

# General Plan Policy Rationale



County of Hawai'i Planning Department

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## Introduction

This document provides resource information for the policies as provided in the Final Recommended Draft General Plan 2045 (July 2024). References are noted from the 2005 General Plan, community development plans, agency functional plans, industry standards, and subject matter specific professional sources.

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# Collaborative Biocultural Stewardship

Natural and cultural resources are thriving and sustainably managed, preserved, and restored to maintain our unique and diverse environment.

## Objective 1

***Increase the biodiversity and resilience of native habitats.***

### Policies

**1.1 Minimize and mitigate significant impacts, such as degradation, incompatible uses, or other threats, to Native Hawaiian habitats and public trust resources.**

2005 General Plan 8.2 Goal (a): Protect and conserve the natural resources from undue exploitation, encroachment and damage.

2005 General Plan 8.2 Goal (f): Ensure that alterations to existing landforms, 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.

**1.2 Strive to improve the health of the island's forests, rangelands, watersheds, nearshore environments, riparian areas, and reefs.**

2005 General Plan 14.1.2 Goal (c): Protect and preserve forest, water, natural and scientific reserves and open areas.

2005 General Plan 7.2 Goal (a): Protect, preserve and enhance the quality of areas endowed with natural beauty, including the quality of coastal scenic resources.

South Kohala Community Development Plan Policy 5.1: Proposed uses of natural resources shall be duly evaluated by the responsible public entities to ensure that each such use is consistent with the sustainable long-term health of the eco-system, including the direct and indirect impact on coastal waters.

**1.3 Encourage the preservation and restoration of natural landscape features, such as reefs, beaches and dunes, forests, rangelands, streams, floodplains, wetlands, and aquifer recharge areas that have the inherent capacity to prevent, minimize, or mitigate the impacts of climate change.**

2005 General Plan Goal 7.2 (a): Protect, preserve and enhance the quality of areas endowed with natural beauty, including the quality of coastal scenic resources.

2005 General Plan 8.4 Standards: The following shall be considered for the protection and conservation of natural resources.

(a) Areas necessary for the protection and propagation of specified endangered native wildlife, and conservation for natural ecosystems of endemic plants, fish and wildlife.

(b) Lands necessary for the preservation of forests, park lands, wilderness and beach areas.

- (c) Lands with a general slope of 20 per cent or more that provide open space amenities or possess unusual scenic qualities.
- (d) Lands necessary for the protection of watersheds, water sources and water supplies.
- (e) Lands with topographic, locational, soils, climate or other environmental factors that may not be normally adaptable or required for urban, rural, agricultural or public use.
- (f) The Coastal Zone and Special Management Area as defined by statute and in accordance with the adopted objectives and guidelines.

2005 General Plan 14.1.2 Goal (c): Protect and preserve forest, water, natural and scientific reserves and open areas.

**1.4 Maintain the shoreline for recreational, cultural, educational, and/or scientific uses in a manner that is protective and respectful of resources and is of the maximum benefit to the general public.**

2005 General Plan 8.3 Policy (c): Maintain the shoreline for recreational, cultural, educational, and/or scientific uses in a manner that is protective of resources and is of the maximum benefit to the general public.

**1.5 Increase collaborative efforts to improve coordination to conserve and manage wetlands, streams, and watersheds.**

2005 General Plan 8.3 Policy (l): Work with the appropriate State, Federal agencies, and private landowners to establish a program to manage and protect identified watersheds.

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

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

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

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

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

**1.8 Prioritize native landscaping for all County projects.**

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

**1.9 Limit the introduction and establishment of invasive species.**

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

**1.10 Maintain a program to identify and protect exceptional trees, groves, or stands of trees.**

2005 General Plan 7.3 Policy (g): Maintain a continuing program to identify exceptional trees or tree masses.

**1.11 Encourage and incentivize green belts, tree plantings, and landscape plans and designs in urban areas.**

2005 General Plan:

12.5.2.2 Courses of Action (e): Develop urban commercial areas with landscaped parks for passive recreation.

13.2.3 Policies (l): Adopt street design standards that accommodate, where appropriate, flexibility in the design of streets to preserve the rural character of an area and encourage a pedestrian-friendly design, including landscaping and planted medians.

Kona Community Development Plan Policy LU-2.2: TOD/TND Components. The components of a TOD/TND include Urban Core, Secondary Core, and Greenbelt. A TOD/TND contains a higher density urban core surrounded by a lower density secondary area. A greenbelt will, in turn, surround and define the outer edge of the secondary area.

**1.12 Increase collaborative efforts to create and maintain community forests, food forests, silvopasture, and other agroforestry.**

South Kohala Community Development Plan Policy 5.13: Support policies and programs that promote the concept of food sustainability. Policies and programs that make food production a priority such as preservation South Kohala's Important Agriculture Lands, allocating sufficient water resources for productive farming, or encouraging developers to landscape their projects with fruit trees or other types of plants that provide food, should all be emphasized and supported.

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

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

Kona Community Development Plan Policy ENV-3.1: Acquisition Priorities. To supplement the activities of the County Open Space Commission, the Open Space Network Program shall identify high priority areas in Kona for public acquisition.

**1.14 Partner with government, private and nonprofit agencies, communities, and other stakeholders to:**

- a) Implement the Hawai'i State Wildlife Action Plan (SWAP)**
- b) Better understand and model carrying capacities of the island's habitats and resources**
- c) Improve the inventory of forested lands and associated ecosystem services**
- d) Encourage the continued identification and inclusion of unique wildlife habitat areas of Native Hawaiian habitat within the Natural Area Reserve System**
- e) Anticipate future habitat migration, especially wetlands and coastal ecosystems**
- f) Prioritize quantitative wetland assessment to identify wetlands**
- g) Expand native and/or endemic forest cover**
- h) Improve enforcement for illegal activities that harm or degrade endemic habitats**

2005 General Plan 8.3 Policy (k): An identification and inventory of forest lands suitable for watershed purposes should be conducted jointly by County, appropriate State and Federal agencies, and private landowners.

2005 General Plan 8.3 Policy (o): Encourage the continued identification and inclusion of unique wildlife habitat areas of native Hawaiian flora and fauna within the Natural Area Reserve System.

Kona Community Development Plan Objective ENV-1: Managing Impacts. In order to minimize impacts on the land, make use of best management planning practices for any land-based endeavor by balancing public and private rights, and taking advantage of an ever-improving knowledge of resource sensitivity and natural processes.

**1.15 Any development will not adversely impact the following resource asset(s):**

- a) Rivers, streams, springs, and other naturally flowing surface water bodies**

- b) Anchialine pools and estuaries**
- c) Shoreline setback areas, beaches, and dunes**

2005 General Plan 8.2 Goal (f): Ensure that alterations to existing landforms, 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.

2005 General Plan 8.3 Policies (a) Require users of natural resources to conduct their activities in a manner that avoids or minimizes adverse effects on the environment.

Hawai'i Revised Statutes 205a-2 (b)(10)(A): Marine and coastal resources; Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Hawai'i Revised Statutes 205a-2 (c)(4): Coastal ecosystems; (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources; (C) Preserve valuable coastal ecosystems of significant biological or economic importance, including reefs, beaches, and dunes; and (D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs.

