



# Hāmākua Community Development Plan

August 2018  
Ordinance No. 2018-78





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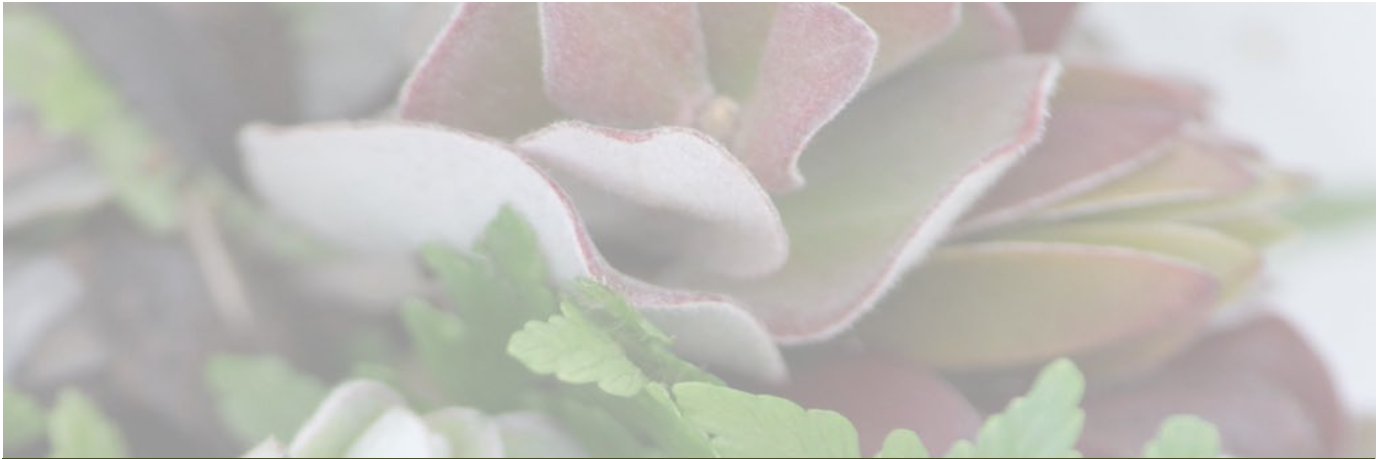
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## SECTION 1: INTRODUCTION

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

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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 Hawai'i, 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, 'O'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**.

### 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 Pa‘auilo 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 December 19,2016)**

- **Hāmākua CDP (Adopted as County Ordinance 2018-78 on August, 2018)** For links to the above documents and to learn more about the Hāmākua CDP, see <http://hawaii-county-cdp.info/hamakua-cdp>

### 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

The Hāmākua CDP is currently organized as follows:

### **The Hāmākua Community Development Plan** (this document)

#### **Appendix**

1. CDP Purpose and Scope
2. CDP Planning Process
3. Community Profile
4. Background Analysis
  - A. 'Āina: Natural and Cultural Resource Management Analysis
  - B. Community Building Analysis
  - C. Local Economic Development Analysis
5. CDP Strategy Rationale

#### **III. Implementation Tools**

1. Land Use Policy Guide
2. Guidance to Agencies

#### **IV. Community Implementation Tools**

1. Community Action Guide
2. Action and Monitoring Matrix (to be completed after CDP adoption)

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

*‘Ike aku, ‘ike mai. Kōkua aku, kōkua mai. Pēlā ka nohona ‘ohana.  
Watch, observe. Help others and accept help. That is the family way.<sup>1</sup>*

The County of Hawai‘i extends a warm Mahalo to the following:

### Hāmākua Steering Committee

Ku‘ulei Badua  
Glenn Carvalho  
Farrah-Marie Gomes  
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Brad Kurokawa  
Lorraine Mendoza  
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Craig Neff  
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#### Community (Values & Vision) Liaisons

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Farrah-Marie Gomes  
Donna Johnson

### Community Resources

#### Meeting Venues & Refreshments

North Hawai‘i Education & Research Center  
Department of Parks & Recreation Staff  
Laupāhoehoe Library Staff  
Queen Lili‘uokalani Trust

And a huge Mahalo to the people of Hāmākua, who came out in record numbers to ground the CDP in their Values and Vision and continued to provide guidance at every step along the way.

Special thanks to the many volunteers who supported community meetings and the local organizations who assisted and provided refreshments.

---

<sup>1</sup> Mary Kawena Pukui, ‘Ōlelo No‘eau

## 1.3 Glossary of Terms and Acronyms Used

### 1.3.1 Glossary of Terms

**Ahupua'a:** Hawaiian Land division usually extending from the uplands to the sea.

**'Āina:** 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.

**Bluff:** A high, steep bank, as by a river or the sea, or beside a ravine or plain; a cliff with a broad face; most bluffs border a river, beach, or other coastal area.

**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).

**Cottage Industry:** a small-scale industry that can be carried on at home generally by family members using their own equipment.

**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."

**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 Hawai'i <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.

**Ho'owaiwai:** 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 in the General Plan LUPAG maps, (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 - State designation (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 Study Bureau (SLB) Detailed Land Classification:** The Land Study Bureau of the University of Hawaii prepared an inventory and evaluation of the State's land resources. The Bureau grouped all lands in the State, except those in the urban district, into homogeneous units of land types; described their condition and environment; rated the land on its over-all quality in terms of agricultural productivity; appraised its performance for selected alternative crops; and delineated the various land types and groupings based on soil properties and productive capabilities.

**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.

**Pali:** Cliff, precipice, steep hill or slope (sometimes used interchangeably with ‘bluff’).

**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.

**Urban Growth Boundary:** this is the line designating a town's current or future desired urban boundary, as shown in the CDP Land Use Guide Maps. Generally, this is where the Low Density Urban (LDU) designation ends, and either the Rural or Agricultural designation begins.

**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.

**BCBA:** 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

## 1.4 Introduction to the Hāmākua Planning Area

### 1.4.1 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 Waipi‘o 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 Hawai‘i 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.<sup>2</sup>

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.

### 1.4.2 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.

#### VALUES

**This grouping of values comments captures the people/ place/lifestyle connection in the CDP planning area.**

**COMMUNITY/‘OHANA** (community, aloha, education, ‘ohana, heritage, cultural and ethnic diversity)

**‘ĀINA/NATURAL RESOURCES** (natural beauty, viewplanes, natural resources, shoreline, weather, open space, environmental quality)

**COUNTRY/RURAL LIFESTYLE** (rural/small town, agriculture, peace and quiet, lifestyle, no traffic, controlled development, sports and outdoor recreation)

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<sup>2</sup> See Appendix V4B: Community Building Analysis.

## 1.5 Hāmākua Today: Community Assets and Challenges

### 1.5.1 Assets

#### 1.5.1.1 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.

#### 1.5.1.2 Settlement Patterns

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

#### 1.5.1.3 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.

#### 1.5.1.4 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

## 1.5.2 Challenges

### 1.5.2.1 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

### 1.5.2.2 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

### 1.5.2.3 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’aloe gym is partially cordoned off due to hazardous materials; Hakalau tennis courts are an inadequate playing surface, and the gyms in Pāpa’ikou need to be reroofed.

### 1.5.2.4 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.

## 1.6 Hāmākua Tomorrow: Community Vision

### 1.6.1 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:

#### KEY ISSUES AND PRIORITIES

This grouping of topics illustrates the top issues identified in responses to the 20-year vision question.

**LOCAL ECONOMY** (economically and environmentally sustainable agriculture, local business, jobs, retail, services, dining, renewable energy, housing)

**RECREATION** (parks and gathering spaces, facilities, programs, youth recreation, outdoor recreation)

**EDUCATION** (improved schools, quality education, adult/vocational/higher education)

**HEALTH CARE** (hospital/clinic, elderly care, more medical professionals, social services)

**‘ĀINA** (natural resources, land use, public access, environmental quality, natural beauty, sustainability)

**PUBLIC SERVICES** (transportation, roadways, mass transit, public utilities, protective services)



## 1.6.2 Values and Vision Statement

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

*We, the residents of Hāmākua recognize that the foundation of our life, livelihood and well-being comes from the ‘āina-the land, the seas, the rivers and streams, the forests, and the skies. As active stewards, we mālama the ‘āina as the source of sustenance for ourselves and future generations. This Kanaka Maoli wisdom guides our actions with the principle that “what is good for the land, is good for the people.”*

*‘O ka mea kūpono ‘āina ka mea kūpono kanaka.*

*Our pristine landscapes and rich agricultural lands from mauka to makai, native forests to coastal waters, streams and watersheds, the sweeping views and open spaces are protected and enhanced. We protect our culturally significant and sacred places, and nurture our diverse cultural and plantation heritage. Access to natural resources and care for the ‘āina supports and perpetuates subsistence and recreation, Native Hawaiian, and other cultural traditions.*

*Hāmākua is a rural community of distinctive small towns and villages thriving on sustainable agriculture and ranching to provide ourselves and the rest of Hawai‘i with healthy food and locally grown products.*

*Our vibrant economy is based on local businesses that are able to provide living wage jobs and ensure access to goods and services so that our families can work and shop close to home. We produce and rely on clean, renewable energy to power our communities and businesses.*

*Our high quality of life is rooted in our strong sense of ‘ohana and community. We support lifetime learning through the expansion of educational opportunities for all residents. Access to quality healthcare, elderly care, and affordable housing is provided. We host festivals for music, culture, arts, and agriculture, and are known for our parks, gathering places, and recreation programs.*

*Our communities are connected by a network of safe, well maintained roadways and we enjoy multiple transportation choices. Our community prides itself on its heritage roads as alternative, slower routes between our popular destinations and our historic plantation villages.*

*Hāmākua is a place where change is thoughtful & deliberate. Our deep aloha for the ‘āina compels and ensures smart, sustainable development, and the protection and perpetuation of Hāmākua’s uniqueness now and into the future.*

*~ adopted by the Hāmākua CDP Steering Committee on March 1, 2011*

## 1.7 From Vision to Action

### 1.7.1 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 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.

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.

### 1.7.2 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 V4 and V5 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.

### 1.7.3 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.

#### 1.7.4 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.



# SECTION 2: APPLICABILITY



## 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 Hawai'i, 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, 'O'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 will 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 land use policy guidance for the Hāmākua CDP planning area and will be implemented through all County of Hawai‘i actions. In addition, the Land Use Policies 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 may 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 CDP 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, etc.).

Within the body of the CDP, official policy language from Land Use Policies and County Actions are *italicized*; whereas any explanatory language, references, or other information necessary to explain the intent or implementation of the policy, is in regular text.

