'ekeo, Near the Post Office
- Laupāhoehoe, near the Highway Overpass
- Assess where to provide a Māmane Street bus shelter in relation to **Policy 78**.

Policy 78

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

- Honoka'a: Māmane Street

(State of Hawai'i Coordinated Public Transit – Human Services Transportation Plan pages 31-55)

Policy 79

Develop, or collaborate with private owners to facilitate the development of, Park-and-Ride facilities throughout the Hāmākua Planning Area.

5.6.3 Community Action

Community Action 28: Identify locations for bus stops, biking facilities (i.e. bike racks, lanes, etc.) and park and ride facilities.

5.7 Improve Water Infrastructure

This section of the CDP prioritizes the improvement of existing potable water systems to support infill growth.

5.7.1 Community Objective

- **Community Objective 6:** Develop and **improve critical community infrastructure**, including **utilities**, healthcare, emergency services, affordable housing, educational opportunities and recreational facilities to keep our 'ohana safe, strong, and healthy.
- **Community Objective 5: Direct future settlement patterns that are sustainable and connected.** Honor Hāmākua's historic and cultural assets **by concentrating new development in existing, walkable, mixed-use town centers** while **limiting rural sprawl**.

5.7.2 County Action

Policy 80

Water system improvements shall correlate with the County's desired land use development pattern. Work with Department of Water Supply to ensure that adequate infrastructure is available in appropriate locations to support infill growth within the Hāmākua CDP growth boundary.

Towns identified in the Hāmākua Planning Area where water availability is inhibiting infill capacity are as follows:

- Pepe'ekeo;
- Hakalau-Wailea;
- Nīnole;
- Honoka'a;

Continue to evaluate growth conditions to coordinate improvements as required to the existing water systems.

Importantly, County water distribution systems shall not be extended outside the growth boundary established in the Hāmākua CDP Land Use Policies and Policy Map, with the exception of water designated specifically for and limited to agricultural irrigation and livestock.

See also:

Policy 116: Cooperate with appropriate State and Federal agencies and the private sector to develop, improve and expand agricultural water systems. (GP 11.2.2(j))

5.8 Improve Environmental Management Facilities

This section of the CDP prioritizes recycling education, waste diversion strategies, and transfer station facility and programmatic improvements.

5.8.1 Community Objective

- **Community Objective 6:** Develop and improve **critical community infrastructure**, including utilities, healthcare, emergency services, affordable housing, educational opportunities and recreational facilities to keep our ‘ohana safe, strong, and healthy.

5.8.3 County Action

Policy 81

Promote the recycling or composting of agricultural, industrial, and municipal waste material through education, outreach, and incentives. (GP 4.3 (d))

Policy 82

Incorporate greenwaste facilities at appropriate rural transfer stations. Particularly assess these facilities for greenwaste options:

- *Honomū*

- *Pa‘auilo*

(GP 10.5.2 (f) & (h); Hawaii Zero Waste Plan, State of Hawai‘i Integrated Solid Waste Management Act (HRS §342G)

Policy 83

Add an additional chute/receptacle at the Honoka‘a Recycling and Solid Waste Transfer Station.

Policy 84

Increase recycling education and outreach online and through signage at rural transfer stations, including:

- *Facility schedules and what types of disposal/recycling/reuse options are available at each of the rural Recycling and Transfer Stations;*
- *Up-to-date information on recycling events;*

Policy 85

Encourage new and maintain and enhance existing community-County partnerships in managing recycling/reuse centers at County facilities to increase waste diversion. (Particularly at Laupāhoehoe Recycling & Transfer Station)

See affiliated **Community Action 30**

Policy 86

Ensure that County Recycling and Transfer Station Facilities are complying with best management practices to ensure pollutants are not contaminating natural resources such as soil, streams, and near coastal waters, especially during periods of heavy rainfall. (GP 4.3 (b) & (h), HRS §58.1-31)

5.8.4 Kōkua Action

See:

Hawai'i State legislature

Kōkua Action 75: Amend HRS to include greenwaste, composting, and fertilizer yards (utilizing only manure and soil) for commercial use as permitted uses on agriculturally zoned land. (HRS 205-4.5(10); HRS 205-2(d)(7); GP 4.3 (d); GP 10.5.2. (f))

5.8.5 Community Action

Community Action 29: Host composting and recycling workshops in collaboration with agencies /organizations such as Dept. of Environmental Management, Recycle Hawai'i, and the University of Hawai'i College of Tropical Agriculture & Human Resources (CTAHR) Cooperative Extension Service.

Community Action 30: Partner with the County to manage recycling/reuse centers at County Facilities.

5.9 Improve Emergency Preparedness & Hazard Mitigation

This section of the CDP prioritizes hardening of facilities, facilities assessments, and evacuation plans for isolated communities.

5.9.1 Community Objective

- Community Objective 6: Develop and improve **critical community infrastructure**, including utilities, healthcare, **emergency services**, affordable housing, educational opportunities and recreational facilities to **keep our 'ohana safe, strong, and healthy**.

5.9.2 County Action

Policy 87

County Civil Defense and State Civil Defense should ensure that communities within the

Hāmākua Planning Area are adequately served by emergency shelters.

Policy 88

In coordination with the State Civil Defense Agency and in line with Multi-Hazard Mitigation Plans, harden critical facilities.