**1.16 Maintain shoreline setbacks to protect:**

- a) Natural shoreline vegetation;**
- b) Marine turtle nesting beaches/areas;**
- c) Nearshore water quality;**
- d) Structures from the effects of long-term sea level rise; and**
- e) Beaches and shorelines from erosion.**

NEW based on Hawai'i Revised Statutes 205A-2 Coastal zone management program; objectives and policies.

**1.17 Allow the redevelopment of existing waterfront commercial structures consistent with the community character to preserve overwater views.**

NEW based on Hawai'i Revised Statutes 205A-2 Coastal zone management program; objectives and policies.

**1.18 Landscaping and irrigation shall be designed to maximize water use efficiency and native plants.**

Kona Community Development Plan:

Action CR-2.2c: The County shall recommend amendments to appropriate ordinances to incorporate the appropriate use and implementation of native plants in the landscaping of public facilities such as schools, government buildings, and parks.

Action PUB-4.3b: Develop an irrigation best practices certification program.

Policy TRAN-3.3: Right-of-Way Landscaping. Recognizing that the availability of water should dictate the nature of landscaping within public rights-of-way, lush landscaping should be provided on streets where reclaimed wastewater will be available for irrigation as noted on the Official Public Facilities and Services Map (see Figure 4-10c), and xeriscape landscaping should be the preference where reclaimed wastewater is not available.

Hawai'i Department of Land and Natural Resources, Agricultural Water Use and Development Plan (2019).

Hawai'i County Department of Water Supply, Landscape Guidelines.

Landscape Industry Council of Hawai'i report, titled Landscape Irrigation Conservation Best Management Practices (2012).

## Objective 2

***Preserve and enhance the health and function of the watersheds to promote water recharge, improve water quality and reduce runoff.***

### Policies

#### **2.1 Engage in comprehensive watershed planning to protect all watersheds and identify priority watershed areas to develop or complete watershed management plans and projects.**

2005 General Plan 8.3 Policy (l): Work with the appropriate State, Federal agencies, and private landowners to establish a program to manage and protect identified watersheds.

2005 General Plan 5.3 Policy (n): Develop drainage master plans from a watershed perspective that considers non-structural alternatives, minimizes channelization, protects wetlands that serve drainage functions, coordinates the regulation of construction and agricultural operation, and encourages the establishment of floodplains as public green ways.

2005 General Plan 4.3 Policy (g): Participate in watershed management projects to improve stream and coastal water quality and encourage local communities to develop such projects.

#### **2.2 Address water best management practices and implement plans for non-point source discharges, such as irrigation flows and agricultural or urban runoff.**

2005 General Plan 4.3 Policy (h): Work with the appropriate agencies to adopt appropriate measures and provide incentives to control point and nonpoint sources of pollution.

#### **2.3 Prioritize forest and land management above 2,500 to 3,000 feet elevation to ensure effective groundwater recharge.**

2005 General Plan 8.1: In the upper part of this band, above the 3,000-foot elevation, fog that collects on trees and drips to the ground is a major contributor to the aquifer. In recognition of the importance of the mauka Kona area for watershed and other environmental values, the County Council established a policy in Resolution No. 330-96 (1996) that no lands in North or South Kona above 2,500 feet in elevation (except in the existing Kaloko Mauka Subdivision) should be rezoned to lot sizes less than 20 acres, without a corresponding reduction in density on contiguous lands. In Kaloko Mauka, the Council found that the concerns could be mitigated by specific rezoning conditions which would require that at least 80 percent of the property be kept in forest cover, in the area above 3,000 feet in elevation (Resolution No. 58-97). A similar concept was expressed in the conditions of rezoning for Kealakekua Development Company, which required an 8,000-acre forest management area in the mauka area of the property while rezoning the lower portion to a higher density.

#### **2.4 Within mauka areas of high rainfall/fog-drip belt, ground disturbing activities such as excessive soil compaction and excessive removal of vegetative cover should be minimized and mitigated consistent with management strategies that encourage the retention of existing forested and pasture areas, reforestation, minimal coverage by impervious surfaces and other strategies that encourage effective infiltration to groundwater.**

2005 General Plan 8.3 Policy (v): Within the Kona high rainfall/fog-drip belt, ground disturbing activities such as excessive soil compaction and excessive removal of vegetative cover should be minimized and mitigated consistent with management strategies that encourage the retention of existing forested and pasture areas, reforestation, minimal coverage by impervious surfaces and other strategies that encourage effective infiltration to groundwater.

#### **2.5 Watershed management planning should recognize the ecosystem service value of watersheds and open space to protect scenic vistas and aesthetic values; water recharge; carbon**

**sequestration; oxygen production; habitat enhancement and preservation; fire suppression and fuel load management; soil conservation; preservation of cultural values; and the potential for additional public access and recreational opportunities.**

South Kohala Community Development Plan 9.1.4: Develop programs and standards that will protect the South Kohala community from natural hazards, including major storms, flooding, tsunami, lava flows, and wildfires.

Kona Community Development Plan Policy ENV-1.2: Kona Mauka Watershed Management Program. The Kona Mauka Watershed Management Program shall encompass the public and private lands mauka of Māmalahoa Highway (see Figure 4-8a). The purpose of this program is to synthesize the current knowledge of the mauka lands resources, develop a viable action plan to coordinate the various public agencies and private owners, and serve as the basis for establishing an ecosystem services incentives program. Such a program recognizes the ecosystem service value of our watershed and open space in our community to protect values such as aesthetics and scenic vistas; water catchment and infiltration; carbon sequestration; oxygen production; habitat enhancement and preservation; fire suppression and fuel load management; soil conservation; preservation of cultural values; and potential for additional public access and recreational opportunities.

2019 Draft General Plan, Policy 76: Implement best management practices for wildfire control and reclamation.

Hawai'i County Multi Hazard Mitigation Plan (2020):

Section 9.1.1 related to the effects of drought: Environment, public health, and safety—The environmental, public health, and safety sector focuses on wildfires that are both detrimental to the forest ecosystem and hazardous to the public. It also includes the impact of desiccating streams, such as the reduction of in-stream habitats for native species.

Action HC24—Fire Protection: Establish fire breaks around communities and along roadways.

**2.6 Maintain participation in the development and implementation of the Ocean Resources Management Plan (ORMP), marine zoning plans, Marine Managed Areas (MMAs), or other appropriate tools.**

NEW: Based on Hawai'i Revised Statutes Section 205A-2:

(b)(7)(A) Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

(b)(10)(A) Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

(c)(1)(A) Improve coordination and funding of coastal recreational opportunities in the coastal zone management area.

2019 Draft General Plan Policy 32: In coordination with relevant agencies, the County will contribute to and participate in the development and implementation of marine zoning plan(s), Marine Managed Areas (MMA's) or other appropriate tool(s) which incorporate resilience-based concepts to provide maximum protection for all reef types and associated habitats.

**2.7 Partner with government, private and nonprofit agencies, communities, and other stakeholders to:**

- a) Implement a comprehensive conservation plan that identifies priority watershed areas for habitat restoration and enhancement.**
- b) Review and designate forest, river corridors, and watershed areas into the conservation district during State land use boundary comprehensive reviews.**
- c) Monitor nearshore water quality and impacts to reefs and marine environments and address land-based sources of impacts.**

- d) Protect and restore wetlands and riparian corridors to ensure more pristine water quality, decrease erosion, and increase sediment management, groundwater infiltration, nutrient/pollutant uptake, soil moisture retention, stormwater abatement, and cultural/community connections.**
- e) Develop reasonable standards to improve stream and coastal water quality monitoring and encourage local communities to develop such projects.**

2005 General Plan 4.3 Policies:

- (e) Encourage the State to establish air and water quality monitoring stations in areas of existing and potential urban growth.
- (g) Participate in watershed management projects to improve stream and coastal water quality and encourage local communities to develop such projects.