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

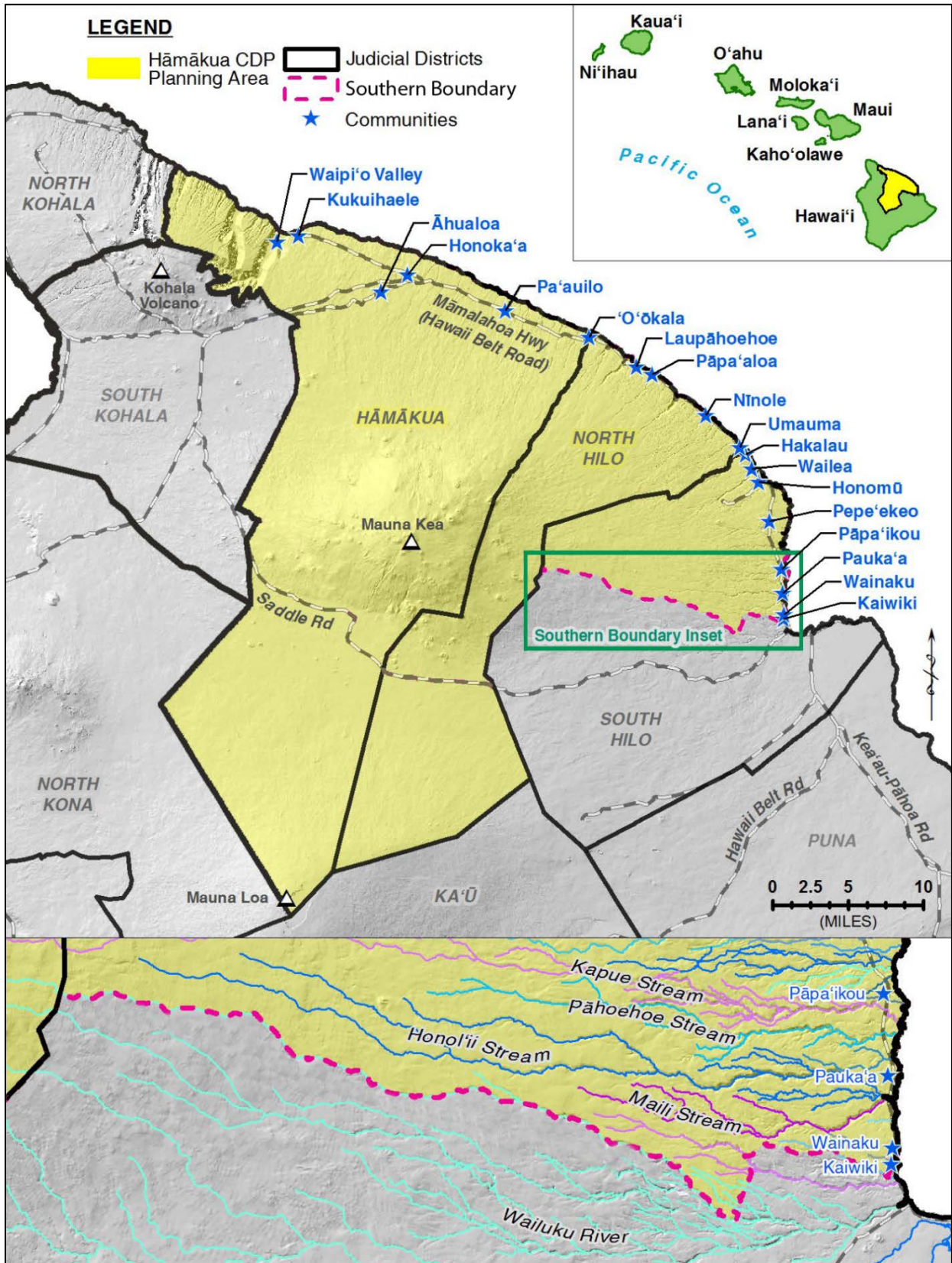
There is a strong connection between each type of CDP strategy and roles during CDP implementation. The success of CDP implementation will largely depend on each partner focusing where it can make the biggest difference. Therefore, to facilitate CDP implementation;

- “Land Use Policies” are re-organized in “Chapter II: Planners 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

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*Pūpūkahi i holomua  
Unite to move forward*

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# 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 1.7.1 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, heiau, 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, viewscapes, 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 are adopted as the Land Use Guide Map for the Hāmākua CDP Planning Area. Future land use decisions in the Hāmākua CDP planning area shall be consistent with the Land Use Guide Map, unless the CDP and the General Plan are in direct conflict, in which case the General Plan shall be controlling.*

*As with the General Plan Land Use Pattern Allocation Guide (LUPAG) map, the CDP Land Use Guide Map designates preferred future development patterns by indicating the general location of various land uses in relation to each other. To maintain consistency, the land use category definitions used in the CDP Land Use Guide Map are identical to those used in the 2005*

*General Plan LUPAG map. The CDP Land Use Guide Map also sets Urban Growth Boundaries for every town/village in the Planning Area where the Low Density Urban designation ends.*

See **Policy 6** for guidance on LUPAG amendments/changes of zone to Industrial in the LUPAG LDU designation.

See **Policy 12** for the County Action that aligns the CDP Land Use Guide Policy Map with the General Plan. Policy 12 is necessary because the CDP Land Use Guide Map does not automatically amend the General Plan.

#### Policy 2

*Land use designation changes that would result in new State Land Use Urban or new County zoning for residential, commercial, or industrial uses outside a designated Urban Growth Boundary shall not be approved within the Special Management Area. (HRS 205-A; GP 8.3(d))*

See **Policy 6** for guidance on Industrial areas.

#### 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 CDP Land Use Guide Map.*

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

See **3.1.7 Land Use Guide Maps**, Figures 2-13 for the Land Use Guide Maps, and refer to the Appendix V5 CDP Policy Rationale 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 CDP Land Use Guide Map, which is intended to facilitate changes of zone to the “Family Agricultural District” (FA).*

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

- *A low density area that provides a transitional use buffer area between strictly residential and commercially productive agriculture areas, and;*
- *A mix of personal or family-scale productive commercial or subsistence agricultural use on all newly established parcels in the Rural area, and;*
- *Areas with parcels having a median size of between 2 – 3 acres but not to facilitate subdivision of parcels less than 1 acre in size.*

*Agricultural areas outside the Urban Growth Boundary and outside designated Rural areas are to be preserved for agricultural uses, open space, scenic viewsheds, and natural beauty areas.*

See **Policy 5**.

#### Policy 5

*In the CDP Land Use Guide Map, the Urban Growth Boundary between developed areas (designated “Low/Medium Density Urban”) and lands designated as Agricultural or Rural are intended to direct growth in the Hāmākua CDP planning area. Areas that are clearly beyond 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 boundary in the Hāmākua CDP Land Use Guide Map establishes specific Urban Growth Boundaries (UGBs) at the intersection between Urban and Rural/Agricultural land uses. The CDP strategy of mapping parcel-specific Urban designations whenever possible 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 or criteria 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:*

- *LUPAG Amendment and Change of Zone: If the subject property is located in the State Land Use Urban district, a LUPAG amendment and change of zone request to the appropriate industrial zoning could be considered and evaluated on a case-by-case basis;*
- *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 CDP policies and objectives, HRS 205*

*(including the land study bureau’s detailed land agricultural land productivity rating), and the General Plan. Industrial development shall be located in areas adequately served by transportation, utilities, and other essential infrastructure (General Plan Policy 14.4.3 (e)).*

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** and **Policy 2**). 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 CDP Land Use Guide Map for the Hāmākua Planning Area, in the “Low Density Urban” (LDU) and Medium Density Urban (MDU) categories, variances or PUDs that maintain consistent village/town character should be encouraged in those cases where provisions of the zoning and subdivision code are inconsistent with the character of surrounding neighborhoods.*

See also **Policy 10**

#### Policy 8

*In new, previously zoned Residential subdivisions in coastal areas, subdivisions should be encouraged to develop as Cluster Plan Developments (C.P.D.) pursuant to HCC Section 25-6-20, in order to achieve CDP objectives in relation to preserving open space, recreational areas, or scenic viewsheds.*

#### 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) and Planning Commission Rule 16-4(b)(6))*

See also **Policy 8**.

#### Policy 11

*When considering variances 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 should be amended to be consistent with the Hāmākua CDP Land Use Guide Map. If the definitions of land use designations in the General Plan are revised, the following factors should guide land use designations in the Hāmākua Planning Area:*

- *Factor 1: Minimize new coastal development*
- *Factor 2: Minimize encroachment onto agricultural lands*
- *Factor 3: Align with State Land Use District Boundary*
- *Factor 4: Align with County zoning*
- *Factor 5: Accommodate projected population growth*
- *Factor 6: Align with infrastructure – Potable Water*
- *Factor 7: Align with infrastructure – Roadway Network*
- *Factor 8: Align with infrastructure – Wastewater*
- *Factor 9: Ensure that commercial designations are appropriate – (MDU)*
- *Factor 10: Ensure that industrial designations are appropriate and consistent*

*More details on these factors can be found in the Appendix V. CDP Policy Rationale. While these factors cannot be applied absolutely in every land use situation, they should be considered as important criteria when amending the General Plan.*

- *Amend General Plan Table 14-5 to reflect the following LUPAG map amendments: Pāpa'īkou, Pāpa'aloa, and Pa'auilo should no longer be identified as LUPAG Industrial areas.*

See also **Policy 6** regarding Industrial designations.

#### Policy 13

*Develop incentives for Cluster Plan Developments that leave natural, open space buffer areas along the shoreline, streams, and gulches, or adjacent to forest, conservation areas, or other culturally/environmentally sensitive areas.*

See corresponding **Policy 8**.