- *Laupāhoehoe Fire Station Hardening;*
- *Replace and relocate the Honoka'a Fire Station to Highway 19;*
- *Harden Kula'imano Community Center (Pepe'ekeo);*
- *Look for opportunities to combine hardening with other facility improvements, such as ADA improvements, etc.*

Policy 89

County Civil Defense, in cooperation with Red Cross, FEMA, State Civil Defense, DOE, and DAGS, should conduct routine facility assessments for all emergency shelters in the Planning Area and keep the County Multi-Hazard Mitigation Plan emergency shelter references up-to-date. (GP 10.3.2(l) & (j))

Policy 90

Develop and adopt hazard mitigation plans specifically for Laupāhoehoe Point and Waipi'o Valley, including evacuation plans. (GP 10.3.2 (j and k))

Policy 91

Assess the feasibility of installing an emergency telephone for Waipi'o Valley residents and determine if additional emergency telephones are appropriate and feasible in other areas of low cellular connectivity. (GP 11.3.2 (b))

Policy 92

Educate and prepare the public for disaster preparedness and response by increasing the

number of CERT programs in the Hāmākua Planning Area. (GP 10.3.2 (k))

Policy 93

Coordinate with FEMA and NRCS to address areas developed prior to flood regulations and riverine flood areas in the Flood Insurance Rate Maps (FIRM). (HCC Chapter 27)

See Also:

Policy 73: Improve substandard sections of the Old Māmalahoa Highway and maintain for use as an alternative, emergency route to Highway 19.

Policy 102: Seek to combine Park facility improvements projects with other needed facility improvements (e.g., ADA improvements with facility hardening, etc.)

5.9.3 Kōkua Action

Department of Education, Department of General Accounting and Services, State Civil Defense, and Federal Emergency Management Agency

Kōkua Action 52:

Conduct routine facility assessments for all emergency shelters and prioritize funding for improvements

Hawai'i Health Services

Kōkua Action 53:

Request State CIP funding to harden Hale Ho'ola Hāmākua (aka: Honoka'a hospital).

See also:

4.9.8 Mauna Kea: for various emergency actions relating to Mauna Kea, and:

State Department of Transportation

Kōkua Action 51: Continue to identify areas vulnerable to rockfall and shoreline erosion in the highway right-of-way and prioritize funding for mitigation.

5.9.4 Community Action

Community Action 31: Coordinate with Civil Defense to develop emergency evacuation plans for residents of Waipi'o Valley and Laupāhoehoe Point.

Community Action 32: Develop and train CERTs throughout the Planning Area.

5.10 Improving Protective Services

This section of the CDP prioritizes police, firefighting, and related facilities. Note: Sections 5.9 and 5.10 overlap considerably in that both sections relate to preventing, mitigating, and addressing emergencies and critical services for preserving life and property.

5.10.1 Community Objective

- **Community Objective 6:** Develop and improve critical community infrastructure, including utilities, healthcare, emergency services, affordable housing, educational opportunities and recreational facilities to keep our 'ohana safe, strong, and healthy.

5.10.2 County Action

Policy 94

Actively expand Community Policing programs such as Neighborhood, Farm, and Business Watch programs. (GP 10.3.2(g))

Policy 95

Optimize use of the Pepe'ekeo substation to increase Police and Fire department presence in the Planning Area and improve emergency response times in Rural South Hilo.

- Consider expanding N. Hilo policing jurisdiction to include parts of rural South Hilo (Honomū and Pepe'ekeo) to increase response times in these rural areas;

Policy 96

Work with community members to develop volunteer firefighter capacity for the Laupāhoehoe Fire Station.

Policy 97

Prioritize securing an emergency vehicle for Honoka‘a fire station with the capacity for providing safe service to Waipi‘o Valley.

See also:

Policy 87: In coordination with State and County Civil Defense Agencies and in line with both agencies’ Multi-Hazard Mitigation Plans, harden critical facilities.

- Laupāhoehoe Fire Station Hardening
- Replace and relocate the Honoka‘a Fire Station to Highway 19
- Look for opportunities to combine hardening with other facility improvements, such as ADA improvements, etc.

5.10.3 Community Action

Community Action 33: Develop volunteer firefighter capacity for the Laupāhoehoe Fire Station.

Community Action 34: Encourage expansion of community policing programs (i.e. neighborhood watch, farm watch, etc.).

5.11 Expand Healthcare & Social Services

This section of the CDP prioritizes healthcare improvements, with an emphasis on advocating for system improvements at the State level.

5.11.1 Community Objective

- **Community Objective 6:** Develop and improve **critical community infrastructure**, including utilities, healthcare, emergency services, affordable housing, educational opportunities

and recreational facilities to **keep our ‘ohana safe, strong, and healthy.**

5.11.2 County Action

Policy 98

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))*

5.11.3 Kōkua Action

Health, Dental, and Vision Care Providers:

The following kōkua actions could be implemented by various health care providers such as: Kaiser Permanente, HMSA, Hawai‘i Dental Service, Hawai‘i Health Systems, Aloha Care Quest, Medicare, etc.,:

Kōkua Action 54:

Develop new, expand, or improve existing community health centers and rural health clinics in the Hāmākua Planning Area. (GP 10.5.2 (a, e))

Kōkua Action 55:

Expand the use of mobile health centers and services (health, screening, vision, dental, etc.) to rotate through the Hāmākua Planning Area on a regular basis.

