



Section 3: Advance Preferred Conservation and Settlement Patterns

Ki'eki'e Ka'ū, kua makani,
He umauma pā'ia e ke 'A'eloa.

*Majestic Ka'ū, of the windswept back,
Whose chest is raised to meet the 'A'eloa wind.*

Taken from an old chant of Ka'ū chiefs; translated by Mary Kawena Pūku'i

This section of the CDP uses Land Use Policy Controls to focus future residential development in existing villages, towns, and subdivisions and identify specific commercial and industrial areas in Pāhala, Nā'ālehu, and Ocean View. This section also ensures that future land use permitting is consistent with CDP objectives and policies. Finally, this section advances redevelopment and growth management by prioritizing environmental assessments for potential brownfields, a County-wide affordable housing plan, and community-based strategies to create safe, sustainable, and connected communities.

3.1 Preferred Settlement Pattern

The preferred settlement pattern in the Ka'ū CDP planning area is based on a CDP Steering Committee-driven analysis of the region's settlement patterns, build-out capacity relative to population projections, related General Plan policies, and alternative future patterns for growth (see Appendix 4D). That preferred pattern is to...

...**prioritize infill residential and commercial development** in Pāhala, Punalu'u, Nā'ālehu, Discovery Harbour, and Ocean View,

- Maximizing the use of existing and planned infrastructure
- **Limiting development on shorelines** to protect ecological resources, archeological sites, people, and facilities (from coastal hazards)
- **Preserving viable agricultural lands, open space, and viewscapes**, allowing only agriculture, ranching, and related economic infrastructure and rural development in rural lands
- **Preserving historic sites and buildings and encouraging the construction of new buildings in character with Ka'ū's architectural distinctiveness and rural sense of place**
- Managing growth to protect people and facilities from lava hazards.

Once the existing infill potential is largely met, existing settlements could be expanded in ways that maximize use of existing infrastructure and facilities and that create compact, walkable, mixed-use town/village centers.

3.2 General Plan Alignment

This preferred pattern is closely aligned with the settlement pattern advanced in section 14.1 of the General Plan:

The urban centers include high, medium and low density designations. These centers and clusters provide physical, social, governmental and economic concentrations so that the total activities of the community can be more readily and easily conducted....

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.

3.3 Community Objectives

Of the Community Objectives adopted by the Steering Committee (see Section 1.5.1 above and Appendix 2), the following four are related to the preferred settlement pattern:

- Objective 1: **Encourage future settlement patterns that are safe, sustainable, and connected.** They should **protect people and community facilities from natural hazards**, and they should honor the best of Ka'ū's historic precedents: **concentrating new commercial and residential development in compact, walkable, mixed-use town/village centers**, allowing **rural development in the rural lands**, and **limiting development on the shorelines**.
- Objective 2: **Preserve prime and other viable agricultural lands and preserve and enhance viewscapes** that exemplify Ka'ū's rural character.
- Objective 4: **Protect**, restore, and enhance Ka'ū's unique **cultural assets**, including archeological and historic sites and historic buildings.
- Objective 12: **Establish or expand retail, service, dining, and entertainment centers** in rural villages and towns capable of supporting Ka'ū-appropriate growth.

3.4 Land Use Policy

All of the CDP Land Use Policies are designed to preserve the preferred future settlement pattern and achieve the Community Objectives as Ka'ū grows. Land Use Policies 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 below. In contrast, the following Land Use Policies speak more generally to the preservation of the preferred settlement pattern in Ka'ū, including the relative location of residential, commercial, industrial, and resort areas:

Policy Controls

Commercial, Industrial, and Resort Areas

- Policy 1** **Rehabilitate and develop within existing zoned urban areas already served by basic infrastructure, or close to such areas, instead of scattered development. (GP 14.1.3(b) and 14.1.3(j))**
- Policy 2** **Concentrate commercial uses within and surrounding central core areas in Pāhala, Nā'ālehu, and Ocean View and do not allow strip or spot commercial development outside of the designated urban areas. (GP 14.3.3(e), 14.3.5.9.2(a, b))**