#### Policy 14

*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.*



Figure 2: Wainaku/Kaiwika Land Use Guide Map

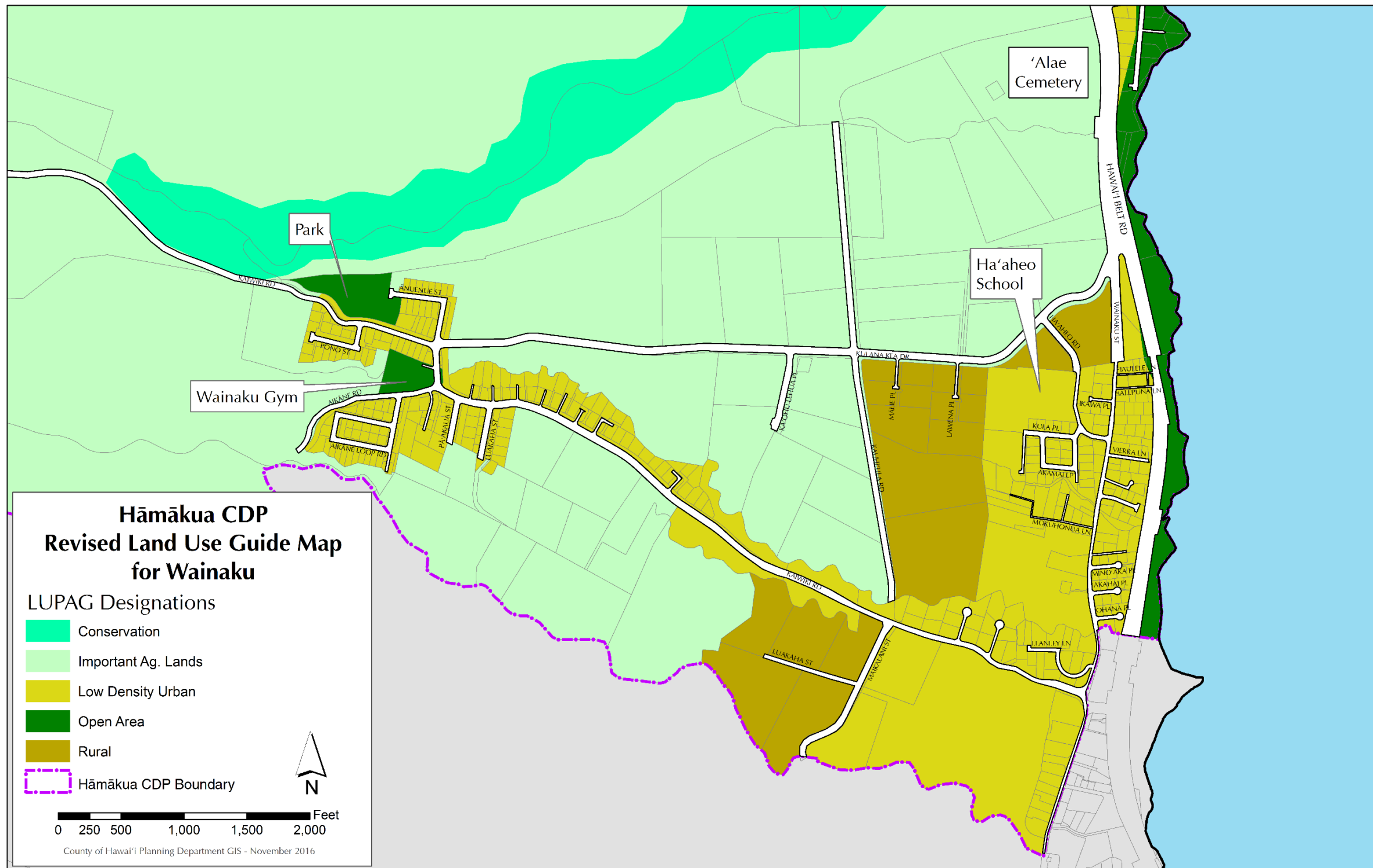


Figure 3: Pauka'a Land Use Guide Map

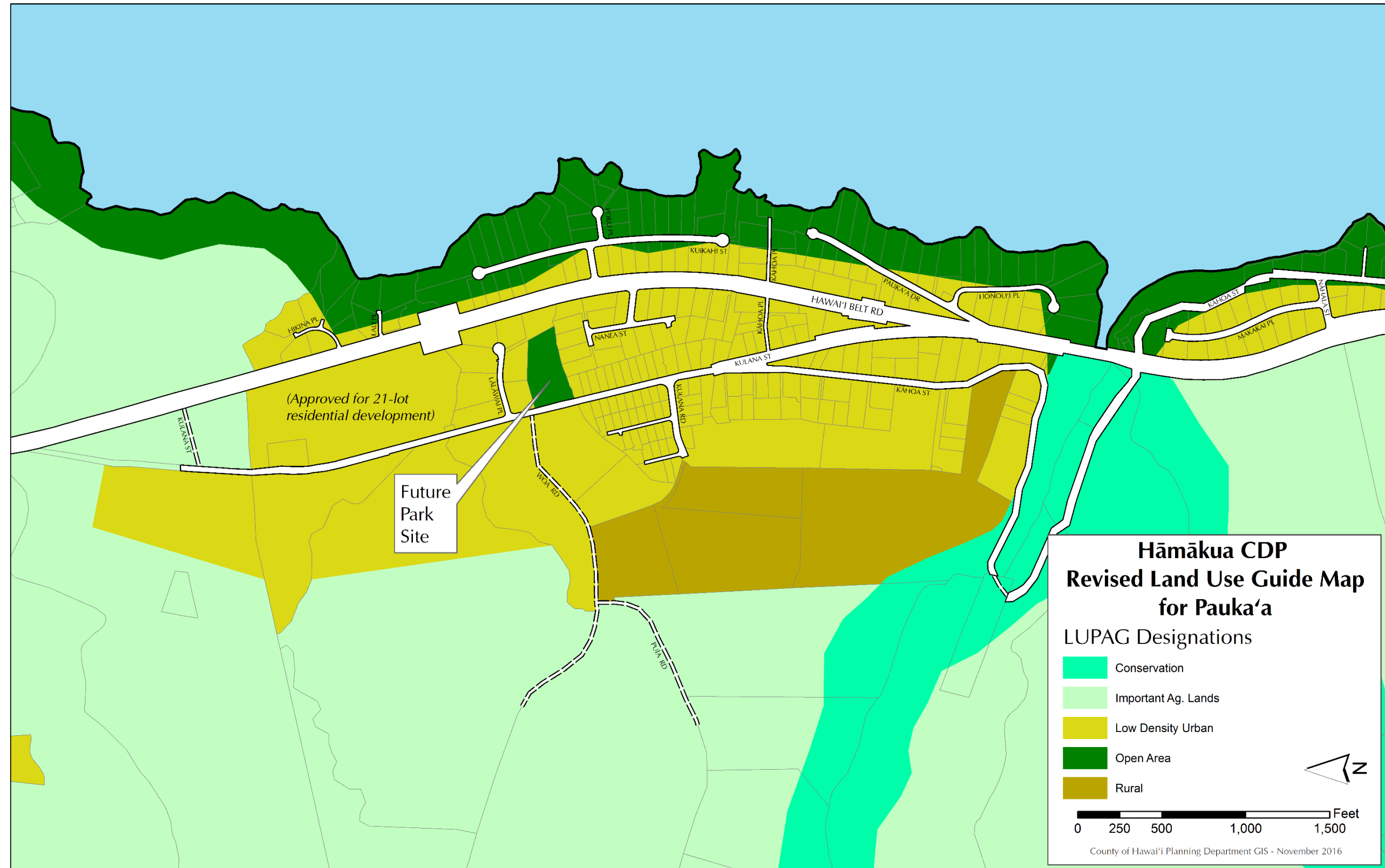


Figure 4: Pāpa'ikou Land Use Guide Map

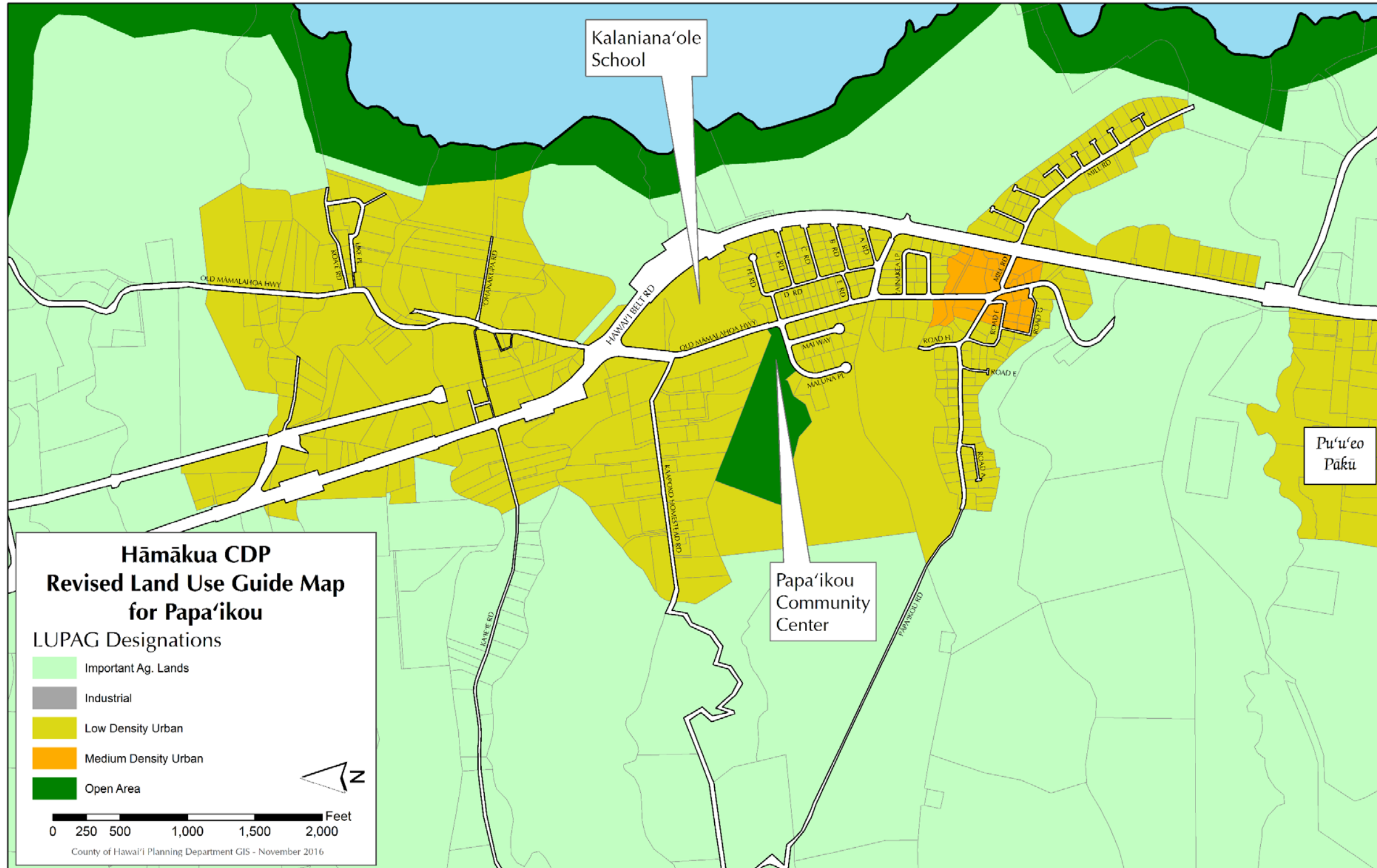


Figure 5: Pepe'ekeo Land Use Guide Map

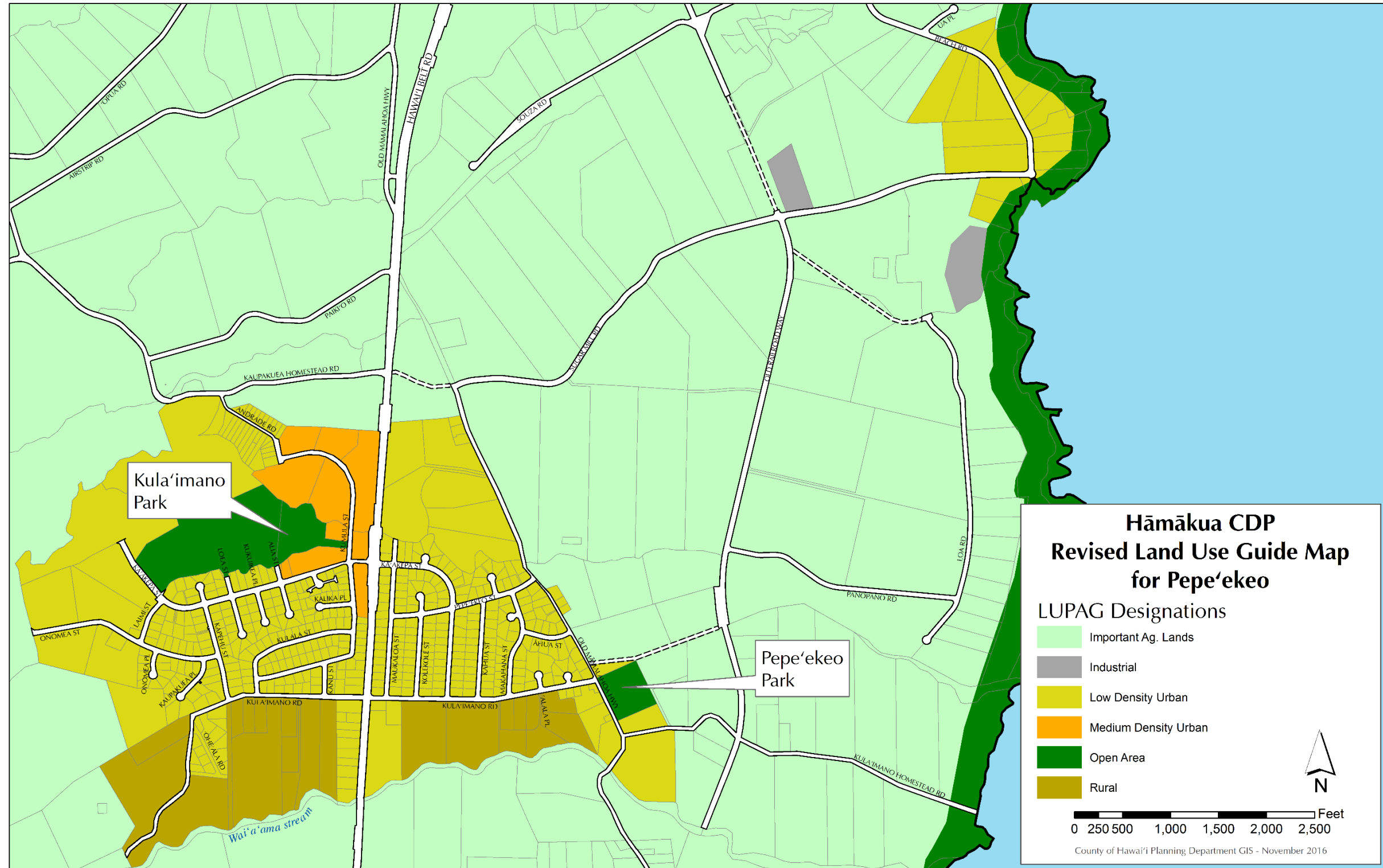


Figure 6: Honomū Land Use Guide Map

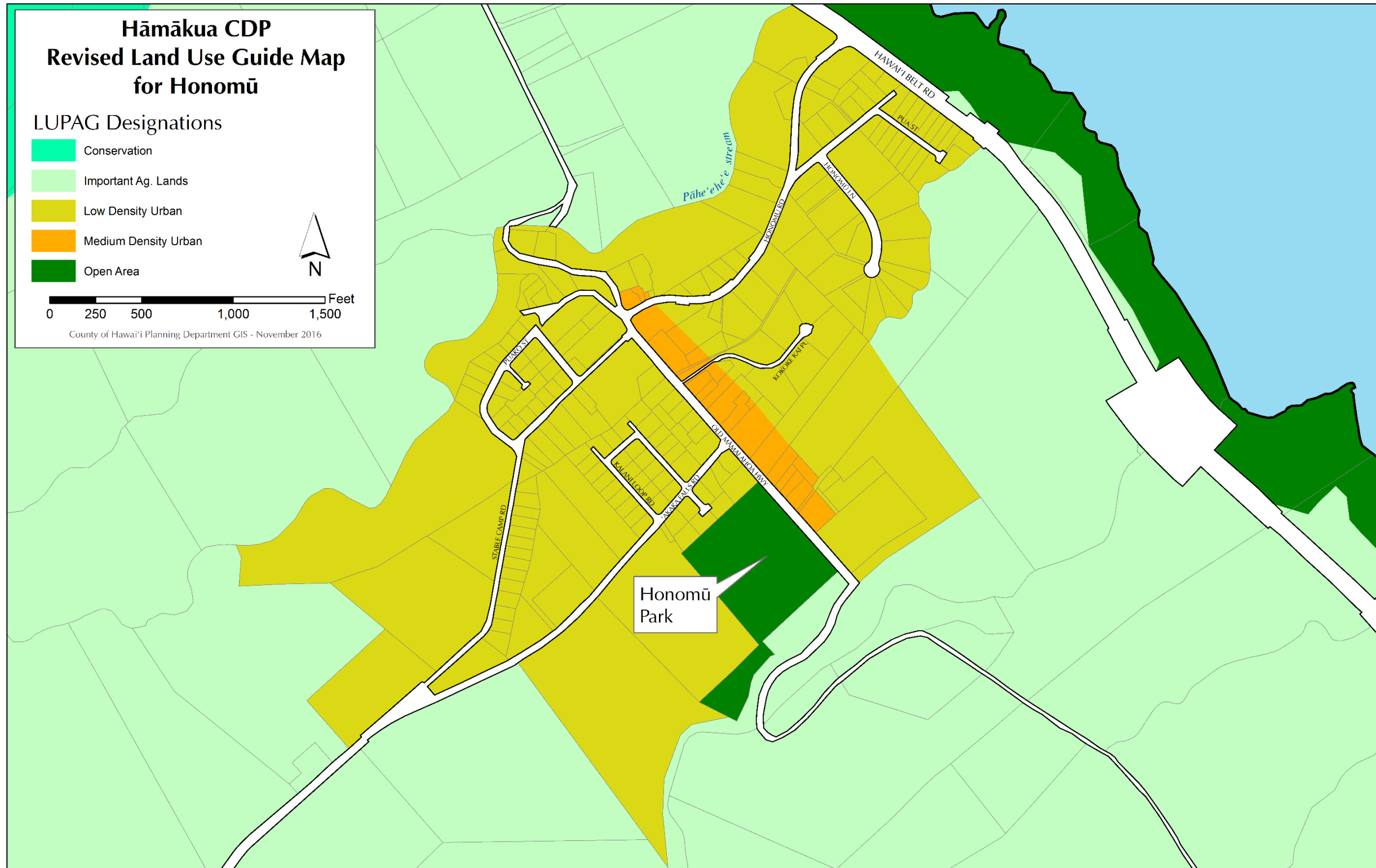


Figure 7: Hakalau/Wailea Land Use Guide Map

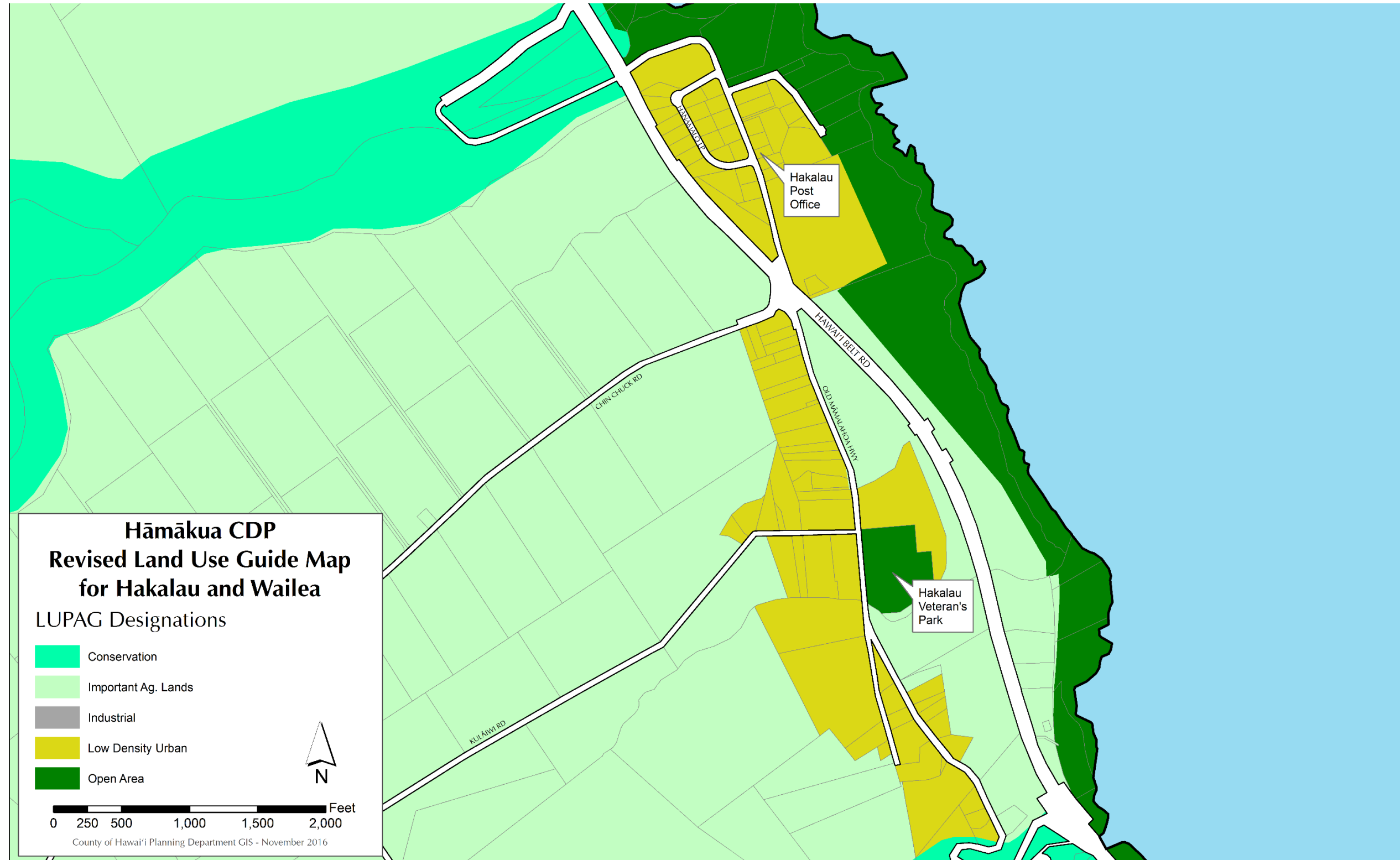


Figure 8: Nīnole Land Use Guide Map

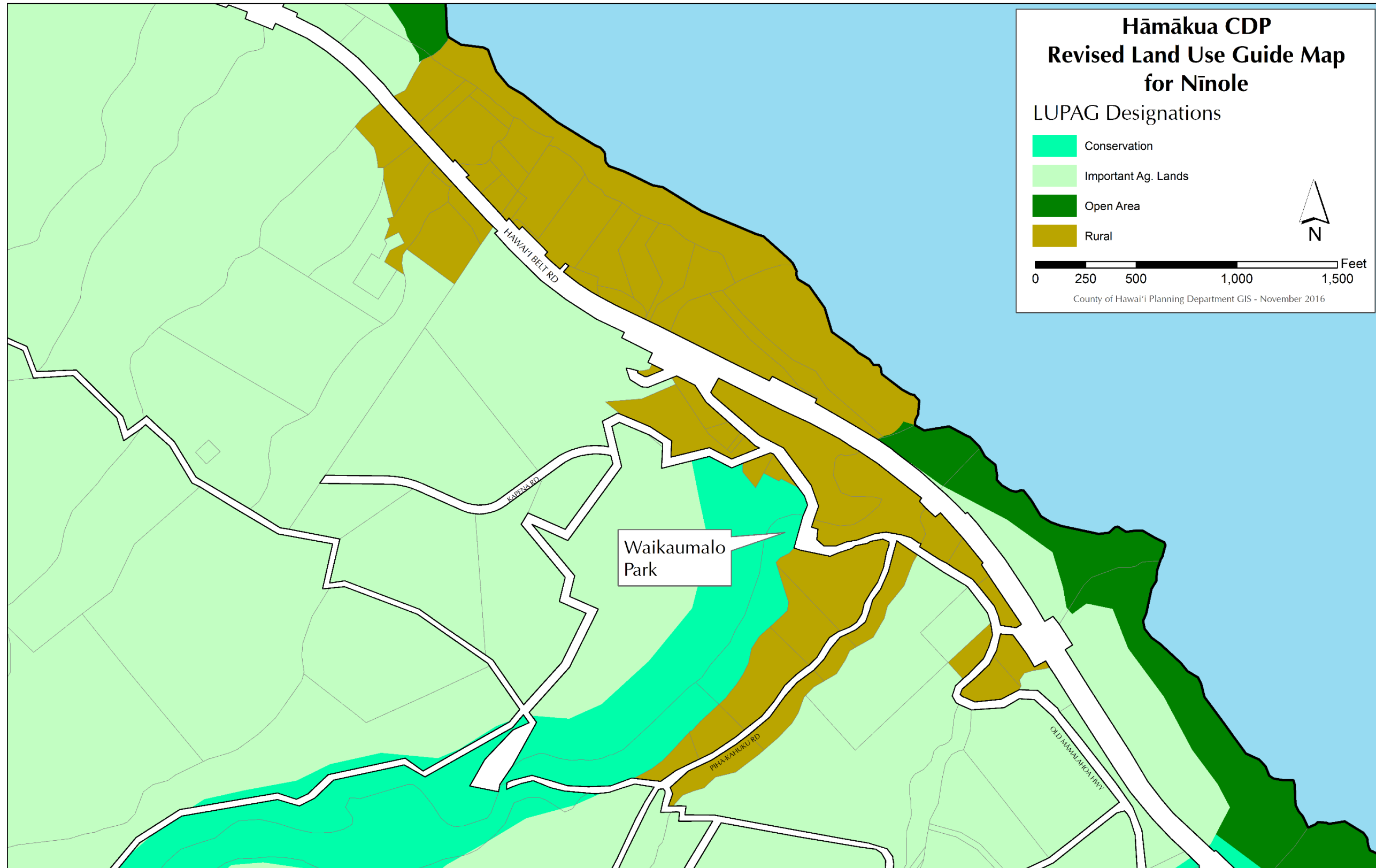


Figure 9: Laupāhoehoe/Pāpa‘aloa Land Use Guide Map

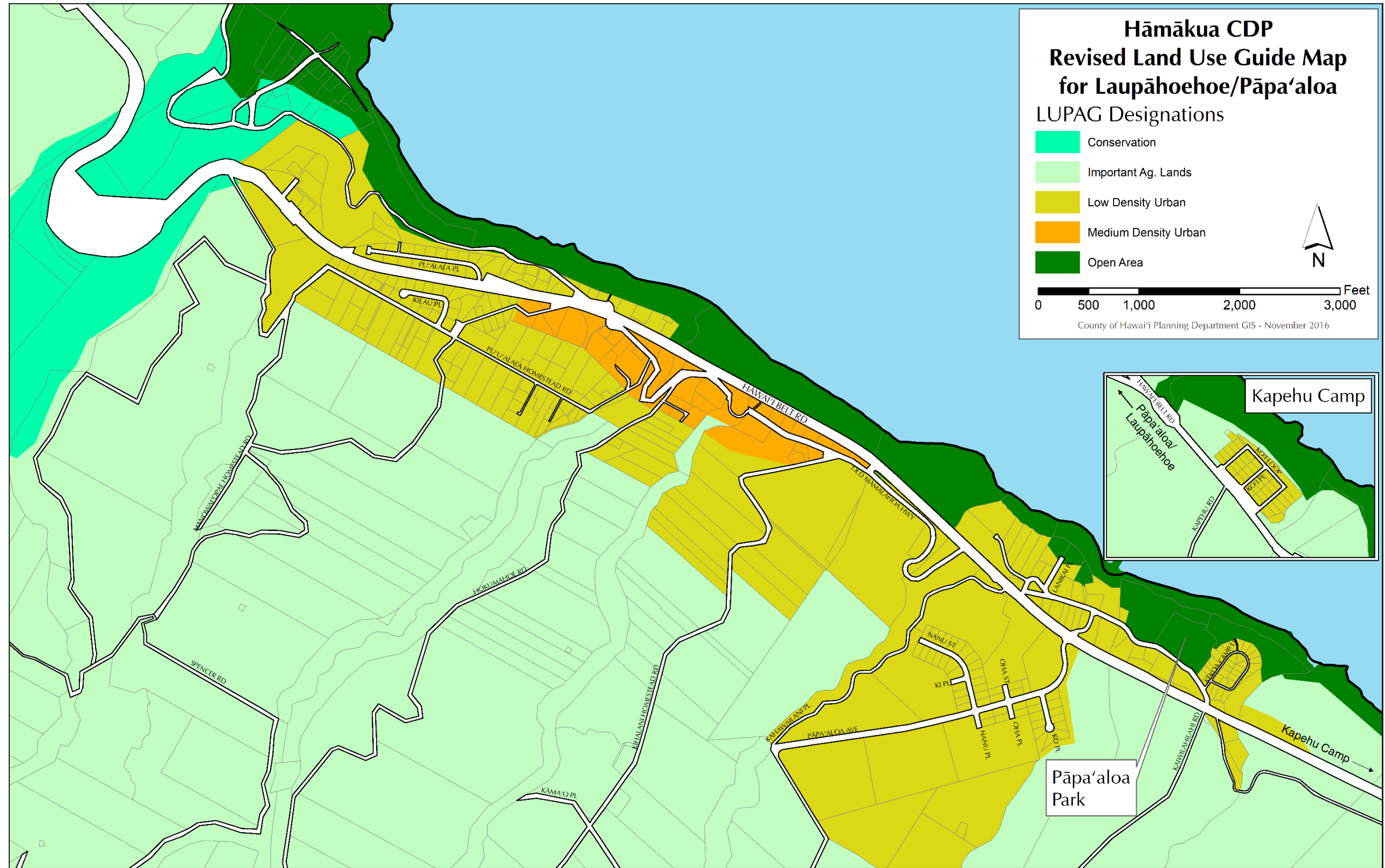




Figure 10: 'O'ōkala Land Use Guide Map

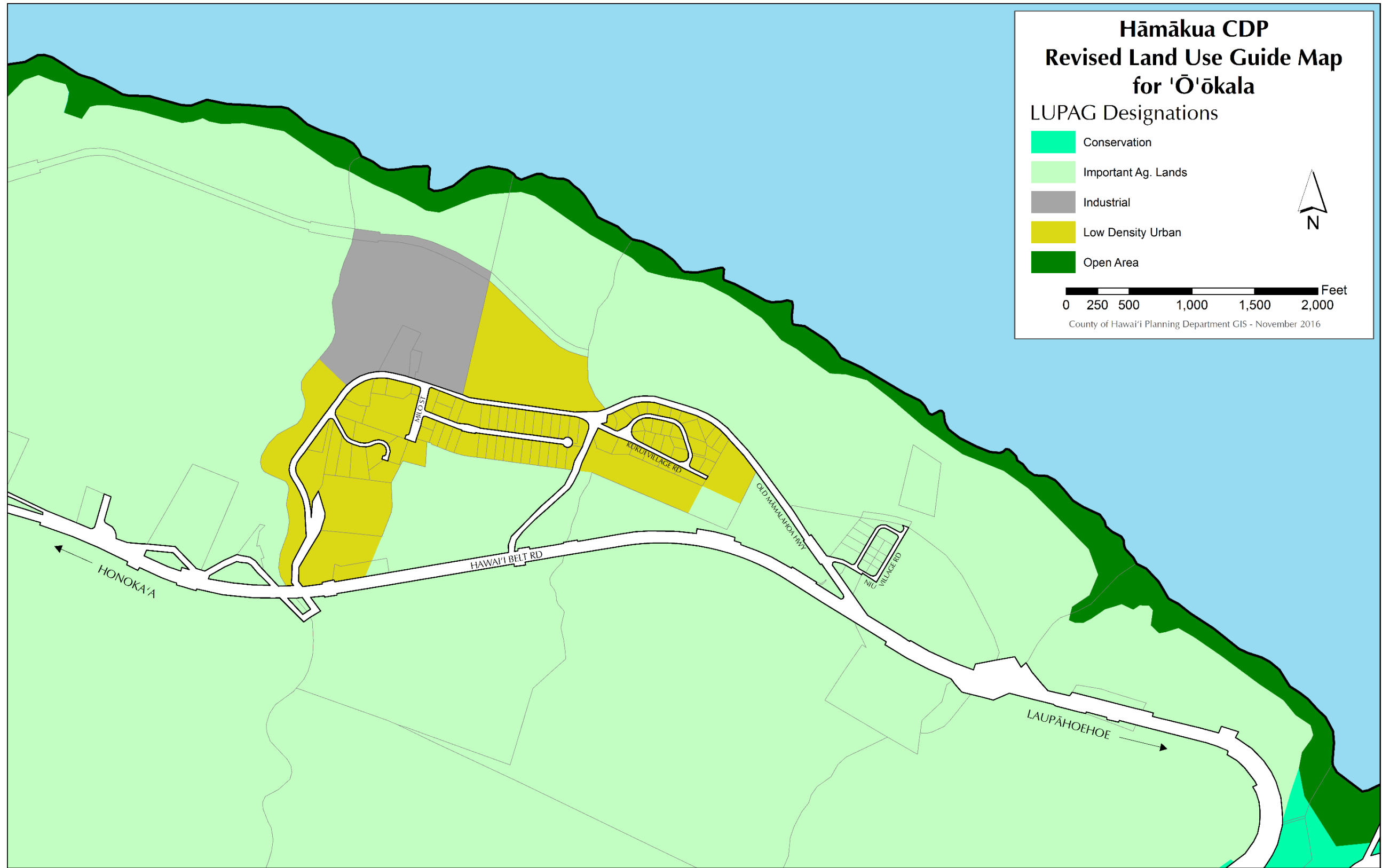


Figure 11: Pa'auilo Land Use Guide Map

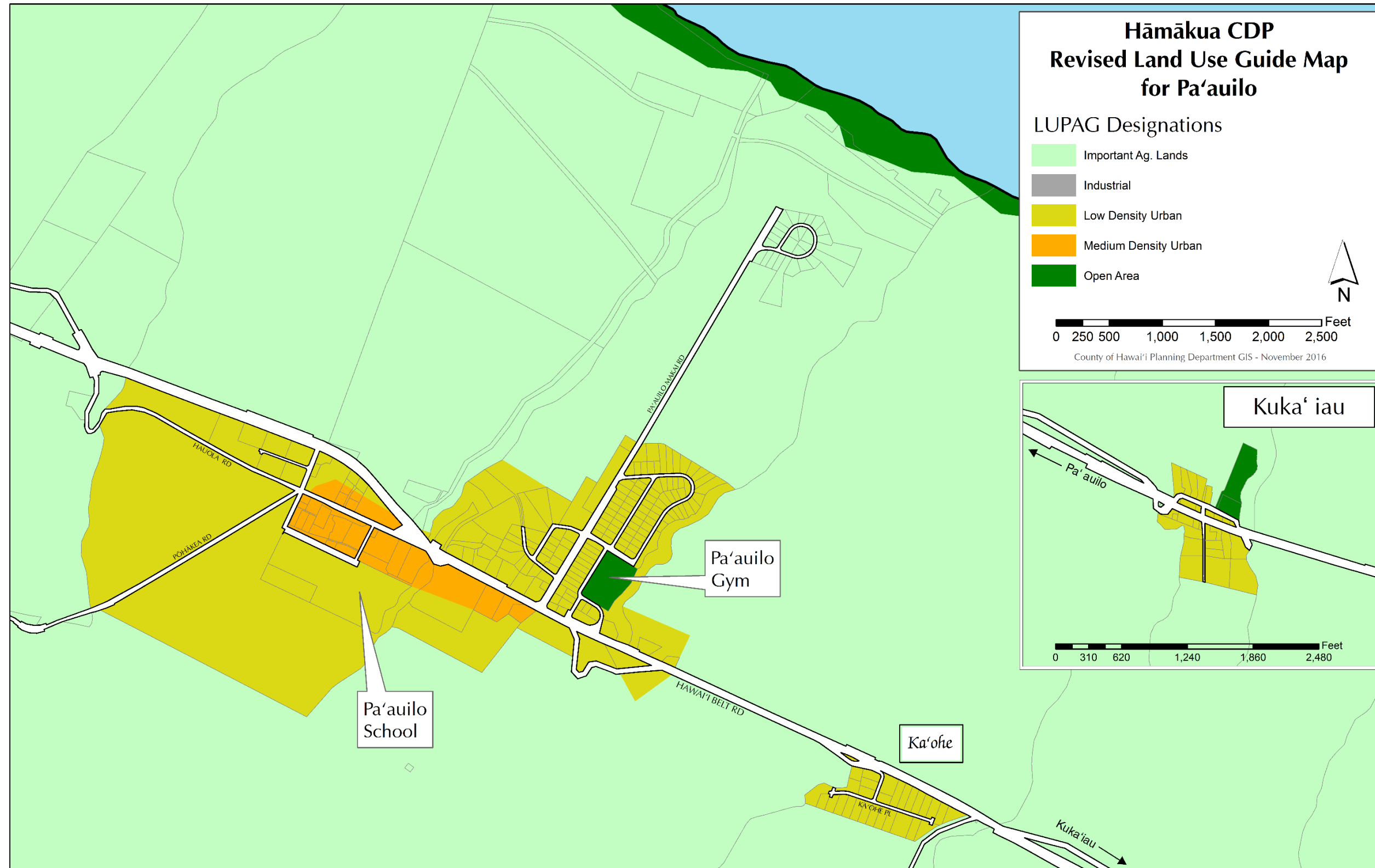


Figure 12: Honoka'a/Haina Land Use Guide Map

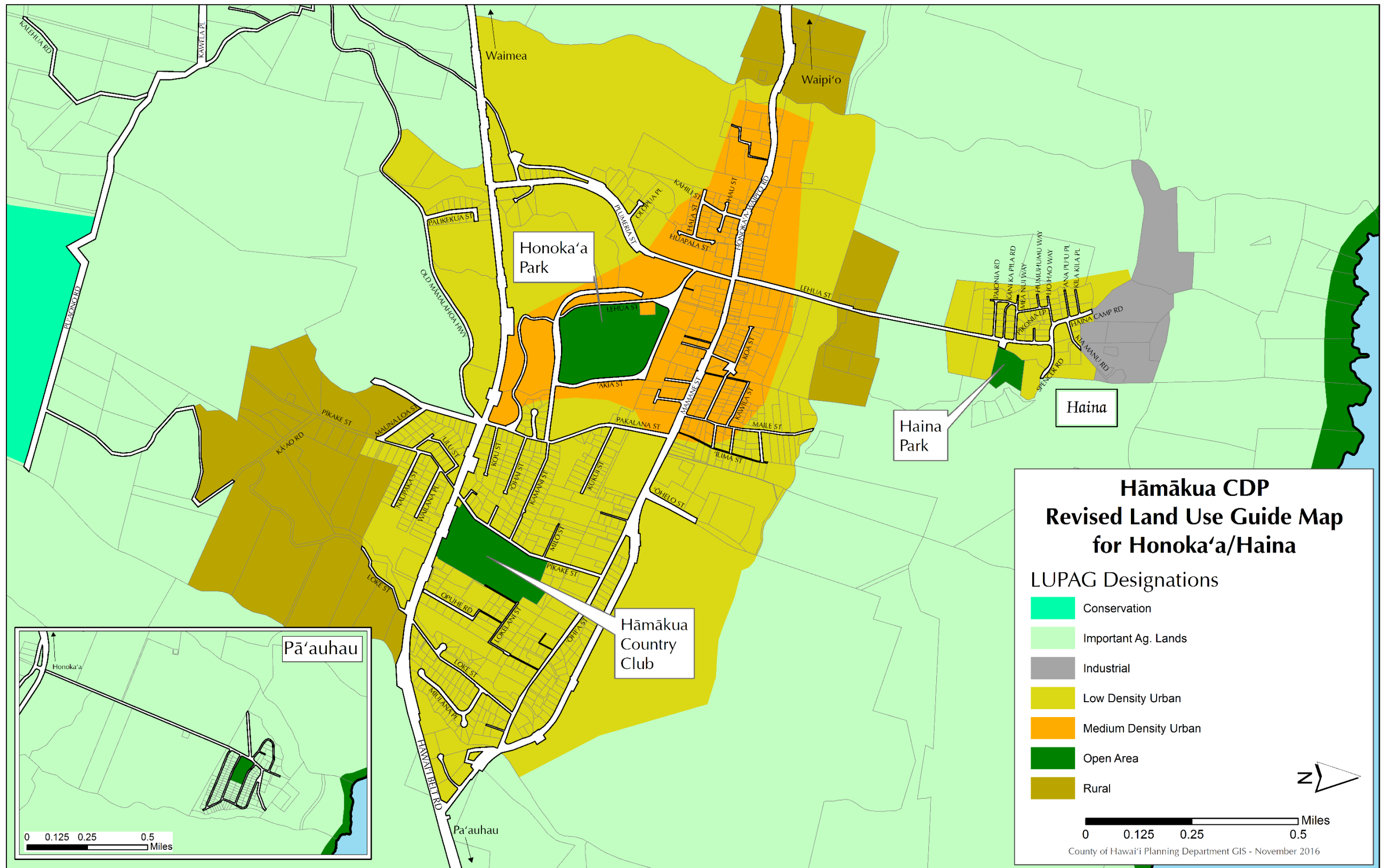
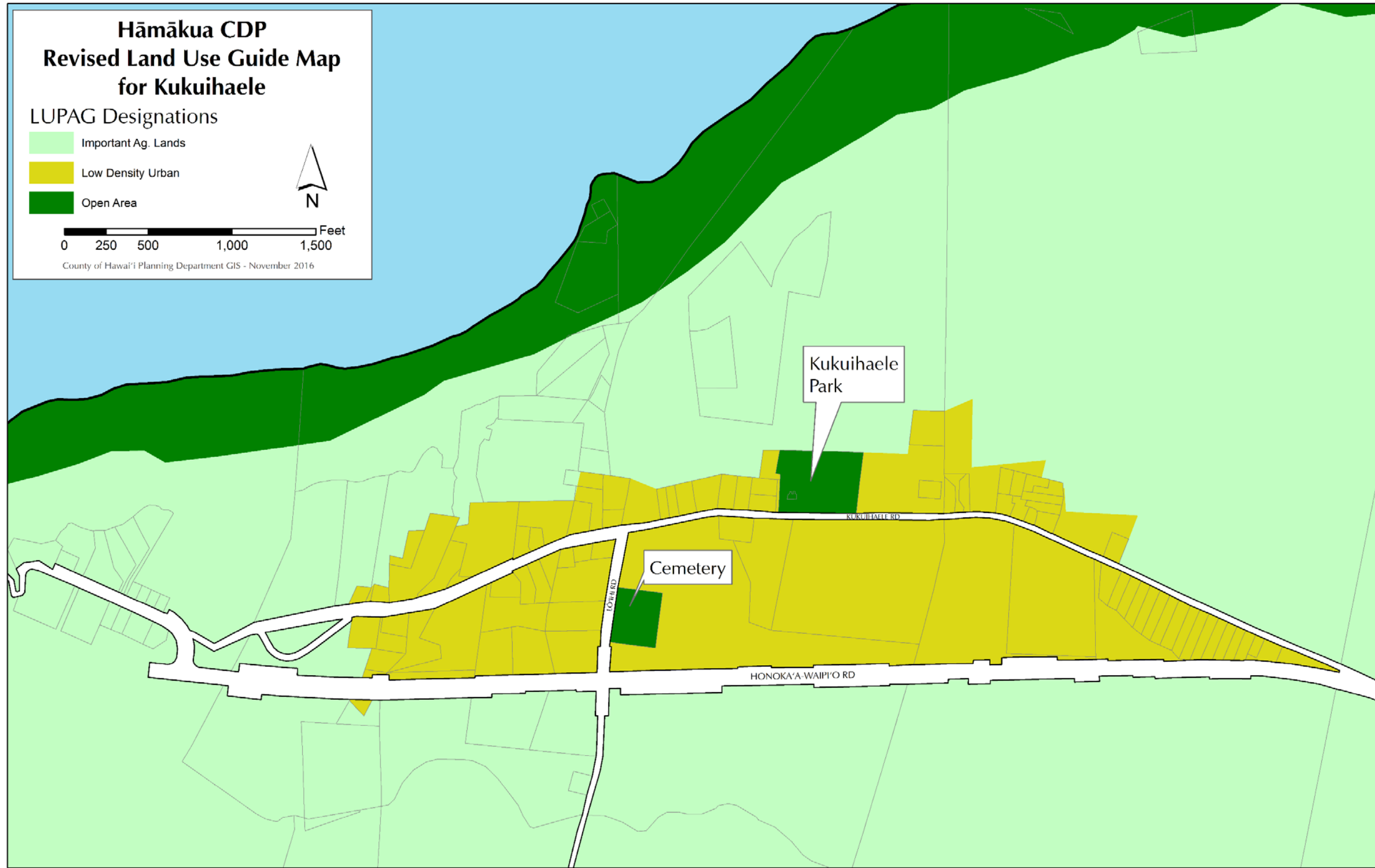


Figure 13: Kukuihaele Land Use Guide Map





## SECTION 4: PROTECT AND ENHANCE NATURAL AND CULTURAL RESOURCES

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

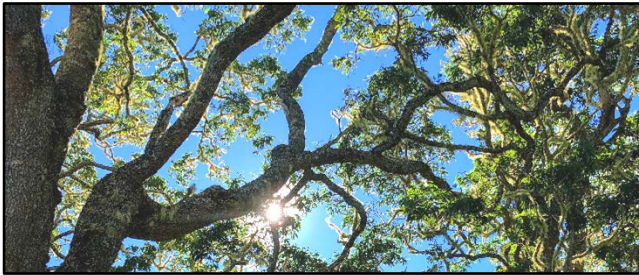
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# SECTION 4: PROTECT AND ENHANCE NATURAL AND CULTURAL RESOURCES



*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 15

*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 47** for a policy related to prioritizing community accesses in the Hāmākua Planning Area.

#### Policy 16

*Support the proposed Hakalau NWR Expansion Project.*

See also:

**Policy 42** - Regarding effective management of watersheds and natural areas

**Policy 46** – 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](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 Guide 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 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.

### 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, heiau, and historical sites and structures, shall be **preserved** during subdivision. (HCC 23-26)

#### 4.2.3 Land Use Policy

##### Policy 17

*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, tsunami, 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 18