Kona Community Development Plan Policy ENV 1.12: Water Quality Monitoring Program.

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

South Kohala Community Development Plan General Policy 5.9: Water quality monitoring should be considered on a district-wide basis.

Hawai'i Department of Health Administrative Rules Section 11-54: Water Quality Standards.

## Objective 3

***Increase direct community restoration and collaborative efforts to conserve and nourish the island's biocultural resources.***

### Policies

#### **3.1 Encourage an overall conservation ethic in the use of Hawai'i's resources by protecting, preserving, and conserving critical and significant natural resources.**

2005 General Plan Policy 8.3 (i): 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.

#### **3.2 Foster educational activities that promote the importance and value Hawai'i's unique and limited environmental resources.**

2005 General Plan 8.2 Goals:

- (a) Protect and conserve the natural resources from undue exploitation, encroachment and damage.
- (c) Protect and promote the prudent use of Hawai'i's unique, fragile, and significant environmental and natural resources.
- (d) Protect rare or endangered species and habitats native to Hawai'i.
- (e) Protect and effectively manage Hawai'i's open space, watersheds, shoreline, and natural areas.

Hawai'i Revised Statutes 226-13 (b)(1): Foster educational activities that promote a better understanding of Hawai'i's limited environmental resources.

#### **3.3 Integrate progressive strategies incorporating indigenous and contemporary knowledge and practices to maintain environmental quality at the highest standards, address a changing**



**climate, protect natural resources, and restore ecosystem health for the benefit of present and future generations.**

NEW based on 2019 Draft General Plan Natural Resource Planning Goals: Hawai'i will integrate traditional knowledge and practice with progressive planning strategies to maintain environmental quality at the highest standards, address a changing climate, protect natural resources, and restore ecosystem health for the benefit of present and future generations.

Integrated Climate Action Plan (ICAP) for the Island of Hawai'i (2023)

Olohana Foundation, Indigenous Knowledge Systems.

**3.4 Promote and protect traditional exercised rights and customs of Native Hawaiians.**

2005 General Plan 8.3 Policy (q): Develop policies by which native Hawaiian gathering rights will be protected as identified under judicial decisions.

2019 Draft General Plan Policy 420: 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.

State of Hawai'i Constitution, Article 12 Section 7: The State reaffirms and shall 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.

**3.5 Promote resource management that is sustainable, responsible, and data driven.**

2005 General Plan 8.3 Policies:

- (b) Encourage a program of collection and dissemination of basic data concerning natural resources.
- (h) 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.

**3.6 Require the management of natural resources in a manner that fully minimizes adverse effects on the environment and depletion of energy and natural resources.**

2005 General Plan 8.3 Policy (a): Require users of natural resources to conduct their activities in a manner that avoids or minimizes adverse effects on the environment.

Hawai'i Revised Statutes 226-11 (b)(4): Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.

**3.7 Ensure that activities authorized or funded by the County do not damage natural resources.**

2005 General Plan Policy 8.3 (u): Ensure that activities authorized or funded by the County do not damage important natural resources.

**3.8 Increase community-based stewardship that focuses on management responsibilities and promote community education and shared learning.**

NEW: Based on best practice and Hawai'i County Public Access Open Space & Natural Resources Preservation Commission (PONC) Stewardship program.

Hawai'i Office of Planning & Sustainable Development, Hawai'i Community Stewardship Directory.

University of Hawai'i at Hilo, Center for Maunakea Stewardship.

**3.9 Improve community planning capacity-building efforts toward coordination, leadership, effective action, connectivity, and impact.**

2005 General Plan 9.3 Policy (j): Initiate and participate in activities with the private sector including the provision of leadership and expertise to neighborhoods and nonprofit organizations in the development of housing and community development projects.

**3.10 Contribute to programs for the collection and dissemination of data concerning natural or cultural resources.**

2005 General Plan 8.3 Policy (b): Encourage a program of collection and dissemination of basic data concerning natural resources.

**3.11 Partner with government, private and nonprofit agencies, communities, and other stakeholders to:**

- a) Protect special areas, structures, and elements that are an integral and functional part of Hawai'i's ethnic and cultural heritage.**
- b) Identify and protect wahi pana.**
- c) Promote the preservation and restoration of significant natural and historic resources.**
- d) Aid in programmatic education concerning historic sites.**
- e) Maintain the shoreline area for recreational, cultural, educational, and/or scientific uses in a manner that is protective of resources and is of the maximum benefit to the public.**
- f) Encourage the documentation and preservation of traditional ecological knowledge, identifying best management practices for integration.**

2005 General Plan 6.2 Policy:

- (a) Protect, restore, and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawai'i.

2005 General Plan 6.3 Policies:

- (e) Embark on a program of restoring significant historic sites on County lands. Assure the protection and restoration of sites on other public lands through a joint effort with the State.
- (h) Aid in the development of a program of public education concerning historic sites.
- (i) Signs explaining historic sites, buildings and objects shall be in keeping with the character of the area or the cultural aspects of the feature.

2005 General Plan 8.2 Goals:

- (a) Protect and conserve the natural resources from undue exploitation, encroachment and damage.
- (c) Protect and promote the prudent use of Hawai'i's unique, fragile, and significant environmental and natural resources.
- (d) Protect rare or endangered species and habitats native to Hawai'i.
- (e) Protect and effectively manage Hawai'i's open space, watersheds, shoreline, and natural areas.

Hawai'i Revised Statutes Chapter 205A-2:

(b)(1)(A) Provide coastal recreational opportunities accessible to the public.

(c)(1) Recreational resources;

(A) Improve coordination and funding of coastal recreational planning and management; and

- (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
  - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
  - (ii) Requiring restoration of coastal resources that have significant recreational and ecosystem value, including but not limited to coral reefs, surfing sites, fishponds, sand beaches, and coastal dunes, when these resources will be unavoidably damaged by development; or requiring monetary compensation to the State for recreation when restoration is not feasible or desirable;
  - (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;

## Objective 4

***The historic integrity, character, scenic assets, and open space of our communities are protected, restored, and treated as unique assets with significant social and economic value and managed in perpetuity.***

### Policies

**4.1 Require public and private developers to provide historical and archaeological surveys and cultural assessments, where appropriate, prior to the clearing or development of land when there are indications that the land under consideration has historical significance.**

2005 General Plan 6.3 Policy (c): Require both public and private developers of land to provide historical and archaeological surveys and cultural assessments, where appropriate, prior to the clearing or development of land when there are indications that the land under consideration has historical significance.

**4.2 Increase public pedestrian access opportunities to scenic places and vistas.**

2005 General Plan Policy 7.3 (a): Increase public pedestrian access opportunities to scenic places and vistas.

**4.3 Public access to significant historic sites and objects should be acquired, where appropriate.**

2005 General Plan 6.3 Policy (d): Public access to significant historic sites and objects shall be acquired, where appropriate.

**4.4 Encourage the restoration of significant sites.**

2005 General Plan 6.3 Policy (f): Encourage the restoration of significant sites on private lands.

**4.5 The County shall use and promote the use of interpretive signs and/or other appropriate methods that are in keeping with the character of the area to recognize landscapes, sites, buildings, and objects of historic and cultural significance.**

2005 General Plan 6.3 Policy (i): Signs explaining historic sites, buildings and objects shall be in keeping with the character of the area or the cultural aspects of the feature.