- Policy 3** 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))
- Policy 4** Industrial development shall be located in areas adequately served by transportation, utilities, and other essential infrastructure. (GP 14.4.3(e))
- Policy 5** Rehabilitate and optimize the utilization of designated resort areas that are presently serviced by basic facilities and utilities and before new resorts are allowed in undeveloped coastal areas. (GP 14.7.3(b & c))
- Policy 6** The development of visitor accommodations and any resort development should complement the character of the area; protect the environment and natural beauty; respect existing lifestyles, cultural practices, and cultural resources; provide shoreline public access; and provide affordable housing to meet demand created by the development. (GP 2.4.9.2(a & c), 9.3(g), 14.7.2(c), 14.7.3(i), 14.7.5.9.2(a))

Land Use Policy Map

- Policy 7** With the adoption of the Ka’ū CDP, Figures 2, 3, 4, 5, 6, and 7 on pages 43 through 48 are adopted as the official Land Use Policy Map for the Ka’ū CDP planning area. The land use category definitions are identical to those used in the General Plan LUPAG map (and included in the Glossary). Future land use decisions in the Ka’ū CDP planning area shall be consistent with the Land Use Policy Map boundaries, designations, and policies herein, unless the CDP and the General Plan are in direct conflict.

Note: Policy 15 and Policy 16 on page 40 are follow-up County Actions to amend the General Plan to conform with the official Ka’ū CDP Land Use Policy Map.

- Policy 8** In the “Low Density Urban (LDU)” Land Use Policy Map category in the Ka’ū CDP planning area, changes of zone shall only be permitted to Single-Family Residential (RS), Multiple-Family Residential (RM-7.5 or higher), Residential-Commercial Mixed Use (RCX-7.5 or higher), or Open (O).

In Pāhala, this policy supports a rezone of TMKs (3)9-6-002:016 & 023:034 from Agricultural (A-1a) and Industrial (ML-20 and MG-1a) to RS and/or O to take advantage of existing water and road infrastructure.

Note that Policy 93 on page 74 specifies that the focus of future water system improvements shall be on existing systems to support infill growth within the CDP growth boundary.

- Policy 9** If infill capacity is exceeded in areas designated “Low Density Urban (LDU)” on the Land Use Policy Map in Pāhala, it would be appropriate to designate TMK (3)9-6-005:001 as LDU to take advantage of existing water and road connections.

Land Use Permitting

- Policy 10** 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 Ka'ū CDP. (HCC 25-2-42(c)(1) and 25-2-44)
- Policy 11** Variances from the zoning or subdivision codes (including PUDs) shall be carefully considered relative to Ka'ū CDP objectives and policies, and, when approved, shall be conditioned to ensure consistency with the CDP. (HCC 23-6, 23-15(c), 23-18, 25-2-51(c), 25-2-54(b), and 25-6-6(b))
- Policy 12** Outstanding natural or cultural features, such as scenic spots, water courses, fine groves of trees, heiaus, and historical sites and structures, shall be preserved during subdivision. (HCC 23-26)
- Policy 13** When considering waivers to the requirements of the zoning and subdivision chapters of the County Code for consolidation and resubdivision actions in the Ka'ū CDP planning area, the Planning Director shall carefully consider how to best further the public welfare relative to the objectives and policies of the Ka'ū 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) should require necessary improvements. (HCC 23-6, 23-7, and 25-2-11)
- Policy 14** 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)

3.5 County Action

- Policy 15** Amend the General Plan Land Use Pattern Allocation Guide and, as needed, State Land Use boundaries, to conform with the official Ka'ū CDP Land Use Policy Map.
- Policy 16** Amend General Plan Table 14-5 to reflect the LUPAG map amendments in Policy 15.
- Policy 17** Pursue brownfields assessment grants to complete the Phase I and II environmental assessment for high priority sites in Ka'ū.
- Policy 18** Develop and implement a County-wide, cross-agency affordable housing plan.
- Policy 19** Provide technical assistance to communities and organizations implementing community-based strategies to create safe, sustainable, and connected communities.