*Amend and/or create County Codes and Planning Department Rules to develop shoreline and building setbacks to address environmental, health, and safety priorities.*

- *Develop objective guidelines for determining and defining the “top of cliff” (HRS 205A-1, and HAR Section 13-222-2, Planning Department Rule 11) and add references to “top of cliff” to Criteria for Shoreline Setback Variances in Planning Commission Rule 8.*

*For setbacks on parcels with sea cliffs over 40’ in elevation, the following setbacks are recommended:*

- In addition to the minimum shoreline setback established by Planning Dept. Rule 11, the building setback should include a lateral safety buffer distance of 40’ from the minimum shoreline setback<sup>3</sup>, plus the*

- distance equal to the average elevation of the cliff within the subject parcel; or,*
- In addition to the minimum shoreline setback established by Planning Dept. Rule 11, the building setback should include a lateral safety buffer distance equal to the anticipated 100 years of erosion as determined by a coastal erosion study. This study, including a cliff stability analysis and/or a geological analysis, shall be conducted by a licensed civil engineer.*

*This policy shall only apply to properties that are located within the Special Management Area and abutting the shoreline. For lots with sea cliffs over 40’ with an average lot depth of two hundred feet or less, the shoreline setback line shall be determined by Planning Department Rule 11.*

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.

See also **Policy 19**, **Policy 20**, and **Policy 39** related to inland cliffs, and section **4.2.5 Kōkua Action**.

<sup>3</sup> Note: In situations where the minimum shoreline setback established by Planning Dept. Rule 11 would not reach the top of a sea cliff, the building setback should be

a lateral setback distance of 40’ from the top of cliff, plus the distance equal to the average elevation of the cliff within the subject parcel.

## Policy 19

*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 actions under the sections **4.2.5 Kōkua Action** and **4.6.4 Kōkua Action**.

## Policy 20

*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 13**

**Policy 46**

**Policy 48**

## 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:

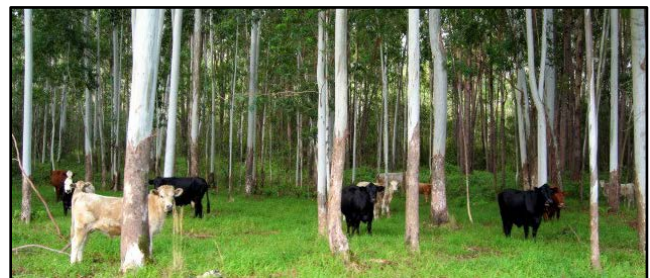