State of Hawai‘i

Kōkua Action 56:

Continue operation of rural hospitals. (GP 10.5.2(d))

5.12 Strengthen & Expand Education Facilities and Services

This section of the CDP prioritizes education facility coordination between the State, County, and community.

5.12.1 Community Objective

- **Community Objective 6:** Develop and improve critical community infrastructure, including utilities, healthcare, emergency services, affordable housing, **educational opportunities and recreational facilities to keep our ‘ohana safe, strong, and healthy.**

5.12.2 County Action

Policy 99

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))

See also:

Policy 75: Implement a Complete Streets Program, including place-appropriate roadway design and sidewalk development for Hāmākua’s towns and village. (Refer to County Resolution 171-11). Refer also to the Kōkua Actions, below:

5.12.3 Kōkua Action

State Department of Education

Kōkua Action 57:

Work with the County of Hawai‘i and community groups to expand facilities resource sharing opportunities / programs. GP10.1.3 (a); (b); 10.2.2(b)

Kōkua Action 58:

Continually improve existing educational facilities. (GP 10.2.4.2.2 (e); 10.1.2 (a); 10.1.3 (a); 10.2.4.4 (a))

Kōkua Action 59:

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))
See **Policy 75**.

Kōkua Action 60:

Develop and implement a *Safe Routes to School* (SRTS) program. (<http://www.saferoutesinfo.org>)

Hawai‘i State Legislature

Kōkua Action 61:

Allocate sufficient funds to improve traffic, bike, and pedestrian safety improvements at all schools in the Hāmākua Planning Area. See **Policy 75**, and Kōkua Actions 62- 64 from **5.12.3 Kōkua Action**.

5.12.4 Community Action

Community Action 35: Develop and implement Safe Routes to School programs.

(See **Kōkua Action 60**.)

5.13 Expand Parks & Recreation Facilities

This section of the CDP prioritizes recreation improvements and trail development.

5.13.1 Community Objective

- **Community Objective 6:** Develop and improve critical community infrastructure, including utilities, healthcare, emergency services, affordable housing, educational opportunities and **recreational facilities to keep our ‘ohana safe, strong, and healthy.**

5.13.2 County Action

Policy 100

Conduct Park facilities condition assessments and prioritize improvement funding. Update the “County of Hawai‘i Recreation Plan: to reflect newly identified recreational priorities.

Specific needs identified include:

- *Assess court conditions for basketball and tennis courts and prioritize these improvements (e.g., Hakalau tennis courts; Pepe‘ekea basketball courts, etc.).*
- *Identify parks in need of playground equipment and pavilions.*

(GP 12.3 (f) & (e))

Policy 101

Complete the following recreation projects:

- *Solar-water heating for Laupāhoehoe Swimming Pool*
- *Re-roof Honomū Gym and Pāpa‘ikou Gym*
- *Convert the old Honoka‘a courthouse facility to use for community meetings and functions. (Requires a management agreement with the State of Hawai‘i, and relates the intent of GP 12.5.4(a))*
- *Hazardous materials abatement at Pāpa‘aloe Gym (CIP FY2014-2015 Ord. No. 14082, Item # 2014010)*

Policy 102

Seek to combine Park facility improvements projects with other needed facility improvements (e.g., ADA improvements with facility hardening, etc.)

Policy 103

Develop a system of trails and paths for walking, jogging, and biking activities. (GP 12.3 (o))

- Develop a network of pedestrian access trails to places of scenic, historic, natural or recreational values. This system of trails shall provide, at a minimum, an island wide route connecting major parks and destinations (12.3 m))

Policy 104

Coordinate with the Hakalau community to investigate and pursue the redevelopment of the Hakalau gym facility for community use.

See also:

Policy 53: Prioritize CIP funding for reconstruction of the Laupāhoehoe Boat Ramp to provide safe and adequate access to ocean resources for subsistence fisher-people and recreational users.

Policy 58: Explore the feasibility of developing a scenic park (accessible via Mud Lane) with a viewing area of Hi‘ilawe Falls in conjunction with the development of the scenic highway.

This policy is related and dependent on **Policy 57**, and is based on General Plan policy 12.5.4.2 (d).

One of the advantages of developing a scenic park with a view of Hi‘ilawe Falls would be to incentivize scenic viewpoints above the Valley with the goal of minimizing visitor trips into the Valley. To minimize impacts, this park could be accessible via a pedestrian hiking trail developed along the old cane haul road. See also Kōkua Action 23 from **5.13.3 Kōkua Action**.

Policy 60: Support community-based management of the Waipi‘o Valley Visitor Center through a lease or cooperative use agreement with the County Department of Parks and Recreation.

Policy 99: 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))

5.13.3 Kōkua Action

State of Hawai‘i, Department of Education

Kōkua Action 62:

Coordinate with the Hakalau community to pursue the redevelopment and community management options for the old Hakalau School property.

See also:

Bishop Estate, State of Hawai‘i, Kamehameha Schools

Kōkua Action 23: Explore options and collaborate with community groups to increase access to former sugar cane roads to be used as non-motorized trails where feasible and appropriate.