2019 Draft General Plan Policy 441: The County shall use and promote the use of interpretive signage and/or other appropriate methods to recognize landscapes, sites, buildings, and objects of significant historical and cultural importance.

**4.6 Historic preservation shall represent the full range and diversity of the multi-cultural heritage of Hawai'i Island.**

2005 General Plan 6.3 Policy:

- (a) Agencies and organizations, either public or private, pursuing knowledge about historic sites should keep the public apprised of projects.
- (b) Amend appropriate ordinances to incorporate the stewardship and protection of historic sites, buildings and objects.
- (e) Embark on a program of restoring significant historic sites on County lands. Assure the protection and restoration of sites on other public lands through a joint effort with the State.
- (h) Aid in the development of a program of public education concerning historic sites.
- (j) Develop a continuing program to evaluate the significance of historic sites.
- (k) Develop policies to protect Hawaiian rights as identified under judicial decisions.
- (l) Support the establishment of Hawaiian Heritage Corridors.
- (m) All new historic sites placed on the State or Federal Register after the adoption of the general plan shall be included in the General Plan.
- (n) Consider requiring Cultural Assessments for certain developments as part of the rezoning process.
- (o) Recognize the importance of certain natural features in Hawaiian culture by incorporating the concept of "cultural landscapes" in land use planning.

2019 Draft General Plan Policy 430: Historic Preservation shall represent the full range and diversity of the multi-cultural heritage of Hawai'i Island.

#### **4.7 Maintain an inventory of significant cultural and historic sites and districts compatible with that of the State Historic Preservation Division (SHPD).**

2005 General Plan 6.3 Policy (g): Collect and distribute historic sites information of public interest and keep an inventory of sites.

2019 Draft General Plan Policy 431: The County shall maintain an inventory of significant cultural and historic sites and districts compatible with that of the State Historic Preservation Division.

#### **4.8 Ensure that projects requiring preservation plans are identified on subdivision maps and plan approval site plans.**

2019 Draft General Plan Policy 432: Preservation plans shall be completed for all subdivisions with cultural or historical properties (sites, buildings, objects, landscapes) identified for preservation prior to approval of the final plat map or any site work.

2005 General Plan 6.3 Policies:

- (c) Require both public and private developers of land to provide historical and archaeological surveys and cultural assessments, where appropriate, prior to the clearing or development of land when there are indications that the land under consideration has historical significance.
- (d) Public access to significant historic sites and objects shall be acquired, where appropriate.
- (f) Encourage the restoration of significant sites on private lands.
- (k) Develop policies to protect Hawaiian rights as identified under judicial decisions.
- (l) Support the establishment of Hawaiian Heritage Corridors.
- (o) Recognize the importance of certain natural features in Hawaiian culture by incorporating the concept of "cultural landscapes" in land use planning.

#### **4.9 The County shall develop a comprehensive management plan for historic and cultural resources that are on County-owned or managed properties.**

2005 General Plan 6.3 Policy (e): Embark on a program of restoring significant historic sites on County lands. Assure the protection and restoration of sites on other public lands through a joint effort with the state.

2019 Draft General Plan Policy 433: The County shall develop a comprehensive management plan for historic and cultural resources that are on County owned properties or on properties managed by the County.

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

2005 General Plan 6.3 Policy (e): Embark on a program of restoring significant historic sites on County lands. Assure the protection and restoration of sites on other public lands through a joint effort with the State.

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

Kaua’i Kakou General Plan, Policy 3: Recognize the Identity of Kaua’i’s Individual Towns and Districts: Kaua’i’s towns and planning districts are distinct, each with its own character, opportunities, and needs. This uniqueness must be celebrated, protected in Community Plans, and reinforced in development standards.

Hawai’i Revised Statutes 6E-3:

(3) Development of a statewide survey and inventory to identify and document historic properties, aviation artifacts, and burial sites, including all those owned by the State and the counties

(13) Regulation of archaeological activities throughout the State.

#### **4.11 Identify outstanding natural or cultural features, such as water courses, fine groves of trees, heiau, and historical sites and structures, on subdivision preliminary plat maps.**

Ka’ū Community Development Plan 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)

#### **4.12 Original place names should be restored wherever possible.**

Hawai’i State Board on Geographic Names (HBGN): Created by Act 50 in 1974, this board is responsible for designating official names and spellings of geographic features in Hawaii. It has a significant role in restoring and standardizing Hawaiian place names, ensuring they are used consistently and correctly, including the addition of diacritical marks where appropriate. The board consults with county officials and other knowledgeable persons in its decision-making process. <https://planning.hawaii.gov/gis/hbgn/>

Hawai’i Revised Statutes Chapter 4E supports the uniformity and correct usage of Hawaiian place names. The statute guides the HBGN in its efforts to ensure that the names reflect the cultural and historical significance inherent in the original Hawaiian names. [https://www.capitol.hawaii.gov/hrscurrent/Vol01\\_Ch0001-0042F/HRS0004E/HRS\\_0004E-.htm](https://www.capitol.hawaii.gov/hrscurrent/Vol01_Ch0001-0042F/HRS0004E/HRS_0004E-.htm)

Collaborative Efforts in National Parks: For instance, the Hawai’i Volcanoes National Park has been actively involved in restoring indigenous place names. This initiative is part of a broader effort to preserve cultural heritage and involves replacing outdated signs with those reflecting traditional Hawaiian names, such as renaming Kilauea Caldera to Kaluapele. <https://www.nps.gov/havo/learn/historyculture/place-names.htm>

Cultural and Historical Significance: Restoring Hawaiian place names is not just about renaming but also about preserving and honoring the cultural and historical narratives that these names embody. For example, places like Pu’uloa (now commonly known as Pearl Harbor) and Ha’akulamano (Sulphur Banks) carry deep cultural meanings and historical narratives that are significant to the Native Hawaiian community. <https://fluxhawaii.com/recalling-hawaiian-place-names/>

## Objective 5

***Protect, restore, and enhance our communities' unique scenic character.***

### **Policies**

**5.1 Consider structural setbacks from major thoroughfares and highways and establish development and design guidelines to protect important view planes.**

2005 General Plan 7.3 Policy (f): Consider structural setback from major thoroughfares and highways and establish development and design guidelines to protect important view planes.

**5.2 Preserve transportation corridors that have important scenic, historic, recreational, natural and/or cultural resources that enhance the character and scenic resources of communities.**

NEW 2019 Draft General Plan Policy 457: Preserve roadway corridors that have historic, scenic, or unique physical attributes that enhance the character and scenic resources of communities.

Hawai'i County Code Section 25-6-60 Scenic Corridor Program.

National and State of Hawai'i Scenic Byways Programs.

**5.3 Protect the views of areas endowed with natural beauty by carefully considering the effects of proposed construction and compatibility during all land use reviews.**

2005 General Plan Goal 7.2 (c): Maximize opportunities for present and future generations to appreciate and enjoy natural and scenic beauty.

2005 General Plan Policy 7.3 (h): Protect the views of areas endowed with natural beauty by carefully considering the effects of proposed construction during all land use reviews.