- Bluff Conditions
- Shoreline Movement (including the effects of climate change on shoreline movement)
- Site-specific estimates of sea level rise impacts

See also Kōkua Actions under **4.6.4 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 Guide 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 viewscapes 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 21

*To preserve the agricultural character of Hāmākua and to reinforce existing protections, the CDP Land Use Guide Map designates agricultural lands in the Hāmākua Planning Area to be preserved for agriculture and open space. Development and construction in the Agricultural designation shall be limited to agriculture, related economic infrastructure and cottage industries, renewable energy, open area recreational uses, and community facilities, unless otherwise permitted by law.*

See also **Policy 6** for guidance on use permits for industrial uses.

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

##### Policy 22

*When considering applications to consolidate and resubdivide pre-existing lots of record, the Director of Planning should 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 23

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(b)(5)(G), 6-7, & 6-8).

#### Policy 24

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 25

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 26

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 27

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(b)(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 28

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 additional dwellings are used for farm-related purposes.

#### Policy 29

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 30

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 15** regarding securing priority lands in trust; and

**Policy 53**

### 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**, heiau, 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 31

*To reinforce existing protections, the CDP Land Use Guide 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. (GP 14.1.1; HRS 205-2(e))*

See also: **Policy 48**

#### 4.4.4 County Action

See:

**Policy 16**

**Policy 36**

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