See Policy 93 on page 74 and Policy 120 on page 81.

3.6 Community-Based, Collaborative Action

Community Action 1: Develop and implement community-specific strategies to create safe, sustainable, and connected communities.



Pāhala





Figure 2: Ka'ū CDP Land Use Policy Map: Regional

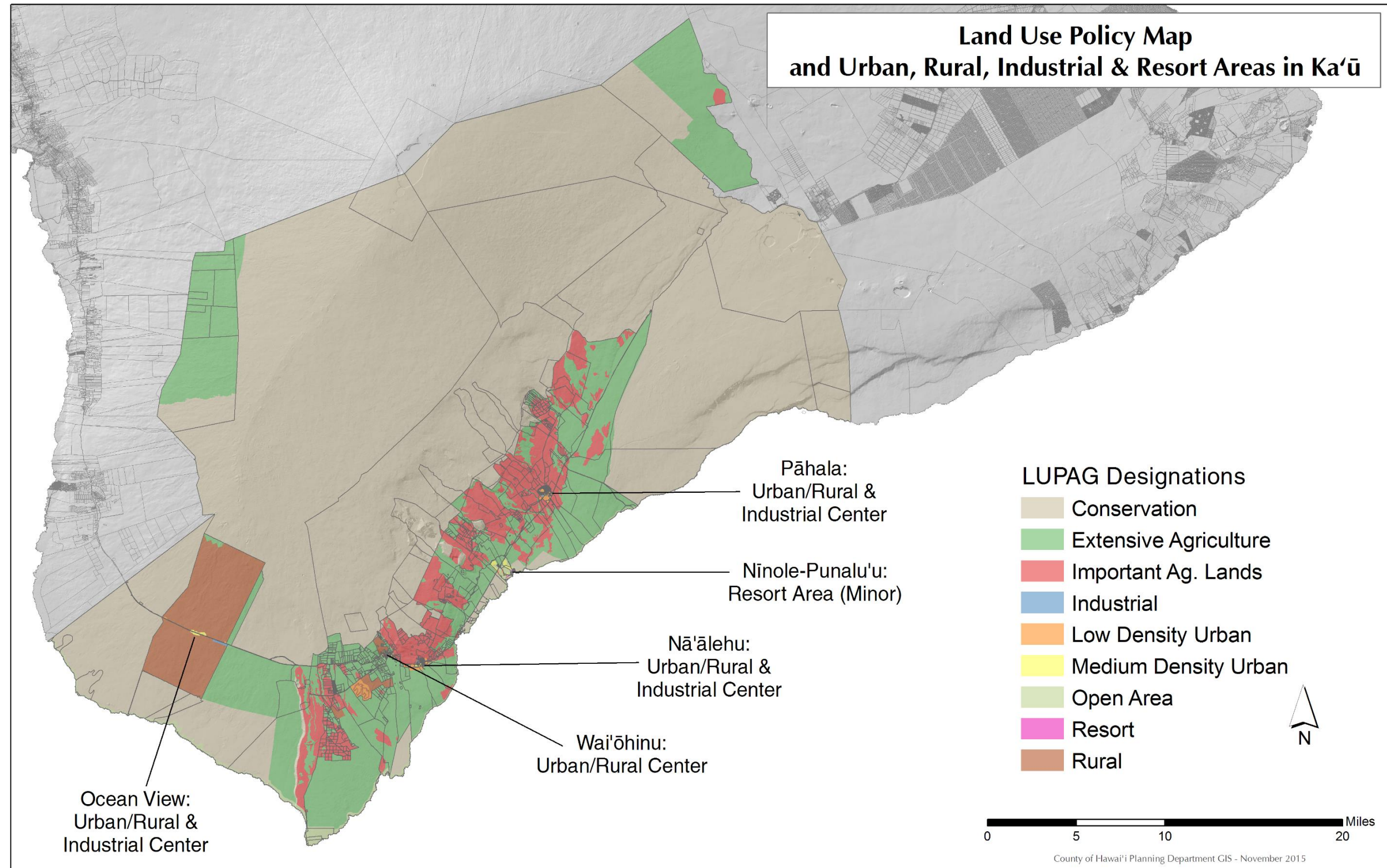