**5.4 Encourage the design of developments and activities that complement the natural beauty of the island.**

2005 General Plan 7.3 Policy (h): Protect the views of areas endowed with natural beauty by carefully considering the effects of proposed construction during all land use reviews.

**5.5 Maintain a program to identify and protect viewing sites on the island.**

2005 General Plan 7.3 Policy (c): Maintain a continuing program to identify, acquire and develop viewing sites on the island.

**5.6 Preserve and protect culturally significant lava tubes, caves, or other geologic features determined to be significant by a governmental agency or plan.**

2005 General Plan 8.3 Policy (t): Preserve and protect significant lava tube caves.

# Land Use

We strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

## Objective 9

***Maintain community character and land use compatibility.***

### Policies

**9.1 The development of commercial facilities should be designed to reflect the character of the community while providing desired services and mitigating impacts on the surrounding environment.**

2005 General Plan 14.3.3 Policy (f): 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.

Ka'ū Community Development Plan Policy 73: 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))

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

Ka'ū Community Development Plan Policy 72: In the "Low Density Urban" (LDU) and "Medium Density Urban" Land Use Policy Map categories, in those cases where provisions of the zoning and subdivision codes are inconsistent with the character of surrounding neighborhoods, variances or PUDs that maintain consistent village/town character should be encouraged.

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

2019 Draft General Plan Policy 470: In those cases where provisions of the zoning and subdivision code are inconsistent with the character of surrounding neighborhoods, variances or PUDs that maintain consistent village/town character should be encouraged.

**9.3 Zoning, subdivision, and other applicable ordinances shall provide for and protect open space areas.**

2005 General Plan 14.8.3 Policies:

(b) Open space in urban areas shall be established and provided through zoning and subdivision regulations.

(d) Zoning, subdivision and other applicable ordinances shall provide for and protect open space areas.

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

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

**9.5 Discretionary permit applications for uses that may impact view planes to and along the coastline, and areas of natural beauty should take into consideration visual impact assessments and propose conditions to mitigate scenic impacts where appropriate.**

South Kohala Community Development Plan Chapter 4: Waimea Town Plan Strategy 2.1: The County should carefully evaluate and condition, as appropriate, any rezoning that would negatively impact important agricultural lands or culturally, visually and environmentally important open spaces or resources in Waimea.

Ka'ū Community Development Plan Policies:

Policy 56: In the Ka'ū CDP Planning Area, the environmental report for proposed changes of zone on property that may impact open space, view planes, and areas of natural beauty shall include view plane and, as appropriate, line-of-sight analysis and, to facilitate implementation of Policy 10, proposed conditions to mitigate scenic impacts. (HCC 25-2-42)

Policy 57: In the Ka'ū CDP Planning Area, applications for Special Permits that may impact open space, view planes, 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 58: In the Ka'ū CDP Planning Area, applications for Use Permits for wind energy facilities and telecommunications antennas and towers shall include view plane and, as appropriate, line-of-sight analysis to demonstrate how the request does not cause substantial, adverse impact to the community's character, including open space, public views, and areas of natural and scenic beauty, and proposed conditions to mitigate scenic impacts. (HCC 25-2-60 & 64)

Hāmākua Community Development Plan Policies:

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

Policy 33: In the Hāmākua CDP Planning Area, applications for Special Permits that may impact open space, viewshed, and areas of natural beauty shall include view plane and, as appropriate, line-of-sight analysis, and proposed performance conditions to mitigate scenic impacts. (Planning Commission Rule 6-3(a)(5)(G), 6-7, & 6-8)

Policy 34: In the Hāmākua CDP Planning Area, applications for Use Permits for wind energy facilities and telecommunications antennas/towers shall include viewshed and, as appropriate, line-of-sight analysis to demonstrate how the request does not cause substantial, adverse impact to the community's



character, including open space, public views, and areas of natural and scenic beauty, and propose conditions to mitigate scenic impacts. (HCC 25-2-60 & 64)

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

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

2005 General Plan 14.1.4 Standard (b): Zoning requests shall be reviewed with respect to General Plan designation, district goals, regional plans, State Land Use District, compatibility with adjacent zoned uses, availability of public services and utilities, access, and public need.

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

Kaʻū Community Development Plan 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 Kaʻū CDP. (HCC 25-2-42(c)(1) and 25-2-44)

Hāmākua Community Development Plan Policy 9: The Director of Planning shall offer a favorable recommendation to the Planning Commissions, subject to appropriate conditions, only for those proposed zoning code amendments that would further the intent and ensure consistency with the objectives and policies of the Hāmākua CDP. (HCC25-2-42 (c) (1) and 25-2-44)

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

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

2005 General Plan 11.3.2 Policy (a): Encourage underground telephone lines where they are economically and technically feasible.

2005 General Plan 11.3.3 Standard (a): In the development and placement of telephone facilities, such as lines, telecommunications and cellular towers, poles, and substations, the design of the facilities shall consider the existing environment, and scenic view and vistas shall be considered and preserved where possible.

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

**9.8 Route selection for high-voltage transmission lines should include consideration for setbacks from major thoroughfares and residential areas. Where feasible, delineate energy corridors for such high-voltage transmission lines.**

2005 General Plan 11.3.2 Policy (b): Route selection for high voltage transmission lines should include consideration for setbacks from major thoroughfares and residential areas. Where feasible, delineate energy corridors for such high voltage transmission lines.

## Objective 10

### *Increase the integration of natural systems planning.*

#### **Policies**

#### **10.1 Protect and enhance Hawai'i's beaches, shoreline, open spaces, and scenic resources.**

NEW: Hawai'i Revised Statutes 226-104 (a) (13): Protect and enhance Hawai'i's shoreline, open spaces, and scenic resources.

#### **10.2 During discretionary permit applications, the Planning Director may require a pedestrian, equestrian, and/or bicycle path when it is possible and safe to connect to existing or future open space, drainage, or active living corridors.**

Ka'ū Community Development Plan Policy 84: Where a subdivision is traversed by a natural water course, drainage way, channel, or stream, the Planning Director should require a pedestrian, equestrian, and/or bicycle path when the opportunity exists to connect to existing or future drainage or trail corridors. (HCC 23-30)

South Kohala Community Development Plan Chapter 3: District-wide Policy 2.2: Establish bicycle, pedestrian, and equestrian travel ways to link up the communities within the District (Waikoloa Village, Waimea, Puakō, Kawaihae, and the resort nodes) while also establishing alternative travel ways within the individual communities. Also, establish public trails to various cultural locations and other sites of interest, where a significant level of visitation is appropriate and does not pose a threat to the resource, as identified by the community.

#### **10.3 Proposed discretionary permits for large development projects (200+ units) in the North Kohala, South Kohala, North Kona, South Kona, and Ka'ū Districts should be designed to be as water neutral as reasonably possible through water conservation, recharge, and reuse measures to reduce the water footprint.**

South Kohala Community Development Plan Chapter 3: District-wide Policy 5.2: The County shall require water conservation measures and plans for new large scale development projects (i.e., residential and agricultural subdivisions, resorts, commercial and industrial centers, etc.) in South Kohala.