**Policy 46**, #10

#### 4.4.5 Kōkua Action

See Kōkua Actions in Section **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 viewscapes** 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 Hawai'i'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 Hawai'i 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, 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)*
- *Outstanding natural or cultural features, such as scenic spots, water courses, fine groves of trees, heiau, 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 32**

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

##### **Policy 33**

*In the Hāmākua CDP Planning Area, applications for Special Permits that may impact open space,*

*viewshed, and areas of natural beauty shall include view plane and, as appropriate, line-of-sight analysis, and proposed performance conditions to mitigate scenic impacts. (Planning Commission Rule 6-3(a)(5)(G), 6-7, & 6-8)*

##### **Policy 34**

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

- *Require 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 108**

#### **4.5.4 County Action**

##### **Policy 35**

*Develop and establish viewshed regulations to preserve and to protect 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 36

*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 37

*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 38

*Prioritize maintaining the views at scenic overlooks with a frequently maintained vegetation management program. Coordinate this work with the 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 52** 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 the 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:**





## 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 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.**

### 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, 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)
- *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 39

*Amend Chapter 25 of the Zoning Code to establish building setbacks for inland cliffs.*

*Recommended factors to consider for establishing setbacks include:*

- *Slopes greater than 40%*
- *Cliff height and geology type*
- *Cliff identification and mapping strategies*

See related **Policy 18** and Policy 40, below.