Figure 3: Ka'ū CDP Land Use Policy Map: Pāhala

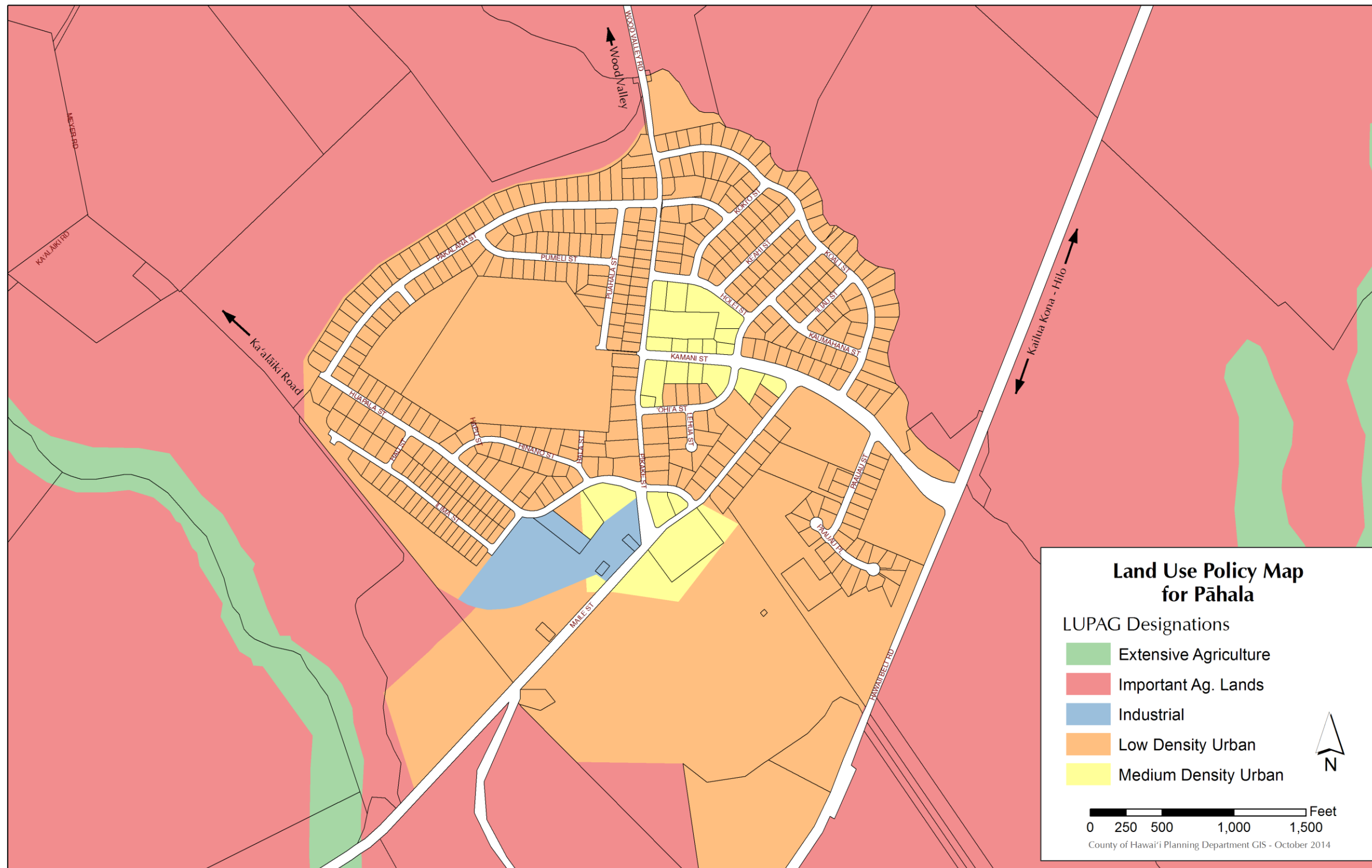


Figure 4: Ka'ū CDP Land Use Policy Map: Nā'ālehu

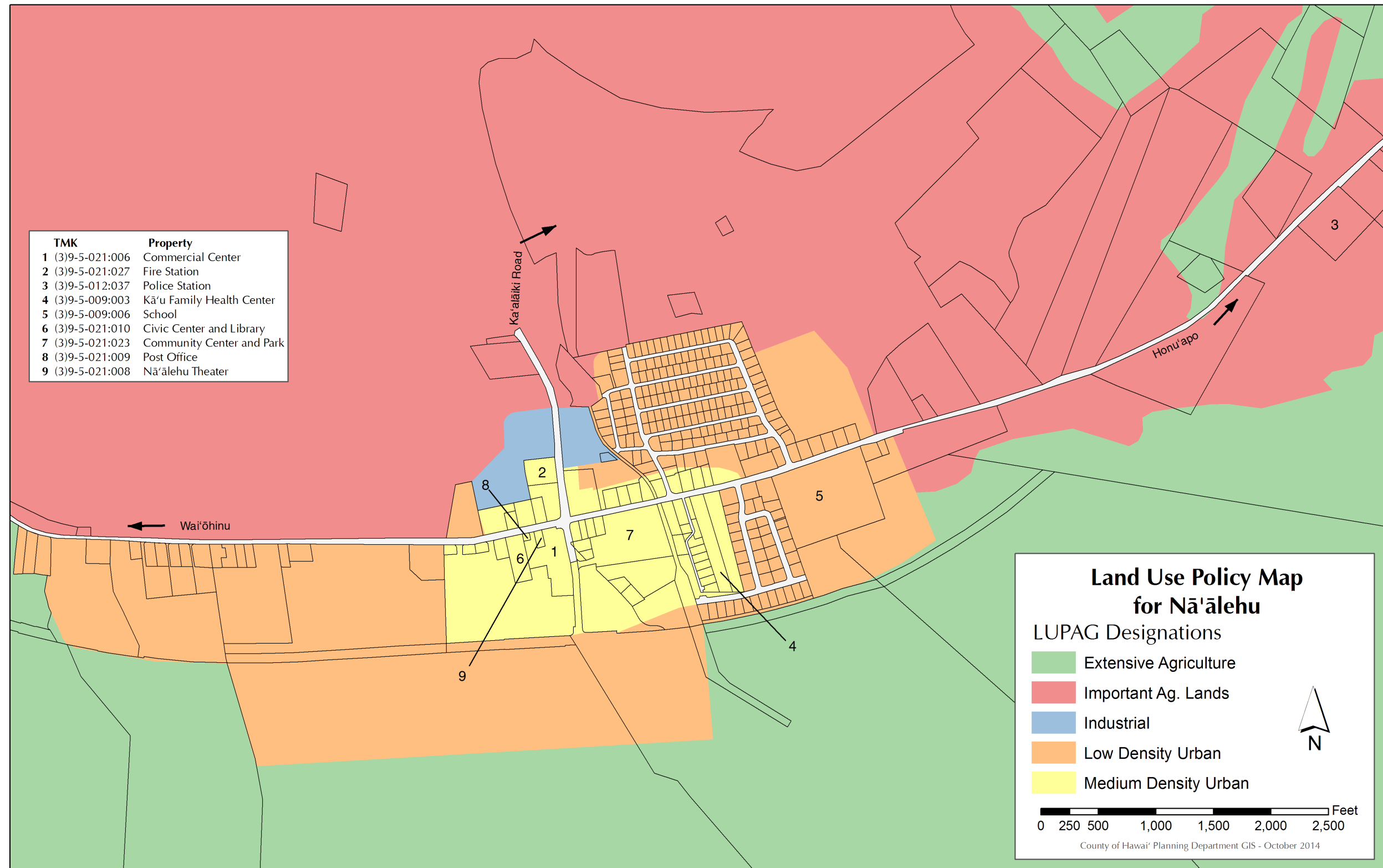