#### **10.4 Identify outstanding natural or cultural features, such as water courses, fine groves of trees, heiau, and historical sites and structures on subdivision preliminary plat maps.**

Ka'ū Community Development Plan 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)

## Objective 11

### *Increase equitable planning and decision-making processes.*

#### **Policies**

#### **11.1 Ensure there is necessary and adequate on-site infrastructure for development projects may include but not limited to water, wastewater, and multimodal infrastructure.**

2005 General Plan 14.3.3 Policy (h): Require developers to provide basic infrastructure necessary for development.

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

2005 General Plan 2.4.9.2 Ka'ū Courses of Action:

- (a) Balance development with the social and physical environment of the area. Provisions for orderly development, housing, and pollution controls shall be implemented.
- (c) Recognize the natural beauty of the area as a major economic and social asset. Protect this resource through appropriate review processes when development is proposed.

2005 General Plan 9.3 Policy (g): Large industries or developments that create a demand for housing shall provide employee housing based upon a ratio to be determined by an analysis of the locality's needs.

2005 General Plan 14.7.2 Goal (c): Ensure that resort developments maintain the cultural and historic, social, economic, and physical environments of Hawai'i and its people.

2005 General Plan 14.7.3 Policy (i): Coastal resort developments shall provide public access to and parking for beach and shoreline areas.

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

2005 General Plan 14.7.5.9.2 Ka'ū Courses of Action (a): The development of visitor accommodations and any resort development shall complement the character of the area.

Ka'ū Community Development Plan 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))

2019 Draft General Plan Policy 552: The development of visitor accommodations and any resort development should complement the character of the area, protect the environment and natural beauty, cultural practices, and cultural resources, provide shoreline public access, and provide affordable housing to meet demand created by the development.

### **11.3 The County may impose incremental and conditional zoning based on performance conditions that focus on addressing the impacts of the proposed development.**

2005 General Plan 14.7.3 Policy (a): The County may impose incremental and conditional zoning that would be based on performance requirements.

### **11.4 Concurrency reviews should incorporate reduction in vehicle miles traveled to mitigate traffic impacts and achieve sustainability and demand management goals.**

NEW: Based on best practice to shift traffic impact analysis from level of service to vehicle miles traveled.

California Department of Transportation, Shifting from LOS to VMT as the Measure of Transportation Impact Assessment Report (2019).

<https://dot.ca.gov/-/media/dot-media/programs/research-innovation-system-information/documents/research-results/2886-rr-a11y.pdf>

"California's Senate Bill (SB) 743, passed in 2013, enacts a historic shift in how the transportation impacts of development projects must be evaluated and mitigated. SB 743 eliminates the requirement to count traffic delay (measured using "Level of Service" or LOS standards) as an environmental impact under the California Environmental Quality Act (CEQA). SB 743 requires that a new metric be adopted when evaluating those impacts, to better align with state climate policy and sustainability goals. The new metric recommended in state-level guidance is vehicle miles traveled (VMT). The overall level of auto use, as measured using VMT, is much more closely related to carbon emissions and air pollution than local traffic levels."

## Objective 12

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

### **Policies**

#### **12.1 Enact additional land use and building structure regulations in areas vulnerable to severe damage due to the impact of waves or inundation.**

2005 General Plan 5.3 Policy (a): Enact restrictive land use and building structure regulations in areas vulnerable to severe damage due to the impact of wave action. Only uses that cannot be located elsewhere due to public necessity and character, such as maritime activities and the necessary public facilities and utilities, shall be allowed in these areas.

#### **12.2 Review land use policy as it relates to floodplains, high surf, and tsunami hazard areas.**

2005 General Plan 5.3 Policy (b): Review land use policy as it relates to flood plain, high surf, and tsunami hazard areas.

#### **12.3 Consider natural hazards in all land use planning and permitting.**

2005 General Plan 5.3 Policy (q): Consider natural hazards in all land use planning and permitting.

#### **12.4 Discourage intensive residential development in areas of high volcanic hazard.**

2005 General Plan 5.3 Policy (r): Discourage intensive development in areas of high volcanic hazard.

#### **12.5 Discourage public investment/infrastructure that supports increases in density in high-risk hazard areas, while allowing such investment to support existing residents and facilities.**

2005 General Plan 5.3 Policy (r): Discourage intensive development in areas of high volcanic hazard.

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

2005 General Plan 5.3 Policies:

- (a) Enact restrictive land use and building structure regulations in areas vulnerable to severe damage due to the impact of wave action. Only uses that cannot be located elsewhere due to public necessity and character, such as maritime activities and the necessary public facilities and utilities, shall be allowed in these areas.
- (b) Review land use policy as it relates to flood plain, high surf, and tsunami hazard areas.
- (q) Consider natural hazards in all land use planning and permitting.
- (r) Discourage intensive development in areas of high volcanic hazard.

2005 General Plan 14.8.4 Open Space Standards: Open Space designations shall include: (c) Potential Natural Hazard Areas

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

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

South Kohala Community Development Plan Chapter 7: Puakō Community Plan Policy 2: Mitigate the risk of natural disasters.

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

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

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

## **12.8 Encourage the development and implementation of Community Wildfire Protection Plans, Firewise Community Certification, and public education programs for communities with high wildfire risk.**

South Kohala Community Development Plan:

Policy No. 4: Develop programs and standards that will protect the South Kohala community from natural hazards, including major storms, flooding, tsunami, lava flows, and wildfires.

Sub-Policy 4.2: Adopt development standards and community plans that mitigate wildfire risk and maximize responder safety, where wildfire danger is present.

Ka'ū Community Development Plan Policy 119: Implement the Ka'ū Community Wildfire Protection Plan.

## **12.9 Encourage the use of natural features such as sand dunes, xeriscape, or native plants to provide buffers from hazards.**

NEW: County of Hawai'i Multi-Hazard Mitigation Plan 2020 Goal: Protect natural and cultural resources to the extent practicable that mitigate hazards.

## **12.10 Traditional ecological knowledge and methodologies should be considered to mitigate, adapt, and restore areas prone to natural hazards and disasters.**

2005 General Plan 6.2 Policy:

(a) Protect, restore, and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawai'i.

2005 General Plan 6.3 Policies:

(e) Embark on a program of restoring significant historic sites on County lands. Assure the protection and restoration of sites on other public lands through a joint effort with the State.

(h) Aid in the development of a program of public education concerning historic sites.

(i) Signs explaining historic sites, buildings and objects shall be in keeping with the character of the area or the cultural aspects of the feature.

2005 General Plan 8.2 Goals:

(a) Protect and conserve the natural resources from undue exploitation, encroachment and damage.

(c) Protect and promote the prudent use of Hawai'i's unique, fragile, and significant environmental and natural resources.

- (d) Protect rare or endangered species and habitats native to Hawai'i.
- (e) Protect and effectively manage Hawai'i's open space, watersheds, shoreline, and natural areas.

Hawai'i Revised Statutes Chapter 205A-2:

(B)(1)(A) Provide coastal recreational opportunities accessible to the public.

(C)(1) Recreational resources;

(A) Improve coordination and funding of coastal recreational planning and management; and

(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:

- (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
- (ii) Requiring restoration of coastal resources that have significant recreational and ecosystem value, including but not limited to coral reefs, surfing sites, fishponds, sand beaches, and coastal dunes, when these resources will be unavoidably damaged by development; or requiring monetary compensation to the State for recreation when restoration is not feasible or desirable;
- (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;

**12.11 Utilize multimodal trails for firebreaks and possibly emergency evacuation routes where feasible.**

Community Wildfire Protection Plan for Northwest Hawaii Island, Hawaii State Department of Land and Natural Resources, Division of Forestry and Wildlife, 2007 (updated 2016).