Kōkua Action 26: Perform a feasibility study on the development of a scenic park (accessible via Mud Lane) with a viewing area of Hi‘ilawe Falls in conjunction with the development of Mud Lane into a scenic route. See related policies **Policy 57** and **Policy 58**; GP 12.5.4.2 (d)) and 13.2.5.4.2 (c).

5.13.4 Community Action

Community Action 36: Work with County Dept. of P&R through the County Cooperative Park Management Programs (Adopt a Park, etc.,) to maintain/improve existing park facilities. GP 12.3 (j)

Community Action 37: Hakalau community group to advocate and pursue management and redevelopment options for the Hakalau Gym facility (through County P&R Dept.,) and/or the old Hakalau School property (through the Dept. of Education).

Community Action 38: Work with State and private landowners to develop and maintain additional trails for non-motorized recreation.

5.14 Enhance Telecommunications & Energy Infrastructure

This section of the CDP guides telecommunication and energy infrastructure as high community priorities while also protecting scenic resources.

For policies relating to promoting telecommunications and energy as economic sectors, see **Section 6: Build a Sustainable, Local Economy**.

5.14.1 Community Objective

- **Community Objective 6:** Develop and improve **critical community infrastructure**, including **utilities**, healthcare, emergency services, affordable housing, educational opportunities and recreational facilities to **keep our ‘ohana safe, strong, and healthy**.

5.14.2 Existing Policy

Land Use Policy Intent

- *Ensure a proper balance between the development of alternative energy resources and the preservation of environmental fitness and ecologically significant areas (GP 3.3 (e))*

5.14.3 Land Use Policy

Policy 105

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)

5.14.4 County Action

Policy 106

Collaborate with local businesses, community groups, and private enterprises to develop Wi-Fi service within appropriate towns.

Policy 107

Use alternative energy sources to power County facilities within the Planning Area.

See also:

Policy 37: In the Hāmākua CDP Planning Area, applications for Use Permits for wind energy facilities and telecommunications antennas and 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 character, including open space, public views, and areas of natural and scenic beauty, and proposed conditions to mitigate scenic impacts. (HCC 25-2-60 & 64)

- Require the use of place-appropriate wireless concealment strategies in the development or upgrading of telecommunication towers as appropriate

Policy 91: Assess the feasibility of installing an emergency telephone for Waipi'o Valley residents and determine if additional emergency telephones are appropriate and feasible in other areas of low cellular connectivity. (GP 11.3.2 (b))

5.14.5 Kōkua Action

Hawaiian Telcom, Time Warner Cable, and other service providers

Kōkua Action 63:

Prioritize rural broadband access in underserved areas in the Planning Area (e.g., rural and mauka areas).

Hawai'i Electric Light Company

Kōkua Action 64:

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)

5.14.6 Community Action

Community Action 39: Work with County and private enterprises to bring broadband and Wi-Fi services to the Planning Area's towns.

SECTION 6: BUILD A SUSTAINABLE, LOCAL ECONOMY

E lauhoe mai nā wa‘a; i ke kā, i ka hoe; i ka hoe, i ke kā; pae aku i ka ‘āina.

*Everybody paddle the canoes together;
bail and paddle, paddle and bail,
and the shore is reached.*

Note: The State of Hawai‘i takes an active role in economic development through various endeavors, initiatives, and programs. The role of the County of Hawai‘i in economic development is much more limited. Relative to other counties and municipalities in other parts of the country, Hawai‘i County is a small, rural county with limited revenue sources and jurisdiction. The most direct role that Hawai‘i County plays in economic development is through land use regulation and property tax policy. Otherwise, the County seeks to support economic development through its Department of Research and Development. This Department has economic development specialists who focus on business development, agriculture, energy, tourism, and film. It also maintains the County Data Book and provides small grants to advance local economic development.

Most of **Section 6: Build a Sustainable, Local Economy** of the Draft CDP, is organized by sectors – local agriculture, health and wellness services, creative, education and research, place-based visitor, local retail and town centers, and green industries. Though each sub-section typically includes policies

and Kōkua Actions, growth in each sector will mostly be dependent on implementation of the Community Actions, which are detailed in the “Community Action Guide.” As with the rest of the CDP, near the beginning of each subsection there is a section on Existing Policy. The existing policies for economic development compiled from the General Plan of 2005 are generally aspirational in nature and do not necessarily reflect a realistic impression of the County of Hawai‘i’s economic development capacity. As an example, General Plan Policy 14.2.3 (I) directs the County to: “Assist in the development of agriculture.” This is a well-intentioned policy, but it is vague, varies upon interpretation, and does not provide guidance for any mechanisms to provide assistance to the agricultural industry. Due to the acknowledged limited capacity of County government to directly affect economic development, **Section 6** focuses considerably on Kōkua Actions and Community Actions to achieve community objectives.

6.1 Coordinate Regional Economic Development

This section of the CDP guides the implementation of regional economic development strategies, including an education, enterprise development, and research network, and regional strategies to increase “buying local.”

6.1.1 Community Objective

- **Community Objective 8:** Promote, preserve and enhance a **diverse, sustainable, local economy**.
- **Community Objective 9:** Encourage the **increase and diversity of employment** and living options for residents, **including living wage jobs and entrepreneurial opportunities** that allow residents to work and shop close to home and that complement Hāmākua’s ecology, rural character, and cultural heritage.