Figure 5: Ka'ū CDP Land Use Policy Map: Wai'ōhinu

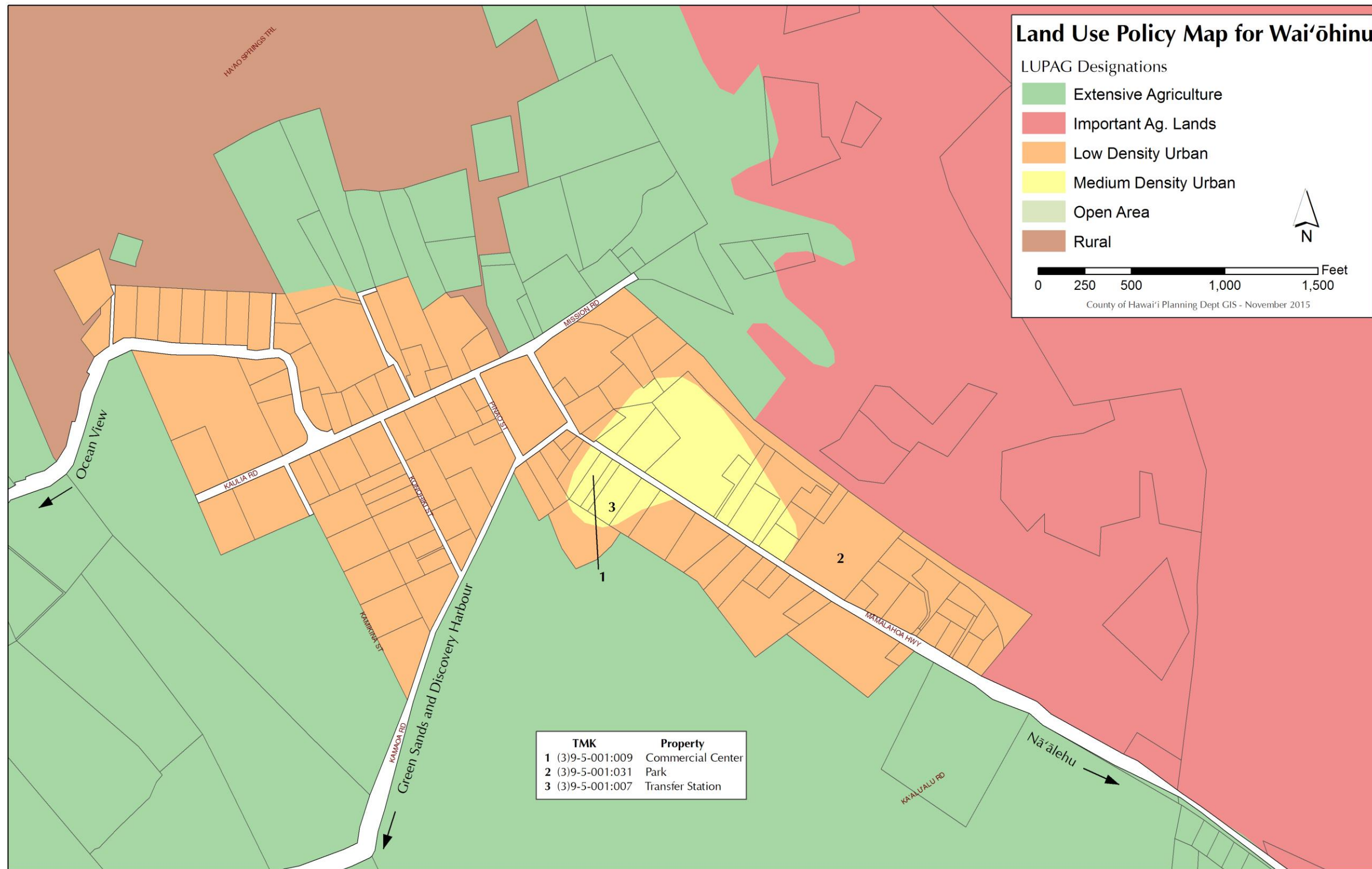


Figure 6: Ka'ū CDP Land Use Policy Map: Discovery Harbour, Mark Twain, & Green Sands