#### Policy 40

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

#### Policy 41

*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 42

*To further watershed management goals, collaborate with the Department of Health, the Mauna Kea Watershed Alliance, the USDA Natural Resource Conservation Service, the Department of Land and Natural Resource: DOFAW Division, 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 43

*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 and the invasive plant lists from the Hawaii-Pacific Weed Risk Assessment (HPWRA) as plants to avoid.*

Consult HPWRA's *Plant Pono* program (<http://plantpono.org>) and 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 36**

**Policy 86**

**4.6.4 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, U.S. Forest Service (Laupāhoehoe section of the Hawai'i Experimental Tropical Forest), and the Fish and Wildlife Service (FWS) to adequately implement critical conservation programs, including invasive species management and Rapid 'Ōhia Death research and mitigation

**4.6.5 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 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)*
- *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 Hawai’i its unique character and cultural significance. (Hawai’i 2050 Sustainability Plan, 2008)*

### 4.7.3 Land Use Policy

See:

#### Policy 7

#### 4.7.4 County Action

##### Policy 44

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

##### Policy 45

*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 126** relating to the State Scenic Byway Program.

See also:

**Policy 72**

**Policy 125**

#### 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.

- Work with the Hawai'i Tourism Authority (HTA) and possibly seek assistance through the County

Product Enrichment Program (CPEP) to develop appropriate cultural signage for moku and ahupua'a boundaries.

**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 and 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))*

#### 4.8.3 County Action

##### Policy 46

*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 of 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;*
14. *Reinstitute a Public Access Sign program managed by the Planning Department to assist interested community groups in maintaining appropriate signage at public access points;*
15. *Provide cultural and safety information at trailheads.*

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

#### Policy 47

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

#### Policy 48

*Where possible through permit conditions, easements, or acquisitions, the County of Hawai'i shall establish: public access to and along the shoreline to significant historic sites, public transit along the top of cliff, streams, mauka trails, facilities, and access to areas for gathering, hunting, and other recreational purposes.*

*Lands adjacent to Forest and Natural Area Reserves shall be assessed for public access potential and public access may be included as a condition of subdivision. (HRS §205A-26; GP 6.2(b); 7.3(a); 8.3(r))*

#### Policy 49

*Identify government roads (including roads-in-limbo, 'paper roads' and train infrastructure remnants) with public access value for trails. If these are being obstructed by private parties, work to remove the obstructions.*

This policy is specific to publicly owned 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 the current County of Hawai'i road inventory, see **Policy 68**, and **Policy 71**. It is important to note that not all train infrastructure remnants are government owned – some are now private and therefore would not relate to this policy.

#### Policy 50

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

#### Policy 51

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

See also:

#### **Policy 15**

### **4.8.4 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 50**.

***Ala Kahakai National Historic Trail Superintendent***

**Kōkua Action 25:**

Explore expansion of the Ala Kahakai National Historic Trail in the Hāmākua Planning Area.

**4.8.5 Community Action**

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

See also

**Community Action 40:**



**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 52

*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 Wahi Pana designation should address the following:*

- **Create a Natural Resource Overlay Zone:**
  - *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 Community Groups:**
  - *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 Valley Stakeholders Alliance, the Waipi’o Community Circle, the Traditional Waipi’o Taro Farmers Assoc., and Hā Ola O Waipi’o Valley in developing and implementing a community-based watershed plan based on the Waipi’o Valley Stream Management Plan.*

##### Policy 53

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

##### Policy 54

*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 55

*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 feasibility study could include assessing public access potential to the Hāmākua Forest Reserve (Kea’a and Hanapai Sections). This policy is based on GP 13.2.5.4.2 (c). See also related **Policy 56**.

#### Policy 56

*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 55** 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 57

*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 58

*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 59

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

This facility could also include information on Waimanu camping, Muliwai Trail, and the Kohala Forest Reserve.

See also:

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

**Policy 29**

**Policy 35**

**Policy 42**, # 1

**Policy 46**, #10

### 4.9.4 Waipi’o Valley: Kōkua Action

#### **State Land Use Commission**

Kōkua Action 26:

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 27:

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 55](#) & [Policy 56](#) based on GP 12.5.4.2 (d)) and 13.2.5.4.2 (c).

#### **Department of Land and Natural Resources**

##### **Kōkua Action 28:**

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 29:**

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 30:**

Apply for Specialty Crop Block Grants to strengthen taro production.

See also:

#### **Hawai‘i State Legislature**

##### **Kōkua Action 6**

#### **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 LLCP, 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 [Policy 42](#)

#### **4.9.8 Mauna Kea: Kōkua Action**

**Various Agencies:** *State of Hawai‘i Department of Land and Natural Resources (DLNR); DLNR’s Division of Forestry and Wildlife – Natural Area Reserve System;*

##### **Kōkua Action 31:**

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 32:

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

**Department of Land and Natural Resources**

Kōkua Action 33:

Update the management plan for Laupāhoehoe  
Natural Area Reserve.

Kōkua Action 34:

Review possible inclusion of māmane-naio forest  
sites within the Forest Reserve system on Mauna  
Kea for inclusion in the NAR system, including  
benefits to the natural resources as well as any  
impacts to community use and access to the  
area.

Kōkua Action 35:

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

Kōkua Action 36:

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 37:

Maintain a trail network with signage.

Kōkua Action 38:

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 39:

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 40:

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

Kōkua Action 41:

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 42:

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

Kōkua Action 43:

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 44:

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

#### Kōkua Action 45:

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 46:

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 47:

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/HCR181_.PDF)
- [http://www.capitol.hawaii.gov/session2011/bills/SCR118\\_.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



# SECTION 5: STRENGTHEN INFRASTRUCTURE, FACILITIES, AND SERVICES

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*A'ōhe hana nui ka alu 'ia  
No task is too big when done together*

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# SECTION 5: STRENGTHEN INFRASTRUCTURE, FACILITIES, AND SERVICES



*A'ōhe 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 60

*Implement capital improvement priorities in the Hāmākua Planning Area.*

Current capital improvement priorities for Hāmākua include:

- Reconstruct of the Laupāhoehoe Boat Ramp. (**Policy 51**)
- Develop the Waipi'ō Valley Lookout Heritage Center and support for its related Educational Programs. (**Policy 58**)
- Improve/replace substandard bridges in the Hāmākua Planning Area. (**Policy 67**)
- Complete the extension linking Pīkake and Pakalana Street. (**Policy 70**)

- Provide a cross-town connection to Plumeria Street by extending Kamani Street. (**Policy 70**)
- Provide a mauka-makai connection from the Kamani Street extension to Māmane Street on the Hilo side of the elderly housing. (**Policy 70**)
- 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 71**)
- 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 102**)
- Re-roof Pāpa‘ikou Gym (**Policy 102**)
- Abate hazardous materials at Pāpa‘aloa Gym (**Policy 102**)

#### Policy 61

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

#### Policy 62

*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 63

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

- *Develop affordable housing options 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.*
- *Revise the Zoning Code, Chapter 25, relating to ‘Ohana Dwellings and develop an Accessory Dwelling Unit policy aimed at facilitating affordable housing and aging-in-*



place opportunities. Evaluate and incorporate applicable policy criteria from the City and County of Honolulu’s Chapter 21 Accessory Dwelling Unit policy; see also [www.accessorydwellings.org](http://www.accessorydwellings.org) as a resource for how other municipalities are handling accessory dwelling unit regulations.

- Revise the building code requirements for renovating older houses to facilitate the redevelopment of affordable housing.

### 5.2.4 Kōkua Action

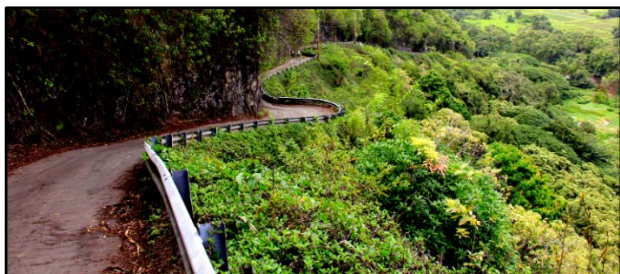
#### Hawai’i Public Housing Authority, State of Hawai’i

Kōkua Action 48:

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

- 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 64

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 Hawai’i County Code, section 23-28, 29, and 40.

### 5.3.4 County Action

Policy 65

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

Policy 66

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

Policy 67

Improve/replace substandard bridges in the Hāmākua Planning Area.

See Appendix V4B: Community Building Analysis for a discussion and a list of bridges.

#### Policy 68

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

#### Policy 69

*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 70

*To improve safe pedestrian access and increase connectivity in Honoka'a:*

- *Make safety improvements to downtown Honoka'a based on Complete Streets and/or other evidence-based planning principles.*
  - *Improvements to include: additional pedestrian crosswalks on Māmane Street, additional sidewalk development (such as along Lehua Street), and safe, marked walkways to parking areas servicing downtown.*
  - *Complete the extension linking Pīkake and Pakalana Street to provide arterial redundancy*
  - *Explore 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);*

See also:

**Policy 49**

**Policy 73**

### 5.3.5 Kōkua Action

#### **State Department of Transportation**

#### Kōkua Action 49:

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 50:

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

- ♦ Kalaniana'ole School and Onomea Scenic Route intersection in Pāpa'ikou;
- ♦ Mill Road intersection in Pāpa'ikou;
- ♦ Honomū Road intersection
- ♦ Old Māmalahoa Intersection at the School/Pool/Transfer Station turn-off in Laupāhoehoe.

#### Kōkua Action 51:

Implement Bike Plan Hawai'i.

(See the plan here:

<http://hidot.hawaii.gov/highways/bike-plan-hawaii-master-plan/> )

#### Kōkua Action 52:

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 to help identify and develop road management agreements that mitigate road closures and access disagreements for public access and/or residential use. The following private roads have been identified as examples of roads needing improvements in their road management/access strategies:

- Mill Road in Pāpa’ikou
- Beach Road to Honoka’a Landing
- Blair Road in Laupāhoehoe



### 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 71

*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 55

Policy 67



### 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 72

*Adopt rural road design standards that accommodate, where appropriate, flexibility in the design of streets to preserve the rural character of an area, including pavement width, unpaved shoulders/swales, rock walls, lighting, and landscaping featuring native plants. Allow these standards to be used on new or when improving existing rural roads to maintain*

community character. (HCC 23-41, 86, & 87; GP 13.2.3(l) and 13.2.3 (m))

Policy 73

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



### 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 74

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\\_Study\\_2014.pdf](http://kohalacenter.org/wp/wp-content/uploads/2014/07/Research_Hawaii_Transit_Study_2014.pdf)

Policy 75

Provide rural transit centers within the Planning Area in areas of heavy user-ship, particularly provide 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 76.***

Policy 76

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 77

Develop and/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 and Wastewater Infrastructure

This section of the CDP prioritizes the improvement of existing potable water and wastewater 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 78

*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 Hāmākua CDP Urban Growth Boundaries.*

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

- *Pepe‘ekeo;*
- *Hakalau-Wailea;*

- *Honoka‘a;*

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

*County water distribution systems shall not be extended outside the Urban Growth Boundaries established in the Hāmākua CDP Land Use Guide Map, with the exception of water designated specifically for and limited to agricultural irrigation and livestock.*

#### Policy 79

*Develop an infrastructure prioritization designation such as an Infrastructure Priority Area (IPA) within the Hāmākua CDP and designate Honomū, Laupāhoehoe, Pa‘auilo, and sections of Honoka‘a as priority areas in need of wastewater service.*

*Infrastructure prioritization designations should be based on the following criteria:*

- *The area contains a mix of residential and commercial zoning;*
- *The area lacks a core infrastructure component (municipal or community water, wastewater, or roadways);*
- *Redevelopment options (including the renovation of historic structures) and/or projected commercial and residential growth (including affordable, multi-family housing) is hindered by the lack of core infrastructure;*
- *Highest priority should be given to areas that contain existing built-out parcels facing regulatory constraints relating to parcel size, areas with historic buildings and structures in need of renovation, and areas where affordable housing is lacking and development is impeded by the lack of necessary infrastructure.*

#### Policy 80

*Develop wastewater systems at a cost-effective scale for small communities. Use Infrastructure Priority Area (IPA) criteria in prioritizing*

communities for critical infrastructure improvements.