6.1.2 Existing Policy

Land Use Policy Intent

- *Provide residents with opportunities to improve their quality of life through economic development that enhances the County's natural and social environments. (GP 2.2 (a))*
- *Economic development and improvement shall be in balance with the physical, social, and cultural environments of the island of Hawai'i. (GP 2.2 (b))*
- *Provide an economic environment that allows new, expanded, or improved economic opportunities that are compatible with the County's cultural, natural and social environment. (GP Goal 2.2 (d))*
- *Strive for diversity and stability in the economic system. (GP Goal 2.2 (c))*

6.1.3 County Action

Policy 108

Develop a distinctive identity for the Hāmākua region to enable public and private industries to promote it as unique within the State of Hawai'i. (GP2.3 (o))

Policy 109

Commission a study of Economic and Financial Impact (EFI) Reviews and recommend integration of EFI Reviews into existing regulatory and approval processes (e.g., the Environmental Impact Statement process and community benefits agreements).

Policy 110

Pursue brownfields assessment grants to complete the Phase I and II environmental assessment for high priority sites in the Planning Area.

6.1.4 Kōkua Action

State of Hawai'i Office of Planning

Kōkua Action 65:

Align the clusters and priority projects in the Comprehensive Economic Development Strategy (CEDs) with the objectives, policies, and actions in the Hāmākua Community Development Plan.

6.1.5 Community Action

Community Action 40: Develop a distinctive identity for the Hāmākua region to enable public and private industries to promote it as unique within the State of Hawai'i. (See **Policy 108**)

Community Action 41: Coordinate regional, cross-sectoral economic development strategies.

Community Action 42: Develop a high-tech, high-touch regional education, enterprise development, and research network.

Community Action 43: Coordinate regional strategies to increase "buying local."

6.2 Strengthening Local Agriculture

This section of the CDP guides efforts to strengthen the local agriculture value chain, including agricultural land acquisition, agricultural parks and water systems, the diversification of agriculture-based businesses on agricultural land, and agricultural tourism.

See also Section 4.3 Protect Agricultural Lands & Open Space.

6.2.1 Community Objective

- **Community Objective 11:** Enhance and promote **local and sustainable agriculture, farming, ranching, renewable energy**, and related economic support systems.
- **Community Objective 13:** Promote appropriate rural tourism that welcomes guests for an

alternative visitor experience. Promote Hawai‘i’s host culture and Hāmākua’s heritage, including historic roads and plantation towns, and festivals that celebrate our rich multi-cultural music, art, and agriculture.

6.2.2 Existing Policy

Land Use Policy Intent

- *Preserve and enhance opportunities for the expansion of Hawaii’s Agricultural Industry. (GP 14.2.2 (c)) See also: (GP 2.3 (a)) (GP 14.2.3 (e)); (GP 14.2.3 (l)); (GP 14.2.4.7.2)*
- *Assist other State agencies, such as the University of Hawaii, College of Tropical Agriculture and Human Resources, University of Hawaii at Hilo, College of Agriculture, Forestry and Natural Resources Management, Department of Business, Economic Development and Tourism, Office of Planning, Department of Land and Natural Resources and Department of Agriculture, on programs that aid agriculture. (GP 14.2.3 (c))*
- *Encourage and support the expansion of agriculture, including forestry and the macadamia nut industry. (GP 14.2.4.7.2) Support the development of a native hardwood industry. (GP 2.4.3.2 (c)); see also (GP 2.4.4.2 (e)).*
- *Assist the fishing industry, other ocean based industries, and aquaculture through a cooperative effort with State and Federal agencies. (GP 2.4.9.2 (b))*

6.2.3 County Action

Policy 111

Implement the County of Hawai‘i Agriculture Development Plan of 2010 (adopted via resolution no.61-11).

In particular:

- Marshal resources for key infrastructure projects that would broadly benefit the agricultural sector;

- Serve as a liaison and ombudsman for local agricultural ventures and interests and government agencies at the county, State, and U.S. federal levels;
- Provide extension and inspection services.

Policy 112

Encourage the establishment and continued operation of open farmers’ markets to allow local agricultural producers to market their products. (GP 2.3 (u))

Policy 113

In order to provide a means for local agricultural producers to market their products, the County shall interpret HRS 205 liberally to allow the establishment and continued operations of open farmers’ markets and road-side stands in the State Land Use Agricultural district without a Special Permit. If the project qualifies for Plan Approval, a market management plan containing provisions for adequate on-site parking, on-site and off-site traffic management, and adequate sanitation facilities must be approved by the Planning Department prior to the operation of the open farmers market.

Policy 114

Amend Hawai‘i County Code, Section 15-72 to expand the designated list of parks authorized to allow farmers’ market permits to include parks in rural areas that lack appropriate commercial zoned lands for farmers markets.

Policy 115

Support the development of private, County, and State agricultural parks to make agricultural land available for agricultural activities. (GP 14.2.3(k))

Policy 116

Cooperate with appropriate State and Federal agencies and the private sector to develop,

improve and expand agricultural water systems in appropriate areas on the island. (GP 11.2.2(j))

See also:

Policy 44, see point #5 regarding Best Management Practices for agriculture and forestry.

Policy 55: Provide a tax credit for landowners for the perpetual conservation of taro systems on private land (i.e. agricultural, conservation or cultural easements) for owners and lessees who enter into long term agreements (20 years) to rehabilitate taro systems to active use.