[https://static1.squarespace.com/static/5254fbe2e4b04bbc53b57821/t/64ff6d94afddeb767c6e898d/1694461337496/2016\\_NorthHawaiiCWPPpdf.pdf](https://static1.squarespace.com/static/5254fbe2e4b04bbc53b57821/t/64ff6d94afddeb767c6e898d/1694461337496/2016_NorthHawaiiCWPPpdf.pdf)

Hawaii Wildfire Management Organization. <https://www.hwmo.org/>

**12.12 Power distribution should be placed underground when and where practical.**

2005 General Plan 11.4.2 Policy (a): Power distribution shall be placed underground when and where practical. Encourage developers of new urban areas to place utilities underground.

**Objective 13**

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

**Policies**

**13.1 Encourage flexibility in the design of residential sites, buildings, and related facilities to achieve a diversity of socio-economic housing mix and innovative means of meeting the market requirements.**

2005 General Plan 14.5.3 Policy (c): Encourage flexibility in the design of residential sites, buildings and related facilities to achieve a diversity of socio-economic housing mix and innovative means of meeting the market requirements.

**13.2 Prioritize increase in density, rehabilitation, and redevelopment within existing zoned urban areas already served by basic infrastructure, or close to such areas.**

2005 General Plan 14.1.3 Policies:

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

Ka'ū Community Development Plan 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))

Kona Community Development Plan Objective PUB-4: Growth Management. To prioritize and locate growth-supporting infrastructure (water, sewer, drainage) to support the TODs and infill development and to minimize the environmental impacts of such growth.

**13.3 Incentivize rehabilitation and adaptive reuse of existing buildings rather than demolition in urban areas characterized by vacant, abandoned, and underutilized older buildings.**

Kona Community Development Plan Policy HSG 4.5: Innovation Encouraged for Redevelopment Projects. In Kailua Village, or the Rural Towns and Villages, landowners or developers who wish to develop affordable housing by rehabilitating or adapting an existing building, building a new infill building, or providing such housing above a commercial establishment may bring their proposal to the Design Center.

**13.4 Encourage the rehabilitation and/or utilization of maximum density in multi-family residential areas.**

2005 General Plan 14.5.3 Policies:

- (d) The rehabilitation and/or utilization of multiple residential areas shall be encouraged.
- (e) To assure the use of multiple residential zoned areas and to curb speculation and resale of undeveloped lots only, the County may impose incremental and conditional zoning, which shall be based on performance requirements.

**13.5 Rezoning that promote infill are encouraged and should be conditioned to ensure connectivity to the surrounding developments and, where applicable, to provide mixed-use opportunities to make the area more pedestrian-oriented.**

Kona Community Development Plan Policy LU-2.8 2.b.ii.: Rezoning that promote infill are encouraged. The concept of infill is to connect two or more pre-existing developments. Infill is usually associated with small scale developments of 20 acres or less that have been leapfrogged by the surrounding or adjacent developments. Infill rezoning should be conditioned to ensure connectivity to the surrounding developments and, where applicable, to provide mixed-use opportunities to make the area more walkable.

**13.6 The establishment of urban types of zoning may include additional acreages to account for acreages utilized for public benefits, such as historic sites, public access, parks, and open space.**

2005 General Plan 14.1.4 Standard (d): The establishment of urban types of zoning may include additional acreages to account for acreages utilized for public benefit, such as historic sites, public access and parks.

**13.7 Within the "high- and medium-density" area, commercial development shall be focused on major streets, while interior blocks should be zoned primarily for small lot single-family and multifamily residential use.**

2005 General Plan 14.3.5.2.2 South Hilo Courses of Action (f): Within the Waiākea Houselots "medium density" area, commercial development shall be focused on the major streets---Kekūanaō'a, Pi'ilani, Manono, and Lanikaula, while the interior blocks should be zoned primarily for single- and multifamily residential use.

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

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

**13.9 Support the rezoning of land to multiple residential near places of employment, retail, utilities, and educational, recreational, cultural, and public facilities.**

2005 General Plan 14.5.3 Policy (a): Appropriately zoned lands shall be allocated as the demand for multiple residential dwellings increases. These areas shall be allocated with respect to places of employment, shopping facilities, educational, recreational and cultural facilities, and public facilities and utilities.

**13.10 Development of TODs and TNDs are encouraged within locations of the urban centers shown on the General Plan Land Use Map. These locations are approximate and become fixed during rezoning.**

Kona Community Development Plan Policy LU-2.1: Village Types Defined–Transit-Oriented Developments (TODs) vs. Traditional Neighborhood Developments (TNDs). Both TODs and TNDs are compact mixed-use villages, characterized by a village center within a higher-density urban core, roughly equivalent to a 5-minute walking radius (1/4 mile), surrounded by a secondary mixed-use, mixed density area with an outer boundary roughly equivalent to a 10-minute walking radius from the village center (1/2 mile). The distinction between a TOD and TND is that the approximate location of a TOD is currently designated on the Official Kona Land Use Map (Figure 4-7) along the trunk or secondary transit route and contains a transit station, while TND locations have not been designated and may be located off of the trunk or secondary transit route at a location approved by a rezoning action.

**13.11 Plan for and identify appropriate areas for business incubation/innovation districts and industrial/business parks.**

2005 General Plan 14.4.5.7.2 North Kona Courses of Action (a): Identify sites suitable for future industrial activities.

**13.12 Urban renewal, rehabilitation, and/or redevelopment programs should be undertaken in cooperation with communities, businesses, and governmental agencies.**

2005 General Plan 14.3.3 Policy (a): Urban renewal, rehabilitation, and/or redevelopment programs shall be under-taken in cooperation with communities, businesses and governmental agencies.

**13.13 Support master planning by public and private institutions and landowners which emphasize TOD, affordable housing, and mixed-use development.**

2005 General Plan 2.4.2.2 South Hilo Courses of Action (f): Support the development of a master plan for lands within the vicinity of the University of Hawai'i at Hilo to incorporate a "college town" concept utilizing an appropriate mixture of residential, commercial and other land uses to complement the university's infrastructure.

Kona Community Development Plan Action ECON-1.2a: Develop TOD master plan with the civic center as the heart of the town center and rezone as a Commercial TOD (DPW, PD, 2-3).



**13.14 Low- to medium-density residential development and/or low-impact office uses within urban areas should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses.**

2005 General Plan 14.6.4 Standard (a): There shall be a transitional area between single-family residential areas and incompatible uses.

2005 General Plan 14.5.4 Multiple Residential Standard (b): Areas shall be protected from incompatible uses by transition zones.

2019 Draft General Plan Policy 504: Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses.

**13.15 Encourage the use of more innovative types of housing development with respect to geologic and topographic conditions, such as zones of mix and cluster and planned unit developments.**

2005 General Plan 14.6.5.7.2 North and South Kona Courses of Action (d): Encourage the use of more innovative types of housing development, such as zones of mix and cluster and planned unit developments.

**13.16 Lots within proposed single-family residential subdivisions should not have direct vehicular access from major collector streets or higher based on Federal Highway Administration classifications.**

Kona Community Development Plan Policy TRAN-2.2: Access Management. To preserve the through functions of arterials and major collectors, driveway access along new arterials and major collectors shall be minimized to the greatest extent consistent with the need to provide access to adjoining property.

2019 Draft General Plan Policy 476: No new single-family residential lots should have direct vehicular access from major streets. [Rationale: Based on consultation with Administrative Permits Division and the County's Vision Zero goals for pedestrian safety.]