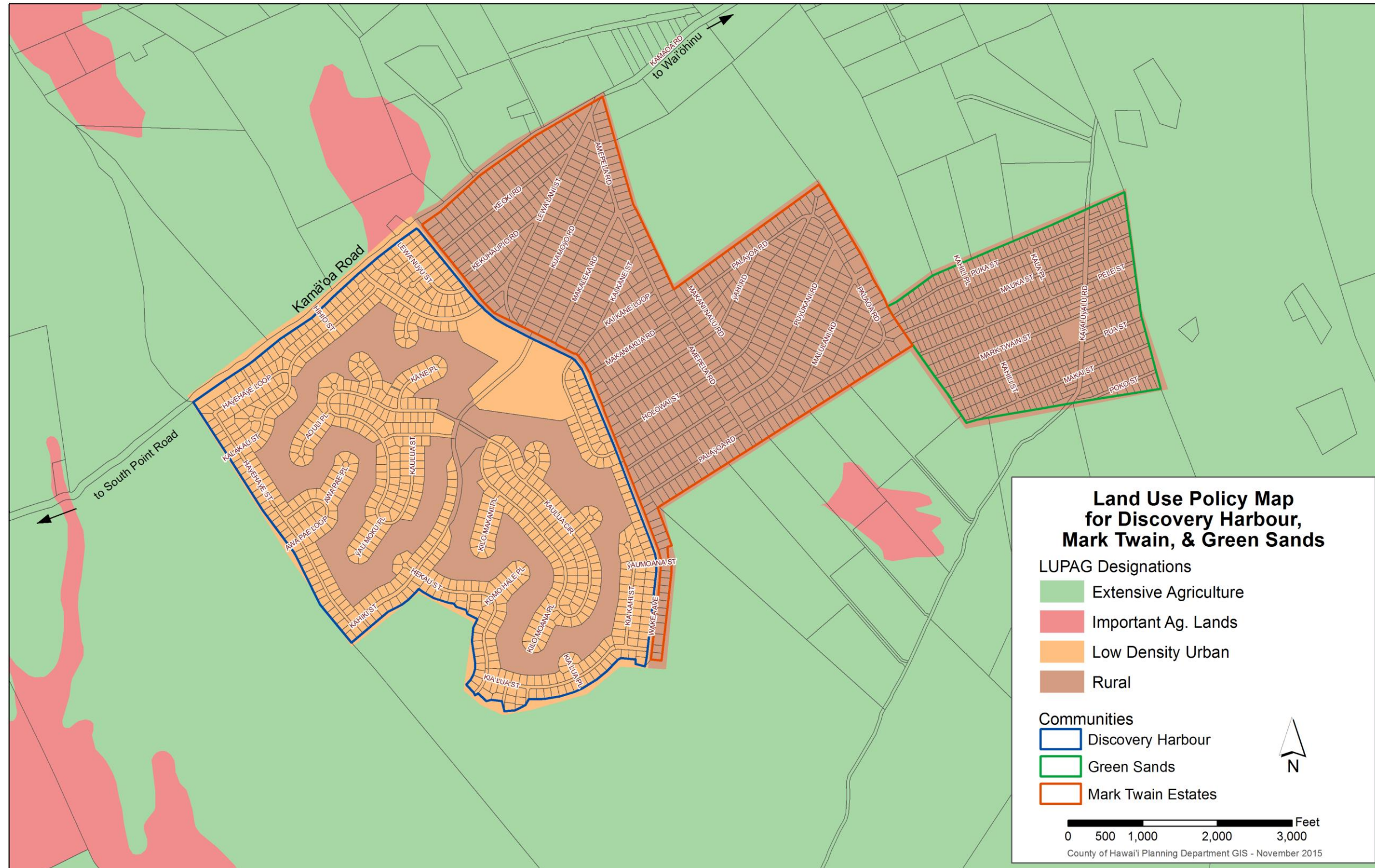


Figure 7: Ka'ū CDP Land Use Policy Map: Ocean View