Policy 120: 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))

6.2.4 Kōkua Action

State of Hawai‘i Department of Education

Kōkua Action 66:

Develop and support Farm to School programs and other programs designed to provide locally produced food to Planning Area schools.

State of Hawai‘i, Department of Health (and Dept. of Ag – USDA)

Kōkua Action 67:

Work with local farmers/producers to educate and facilitate the development and management of farmers markets within the Planning Area. (GP 2.3 (u))

- Increase safe food handling education opportunities tailored to farmers;
- Increase transparency on policy and education on DOH rules relating to food production and food service.

State of Hawai‘i, Department of Agriculture

Kōkua Action 68:

Support the development of agricultural parks to make agricultural land available for agricultural activities. (GP 14.2.3(k))

Kōkua Action 69:

Cooperate with County and Federal agencies and the private sector to develop, improve and expand agricultural water systems in appropriate areas on the island. (GP 11.2.2(j))

University of Hawaii at Hilo / Hawai‘i Community College

Kōkua Action 70:

Prioritize development of programs and research that increases local agricultural capacity, including marketing and other small business training.

Kōkua Action 71:

Explore the feasibility of establishing an aquacultural program in the Hāmākua Planning area for research, demonstration, and development purposes. (GP 2.4.2.2(i))

See also:

State of Hawai‘i, Governor

Kōkua Action 28: Release allocated disaster funding to help taro farmers and residents of Waipi‘o Valley to avoid future flood damage. (TSPTF recommendation)

State Department of Agriculture

Kōkua Action 29: Apply for Specialty Crop Block Grants to strengthen taro production.

Hawai'i State Legislature

Kōkua Action 7: Pass legislation enabling land banks that counties can use to acquire tax-delinquent properties and use them to preserve agricultural land and open space.

6.2.5 Community Action

Community Action 44: Strengthen the local agriculture value chain by:

- Develop a marketing brand for Hāmākua products (Assist in the promotion of products produced in Hāmākua (GP 2.3(t)).
- Support Farm to School/Farm to Table Programs, CSAs, and other local farm-to-consumer initiatives;
- Support and develop celebratory events that support agriculture (e.g., festivals, rodeos, parades, community gathering events at farmers' markets, etc.).
- Work to effectively manage or eradicate invasive species that impact agricultural production.

Community Action 45: Promote farmers' market events as community and visitor gathering places.

See also:

Community Action 43: Coordinate regional strategies to increase "buying local."

Community Action 47: Collaborate with farm groups, community organizations, and the County to support the Kohala Center's research and training programs (i.e., the Ku I Ka Māna farmer training program).

6.3 Expand Health and Wellness Industry

Health and wellness is an important and growing sector in the Planning Area. While the County is limited in its capacity to directly increase health and wellness as an industry, there are various approaches

the County currently uses to address health and wellness through programs and outreach in coordination with various other agencies and organizations. See also **Section 5.11 Expand Healthcare & Social Services** for strategies that address healthcare and wellness services.

6.3.1 Community Objectives

- **Community Objective 9:** Encourage the **increase and diversity of employment** and living options for residents, **including living wage jobs and entrepreneurial opportunities** that allow residents to work and shop close to home and that complement Hāmākua's ecology, rural character, and cultural heritage.

6.3.2 County Action

See also:

Policy 120: 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))

6.3.3 Community Action

Community Action 46: Establish a comprehensive network of health and wellness services.

6.4 Promote the Creative, Education, & Research Sector

This section of the CDP guides the development of a regional education, enterprise development, and research network.

6.4.1 Community Objective

- **Community Objective 9:** Encourage the **increase and diversity of employment** and living options for residents, including **living wage jobs and entrepreneurial opportunities** that allow residents to work and shop close to home and

that complement Hāmākua’s ecology, rural character, and cultural heritage.

6.4.2 Existing Policy

Land Use Policy Intent

- *Assistance to small businesses in obtaining loans and management education classes and manpower training programs shall be encouraged. (GP 14.3.5.2.2 (b))*

6.4.3 County Action

Policy 117

Promote and develop the island of Hawai‘i into a unique scientific, environmental, and cultural model, where economic gains are in balance with social and physical amenities. Development should be reviewed on the basis of total impact on the residents of the County, not only in terms of immediate short run economic benefits. (GP 2.2(h))

6.4.4 Kōkua Action

State of Hawai‘i, Workforce Development Division

Kōkua Action 72:

Assist in the development of management and training programs to strengthen the skill levels of the workforce to be in step with existing and emerging industries (GP 2.4.2.2 (e), 14.3.5.2.2 (b))

6.4.5 Community Action

Community Action 47: Collaborate with farm groups, community organizations, and County to support the Kohala Center’s research and training programs (i.e., the Beginner Farmer-Rancher Development program)

6.5 Develop a Place-Based Visitor Industry

This section of the CDP guides the development of a regional ho‘okipa network – a place-based approach to community tourism.

6.5.1 Community Objective

- Community Objective 13: Promote appropriate rural tourism that welcomes guests for an alternative visitor experience. Promote Hawai‘i’s host culture and Hāmākua’s heritage, including historic roads and plantation towns, and festivals that celebrate our rich multi-cultural music, art, and agriculture.