See also: **Policy 120**



## 5.8 Improve Recycling and Solid Waste 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.

### 5.8.2 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); Hawai'i 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)*

#### Policy 87

*Educate neighborhood watch groups and other community groups about how to actively identify and report littering and illegal dump sites to the Department of Environmental Management. Raise awareness of the issue through the use of*

outreach and social media tools to report sites and offenders.

See more on how to report littering and dumps sites here:

<http://www.hawaiizerowaste.org/info/illegal-dumping/>

See corresponding **Community Action 31**

### 5.8.3 Kōkua Action

See: **Kōkua Action 75:**

### 5.8.4 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.

**Community Action 31:** Educate neighborhood watch groups and other community groups about how to actively identify and report littering and illegal dump sites to the Department of Environmental Management. Raise awareness of the issue through the use of outreach and social media tools to report sites and offenders.

See more on how to report littering and dumps sites here: <http://www.hawaiizerowaste.org/info/illegal-dumping/>



## 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 88

*County Civil Defense and State Civil Defense should ensure that communities within the Hāmākua Planning Area are adequately served by emergency shelters.*

#### Policy 89

*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 90

*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 91

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

## Policy 92

*Assess the feasibility of installing an emergency telephone for Waipiʻo 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 93

*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 94

*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 71**

**Policy 103**

## 5.9.3 Kōkua Action

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

## Kōkua Action 53:

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

## ***Hawaiʻi Health Services***

## Kōkua Action 54:

Request State CIP funding to harden Hale Hoʻola Hāmākua (aka: Honokaʻa hospital).

See also:

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

## ***State Department of Transportation***

### **Kōkua Action 52**

## 5.9.4 Community Action

**Community Action 32**: Coordinate with Civil Defense to develop emergency evacuation plans for Laupāhoehoe, and the valleys of Waipiʻo and Waimanu.

**Community Action 33**: Develop and train CERTs throughout the Planning Area.

**Community Action 34**: For communities identified by DOFAW as Communities at Risk (CAR), develop Community Wildfire Protection Plans (CWPPs) and work towards gaining Firewise recognition.

<http://dlnr.hawaii.gov/forestry/fire/community-risk-reduction/>  
<http://www.firewise.org/usa-recognition-program.aspx>





## 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 95

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

#### Policy 96

*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 or sharing N. Hilo policing jurisdiction to include parts of rural South Hilo (Honomū and Pepe‘ekeo) to increase response times in these rural areas;*

#### Policy 97

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

#### Policy 98

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

See also:

#### **Policy 88**

### 5.10.3 Community Action

**Community Action 35:** Develop volunteer firefighter capacity for the Laupāhoehoe Fire Station.

**Community Action 36:** 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 99

*Develop a broad spectrum of care for the aging population of the area, including:*

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

### 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 55:

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 56:

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 57:

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 100

*Encourage joint-use of schoolyards, County parks, and other public facilities for community use for recreational, cultural, and other compatible uses. (GP 10.2.2 (b), 12.3 (g))*

See **Policy 73**

### **5.12.3 Kōkua Action**

#### **State Department of Education**

Kōkua Action 58:

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 59:

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 60:

Provide pedestrian walkways to and around all school complexes, and improve vehicular traffic management. (GP 10.2.4.2.2 (c); 10.2.4.3.2 (a))

See **Policy 73**

Kōkua Action 61:

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

#### **Hawai'i State Legislature**

Kōkua Action 62:

Allocate sufficient funds to improve traffic, bike, and pedestrian safety improvements at all schools in the Hāmākua Planning Area. See **Policy 73**, and Kōkua Actions 62- 64 from **5.12.3 Kōkua Action**.

### 5.12.4 Community Action

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

See also: **Kōkua Action 61**



## 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 101

*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, volleyball, and tennis courts, and prioritize these improvements (e.g., Hakalau tennis courts; Pepe‘ekeo basketball courts, etc.).*
- *Identify parks in need of playground equipment and pavilions.*
- *Assess and improve or develop new restroom facilities at the Waipi‘o Lookout to ensure*

*they are adequate for the number of users to the site and meet hygienic standards for maintenance and cleanliness.*

(GP 12.3 (f) & (e))

Policy 102

*Complete the following recreation improvement projects:*

- *Solar-water heating for Laupāhoehoe Swimming Pool*
- *Re-roof 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 to the intent of GP 12.5.4(a))*
- *Hazardous materials abatement at Pāpa‘aloo Gym*
- *Perform regular termite and other pest assessments/treatments at each Community Center and Parks facility.*

Policy 103

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

Policy 104

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

See also General Plan 12.3 (M): 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.

Policy 105

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

## Policy 106

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

## Policy 107

*Develop walking paths around existing ballparks and other park grounds, as feasible. These walking paths should be level, paved footpaths that meet accessibility requirements whenever possible.*

Refer to existing Policy 105, and Kōkua Actions 23, 38, 50, and 61.

See also:

### Policy 51

### Policy 56

This policy is related and dependent on Policy 55, and is based on General Plan policy 12.5.4.2 (d).

See also:

### Kōkua Action 23

### Policy 58

### Policy 100

## 5.13.3 Kōkua Action

### **State of Hawai'i, Department of Education**

Kōkua Action 63:

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

### Kōkua Action 27

See related policies Policy 55 and Policy 56; GP 12.5.4.2 (d)) and 13.2.5.4.2 (c).

## 5.13.4 Community Action

**Community Action 38:** 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 39:** 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 40:** 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 108

*When the County develops a scenic resources protection program, the underground siting of utility lines (power and communications) should be a condition of subdivision in identified priority viewshed areas. (HCC§23-55, GP 11.3.2 (a); 11.3.3)*

#### 5.14.4 County Action

##### Policy 109

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

##### Policy 110

*Use alternative energy sources at County facilities within the Planning Area.*

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

See also:

**Policy 34**

**Policy 92**

#### 5.14.5 Kōkua Action

***Hawaiian Telcom, Time Warner Cable, and other service providers***

Kōkua Action 64:

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

##### ***Hawai‘i Electric Light Company***

Kōkua Action 65:

Expand Net-Metering (NEM), Feed-in-Tariff (FIT) programs, and other similar programs designed to lower costs and diversify power sources. (GP 3.3 o)

#### 5.14.6 Community Action

**Community Action 41:** 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

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*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.

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## 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 111

*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 112

*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 113

*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 66:

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 42:** 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 111**)

**Community Action 43:** Coordinate regional, cross-sectoral economic development strategies.

**Community Action 44:** Develop a high-tech, high-touch regional education, enterprise development, and research network.

**Community Action 45:** 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 Hawai'i'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 Hawai'i, College of Tropical Agriculture and Human Resources, University of Hawai'i 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 114

*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 115

*Develop increased capacity for County-level agricultural specialists to liaise and coordinate with State and Federal Agencies in improving and implementing policy, increasing agricultural education, and promoting opportunities for expanding markets for locally grown products.*

### Policy 116

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

### Policy 117

*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 118

*Evaluate County Zoning Code Section 15-5-72(a)(17) relating to "livestock production of piggeries, apiaries, and pen feeding of livestock shall be [...] located no closer than one thousand*

*feet away from any major public street or from any other zoning district.”*

- *Define what qualifies as an “apiary”;*
- *Determine if the minimum distance of 1,000 feet from any public street or other zone is appropriate for each use referenced; recommend revision to minimum distance if research justifies adopting new minimum distances.*

#### Policy 119

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

#### Policy 120

*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 42**, see point #5 regarding Best Management Practices for agriculture and forestry.

**Policy 53**

**Policy 124**

### 6.2.4 Kōkua Action

#### **State of Hawai‘i Department of Education**

Kōkua Action 67:

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 68:

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 69:

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

Kōkua Action 70:

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 Hawai‘i at Hilo / Hawai‘i Community College**

Kōkua Action 71:

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

Kōkua Action 72:

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:

**Kōkua Action 29**

**Kōkua Action 30**

**Kōkua Action 7**

## 6.2.5 Community Action

**Community Action 46:** Strengthen local agriculture through the following:

- 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.
- Develop agricultural cooperatives to facilitate farming collaborations, cost- and resource-sharing opportunities, provide a mechanism for marketing assistance and educational opportunities, and coordinate with County, State, and Federal agricultural specialists.
- Pursue the development of incubator community kitchens for the production of value-added agricultural products.

**Community Action 47:** Promote farmers' market events as community and visitor gathering places.

**Community Action 48:** To better address issues relating to the Lower Hāmākua Ditch: form a cooperative community group (for example, a "Friends of the Lower Hāmākua Ditch" group) composed of adjacent landowners to the ditch and other affected parties to advocate to and collaborate with the Department of Agriculture in developing a cooperative management plan that would seek to resolve issues relating to water quality, water efficiency, ditch maintenance, and to assess ditch trail access opportunities.

See also:

**Community Action 45**

**Community Action 50**



## 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 124**

### 6.3.3 Community Action

**Community Action 49:** 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 121

*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 73:

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 50:** 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 122

*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 123

*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.*

*(GP 14.7.5.3.2(a); 14.7.5.4.2)*

#### Policy 124

*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 125

*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 46**

**Community Action 52**

#### Policy 126

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

#### Policy 127

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

See also:

**Policy 111**

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

**Policy 55**

(See also related **Policy 56**)

### 6.5.4 Kōkua Action

#### ***Hawai'i Tourism Authority***

#### Kōkua Action 74:

*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**

**Kōkua Action 11**

**6.5.5 Community Action**

**Community Action 51:** Develop a regional ho’okipa network – a place-based approach to community tourism.

**Community Action 52:** Develop and support cultural festivals and events with a view to welcoming visitors.

**Community Action 53:** Develop and promote public restroom facilities at various locations along Highway 19.



**6.6 Revitalize 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 and town 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 128**

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

**Policy 129**

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

*Examples of underutilized parcels owned by the County are:*

- *Honoka’a: TMK 4-5-005:010 on the corner of Māmane and Puakalo.*

- *Pāpa‘alooa: TMK 3-5-003:035 next to the Pāpa‘alooa Gym.*
- *‘O‘ōkala: TMK 3-9-001:026 (Currently zoned Industrial) & TMK: 3-9-001:034 (between ‘O‘ōkala town and Highway 19.*

See also:

**Policy 3**

**Policy 14**

**Policy 45**

**Policy 127**

### 6.6.4 Community Action

**Community Action 54:** Promote the collaborative development, use, and management of community gardens in towns and neighborhoods.

See also:

**Community Action 1**

Note the following General Plan priority:

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

See corresponding **Policy 14**.



## 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 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 130

*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 121**

**Kōkua Action 73**

## 6.7.4 Kōkua Action

### *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))

See **Kōkua Action 65**

## 6.7.5 Community Action

**Community Action 55:** Develop local, renewable, distributed energy networks.

**Community Action 56:** 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 15**

**Policy 46**

**Policy 48**

**Policy 51**

**Policy 116**

See also **4.8.4 Kōkua Action** and:

**Kōkua Action 22**

**Kōkua Action 23**

**Kōkua Action 38**

**Kōkua Action 39**



## 6.8.4 Community Action

See also:

[Community Action 4](#)

[Community Action 22](#)

[Community Action 40](#)