6.5.2 Existing Policy

Land Use Policy Intent

- *Balance development with the social and physical environment of the area. Provisions for orderly development, housing, and pollution controls shall be implemented. (GP 2.4.9.2 (a))*
- *The development of visitor accommodations and any resort development shall complement the character of the area. (GP 14.7.5.9.2 (a))*
- *Encourage the development of small hotels in Honoka‘a. (GP 14.7.5.4.2(a))*

6.5.3 County Action

Policy 118

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))

Policy 119

Encourage appropriate visitor-related uses and facilities. Some examples of appropriate visitor-related uses and facilities are ones that:

- *Directly promote Agriculture, Ecotourism, Health & Wellness; or Cultural Heritage, and/or. . .*
- *Are Located near points of interest (as long as they will not detract from the natural beauty of the area, or negatively impact the host community's privacy/public safety and rural lifestyle); and/or. . .*
- *Offer an educational experience as well as recreational activities.*

Policy 120

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))

Policy 121

Encourage and assist in the promotion of festivals and events that celebrate regional culture, heritage, and agriculture.

See also related:

Community Action 14

Community Action 44

Community Action 49

Policy 122

Support the designation of sections of the Old Māmalahoa Highway as a scenic byway through the State Scenic Byway Program.

Policy 123

Encourage and provide incentives for businesses to develop and promote public restrooms for visitors along Highway 19.

See also:

Policy 108: Develop a distinctive identity for Hāmākua to enable public and private industries to promote it as unique within the State of Hawai‘i. (GP2.3 (o))

And Scenic policies in **4.5 Preserve Scenic Areas and Viewsheds:**

Policy 57: Explore the feasibility of developing a scenic route from the Waipi‘o Valley Lookout extending mauka to connect to Mud Lane at the entrance of Waimea. (See also related **Policy 58**)

6.5.4 Kōkua Action

Hawai‘i Tourism Authority

Kōkua Action 73:

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))

- Encourage appropriate visitor-related uses and facilities (such as Bed and Breakfasts). Some examples of appropriate visitor-related uses and facilities are ones that:
 - Directly promote Agriculture, Ecotourism, Health & Wellness; or Cultural Heritage, and/or. . .
 - Are Located near points of interest (as long as they will not detract from the natural beauty of the area); and/or. . .
 - Offer an educational experience as well as recreational activities.
- Encourage and assist in the promotion of festivals and events that celebrate regional culture, heritage, and agriculture.

See also:

Department of Transportation

Kōkua Action 10: Assess siting options for and develop new scenic lookouts along Highway as appropriate to ensure ocean, mountain, and waterfall views are preserved from development.

Kōkua Action 11: Consider adding/improving viewing locations and interpretive signage near

the scenic bridges for safe parking and views of the areas' waterfalls and coastline. Work with the Hawai'i Tourism authority to improve signage on the Highway and identify safe viewing locations.

6.5.5 Community Action

Community Action 48: Develop a regional ho'okipa network – a place-based approach to community tourism.

Community Action 49: Develop and support cultural festivals and events with a view to welcoming visitors.

Community Action 50: Develop and promote public restroom facilities at various locations along Highway 19.

6.6 Revitalize Local Retail & Hāmākua's Town Centers

This section primarily points to various policies throughout the CDP that encourage the rehabilitation and revitalization of the Planning Area's commercial centers.

6.6.1 Community Objective

- **Community Objective 10: Revitalize retail, service, dining, and entertainment centers** that complement the community's rural character and culture.
- **Community Objective 13:** Promote appropriate rural tourism that welcomes guests for an alternative visitor experience. Promote Hawai'i's host culture and Hāmākua's heritage, including historic roads and plantation towns, and festivals that celebrate our rich multi-cultural music, art, and agriculture.

6.6.2 Existing Policy

Land Use Policy Intent

Policies Specific to Hāmākua District:

- *Encourage commercial activities within Honoka'a town to promote and enhance the history and culture of the paniolo and former sugar plantation. (GP 14.3.5.4.2 (c))*

6.6.3 County Action

Policy 124

Encourage the rehabilitation of existing service-oriented industrial areas. (GP 14.4.5.4.2(b))

See also:

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. This is reflected in the location of "Medium Density Urban" (MDU) areas on the official Land Use Policy Map

Smaller villages and towns are encouraged to develop neighborhood-scale commercial uses allowed within the Low Density Urban category.

Policy 15: To ensure the preservation of historic and cultural village character, provide technical support to develop Town Revitalization Plans.

Policy 47: Support the development and promotion of Heritage Corridors as part of a coordinated effort to promote the roadways and towns of the Hāmākua Planning Area. GP 6.3 (I)

Policy 123: Encourage and provide incentives for businesses to develop and promote public restrooms for visitors along Highway 19.

6.6.4 Community Action

See also:

Community Action 1: Develop town revitalization plans focused on developing guidelines for preserving historic and cultural character, infrastructure improvements, developing affordable housing, and promoting economic revitalization.

Note the following General Plan priority:

- Focus on urban renewal of Honoka'a. (GP 14.3.5.4.2 (a))

See corresponding **Policy 15**.

enhanced through the use of economic incentives. (GP 2.3 (h))

- *Encourage the development of alternate energy resources. (GP 3.3(a))*
- *Encourage the development and use of agriculture products and by-products as sources of alternate fuel. (GP 3.3 (b))*
- *Ensure a proper balance between the development of alternative energy resources and the preservation of environmental fitness and ecologically significant areas. (GP 3.3 (e))*
- *Strive to diversify the energy supply and minimize the environmental impacts associated with energy usage. (GP 3.3(k))*

6.7.3 County Action

Policy 125

Support local training and education programs to develop green job growth; especially in renewable energy and natural resource management. (GP 2.4.2.2 (e))

See also:

Policy 117: Promote and develop the island of Hawai'i into a unique scientific and cultural model, where economic gains are in balance with social and physical amenities. Development should be reviewed on the basis of total impact on the residents of the County, not only in terms of immediate short run economic benefits. (GP 2.2(h))

Kōkua Action 72: Assist in the development of management and training programs to strengthen the skill levels of the work force to be in step with existing and emerging industries. (GP 2.4.2.2(e))

6.7 Encourage Green Industries

This section of the CDP guides sustainable, ecologically sensitive approaches to economic development.

6.7.1 Community Objective

- **Community Objective 8:** Promote, preserve and enhance a **diverse, sustainable**, local economy
- **Community Objective 9:** Encourage the increase and **diversity** of employment and living options for residents, including living wage jobs and entrepreneurial opportunities that allow residents to work and shop close to home and that **complement Hāmākua's ecology**, rural character, and cultural heritage.
- **Community Objective 11:** Enhance and promote local and sustainable agriculture, farming, ranching, **renewable energy**, and related economic support systems.

6.7.2 Existing Policy

Land Use Policy Intent

- *The land, water, air, sea, and people shall be considered as essential resources for present and future generations and should be protected and*

6.7.4 Kōkua Action

Hawai'i Electric Light Company

Kōkua Action 74:

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)

Hawai'i State Legislature

Kōkua Action 75:

Amend HRS to include greenwaste, composting, and fertilizer yards (utilizing only manure and soil) for commercial use as permitted uses on agriculturally zoned land. (HRS 205-4.5(10); HRS 205-2(d)(7); GP 4.3 (d); GP 10.5.2. (f))

6.7.5 Community Action

Community Action 51: Develop local, renewable, distributed energy networks.

Community Action 52: Pilot a program to secure community payments for ecosystem services (PES).

6.8 Preserve Informal Economies and Living off the Land

This section of the CDP preserves traditional subsistence living, reciprocity arrangements, and opportunities to live off the land.

6.8.1 Community Objective

- Community Objective 12: Preserve **traditional subsistence practices** and encourage a **reciprocity (e.g. bartering) economy** as a sustainable complement to Hāmākua's resource-based economy.
- Community 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.

6.8.2 Existing Policy

Land Use Policy Intent

- *Protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes and possessed by ahupua'a tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778, subject to the right of the State to regulate such rights.* (Hawai'i State Constitution, Article 12, section 7)
- *Appropriate public access to and along the shoreline shall be ensured as a condition of SMA exemptions and permits.* (HRS 205A-26)
- *Subdividers of six or more lots, parcels, units, or interests shall be required to dedicate land for public access for pedestrian travel from a public highway or street to the land below the high-water mark on any coastal shoreline or to areas in the mountains where there are existing facilities for hiking, hunting, fruit-picking, ti-leaf sliding, and other recreational purposes, and where there are existing mountain trails.* (HRS 46-6.5 and HCC 34-4(c))

6.8.3 County Action

See also:

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

- o Seek to use conservation easements or acquisition opportunities through funding sources such as PONC, etc., once critical habitat areas are identified as priorities to protect.
- o Seek to protect with easements or acquire suitable important coastal lands that would protect viewsheds, provide the public with access to scenic viewing areas, or otherwise

promote appropriate coastal recreation and subsistence.

- o Support the efforts of landowners in establishing conservation and agricultural easements to preserve important resources in perpetuity.

Policy 48: ‘County of Hawai‘i Public Access and Trail Program.’ (See policy for complete text)

Policy 50: 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 sites for gathering, hunting, and other recreational purposes.

Policy 53: Prioritize CIP funding for reconstruction of the Laupāhoehoe Boat Ramp to provide safe and adequate access to ocean resources for subsistence fisher-people and recreational users;

Policy 112: Encourage the establishment of open farmers’ markets to allow local agricultural products to market their own products. (GP 2.3 (u));

See also **4.8.5 Kōkua Action** and:

Kōkua Action 22: To facilitate greater public access to and along the shoreline and elsewhere, amend HRS 520, Hawai‘i’s Recreational Use Statute (RUS), to:

- Decrease ambiguity and discourage frivolous lawsuits;
- Encourage private landowners to voluntarily allow public access through incentives.

Kōkua Action 23: Explore options and collaborate with community groups to increase access to former sugar cane roads to be used as non-motorized trails where feasible and appropriate.

Kōkua Action 37: Consider establishing a working group with surrounding land owners and the user-community to educate users and manage ATV use in the near-summit region.

Kōkua Action 38: Work together, in partnership with hunting associations and other land stewards, to establish clear recreational hunting policies and disseminate education regarding these policies.

6.8.4 Community Action

See:

Community Action 4: Support the organization of a community-based hui for Laupāhoehoe fisher people.

Community Action 22: Collaborate with surrounding land owners and the user-community to educate users and manage ATV use in mauka areas and in the Mauna Kea region.

Community Action 38: Work with State and private landowners to develop and maintain additional trails for non-motorized recreation.