**13.17 Large, oversized blocks in new subdivisions should be avoided in favor of smaller blocks and enhanced pedestrian networks. The determination of block size should be based on land use and the urban or rural character of the area.**

Kona Community Development Plan Policy TRAN 2.1.1: Maximum block size: In lieu of Hawai'i County Code (HCC) Section 23-29 (c), the maximum length of blocks for predominantly residential subdivisions shall be 800 feet, unless unfeasible due to natural topography, protected resources, or surrounding development patterns.

2019 Draft General Plan Policy 501: Large oversized blocks in new subdivisions should be avoided in favor of smaller blocks and enhanced pedestrian networks.

**Commercial**

**13.18 Support the redevelopment of aging and high vacancy shopping centers and strip-type developments into mixed-use developments with housing and public recreation facilities.**

2005 General Plan 14.3.3 Policy (d): Existing strip development shall be converted to more appropriate uses when and where it is feasible.

**13.19 Encourage the concentration of commercial uses within and surrounding a central core area adequately served by transportation, utilities, and other essential infrastructure.**

2005 General Plan 14.3.3 Policy (e): Encourage the concentration of commercial uses within and surrounding a central core area.

2005 General Plan 14.3.5.9.2 Ka'ū Courses of Action:

- (a) Centralization of commercial activity in the communities of Pahala, Naalehu and Ocean View and the area of the Volcanoes National Park shall be encouraged.
- (b) Do not allow strip or spot commercial development on the highway outside of the designated urban areas.

Ka'ū Community Development Plan 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))

### **13.20 Infrastructure and design elements shall be incorporated into the review of commercial developments.**

2005 General Plan 14.3.3 Policy (f): 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.

Ka'ū Community Development Plan Policy 73: 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))

### **13.21 Encourage a mix of uses near affordable housing and access to commercial and recreational opportunities.**

Kona Community Development Plan Policy LU-2.5: Village Design Guidelines. The Village Design Guidelines in Attachment B should be used as a guide to the development of conceptual master plans for TODs and TNDs, as well as subsequent projects or site plans implementing the conceptual master plans. The intent of the Village Design Guidelines are to do the following:

- 1) Promote transit-oriented and pedestrian-oriented development, to increase transit use, to manage traffic congestion,
- 2) Encourage mixed-use, compact development that is pedestrian in scale and sensitive to environmental characteristics of the land, and facilitates the efficient use of public services;
- 3) Have residences, shopping, employment, and recreational uses located within close proximity with each other and efficiently organized to provide for the daily needs of the residents;
- 4) Provide for a range of housing types and affordability within pedestrian-oriented, human-scale neighborhoods;
- 5) Incorporate natural features, open space, and cultural features;
- 6) Provide efficient circulation systems for pedestrians, non-motorized vehicles, and motorists that serve to functionally and physically integrate the various land use activities; and
- 7) Promote strong neighborhood identity and focus.

Kona Community Development Plan Policy LU-2.2: TOD/TND Components. The components of a TOD/TND include Urban Core, Secondary Core, and Greenbelt. A TOD/TND contains a higher density urban core surrounded by a lower density secondary area. A greenbelt should, in turn, surround and define the outer edge of the secondary area.

2019 Draft General Plan Land Use Goal (f): Encourage a mix of uses to build livable communities that provide residents with opportunities for employment near affordable housing, together with access to commercial and recreational opportunities.

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

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

### **13.23 Distribution of commercial areas shall meet the demands of neighborhood, community, and regional needs in accordance with Smart Growth principles.**

2005 General Plan 14.3.3 Policy (c): Distribution of commercial areas shall meet the demands of neighborhood, community, and regional needs.

### **13.24 Discourage strip or spot commercial development on the highway outside of the UGAs.**

2005 General Plan 14.3.5.3.2 North Hilo Courses of Action (c): Do not allow strip or spot commercial development on the highway outside of the primary commercial area.

2005 General Plan 14.3.5.5.2 North Kohala Courses of Action (d): Do not allow strip or spot commercial development on the highway outside of the designated urban areas.

2005 General Plan 14.3.5.6.2 South Kohala Courses of Action (c): Continue the concentration of commercial uses in Waimea, Kawaihae, Waikoloa Village, and in the resort areas. Do not allow strip or spot commercial development on highways outside of these primary commercial areas.

2005 General Plan 14.3.5.8.2 South Kona Courses of Action (a): Centralize commercial activities in existing town centers.

2005 General Plan 14.3.5.9.2 Ka'ū Courses of Action (b): Do not allow strip or spot commercial development on the highway outside of the designated urban areas.

Ka'ū Community Development Plan 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))

2019 Draft General Plan Policy 473: Do not allow strip or spot commercial development on the highway outside of designated urban areas.

### **13.25 Discretionary permit applications for regional retail uses, including big box and regional shopping centers located adjacent to areas designated for low-density residential and rural uses, should be buffered to mitigate impacts.**

2005 General Plan 14.6.4 Standard (a): There shall be a transitional area between single-family residential areas and incompatible uses.

2019 Draft General Plan Policy 509: Regional retail uses, including big box and regional shopping centers should not be located adjacent to areas designated for low to medium density residential use on the Zoning Map or Future Land Use map or areas currently developed for such use.

### **13.26 Encourage small-scale manufacturing and processing within retail establishments that enhance and are consistent with the surrounding community.**

NEW: 2019 Draft General Plan Policy 297: Encourage land uses that allow for small-scale manufacturers in retail establishments that enhance and are balanced with the County's natural, cultural, and social environments.

Based on Small-Scale Manufacturing and Neighborhood Revitalization Report from Smart Growth America. <https://smartgrowthamerica.org/resources/made-in-place/>

**13.27 Support the flexible design of commercial spaces to allow for transitional uses that serve the evolving needs of its users.**

NEW: Based on lessons learned from the COVID-19 pandemic and an evolving workforce.

Based on APA planning best practices regarding creative solutions for underutilized spaces, sustainable development, reduced environmental impact, and utilization of development infill opportunities.

American Planning Association, Zoning Practice - Zoning for Office-to-Housing Conversions (Feb 2022).

American Planning Association, PAS QuickNotes 80: Adaptive Reuse (June 2019).

City of Phoenix, Adaptive Reuse Program. <https://www.phoenix.gov/pdd/services/permitservices/arp>

**13.28 Discretionary permit applications for new commercial developments adjacent to or within existing industrial designated lands shall be reviewed for the criteria of conversion from industrial lands.**

2005 General Plan 14.4.2 Goal (b): Promote and encourage the rehabilitation of industrial areas that are serviced by basic community facilities and utilities.

2005 General Plan 14.4.2 Policy (g): Industrial-commercial mixed-use districts shall be provided in appropriate locations.

Conversion of Industrially Zoned Land Report, Center for Community Innovation at UC-Berkeley (2017).

**Industrial**

**13.29 Industrial development shall be in areas adequately served by transportation, utilities, and other essential infrastructure or adjacent to unique resources and/or projects.**

2005 General Plan 14.4.3 Policy (e): Industrial development shall be located in areas adequately served by transportation, utilities, and other essential infrastructure.

2005 General Plan 14.4.4 Standard (b): Industrial activities may be located close to raw materials or key resources.

**13.30 Support the creation of industrial uses in appropriate locations as part of mixed-use districts and developments.**

2005 General Plan 14.4.3 Policies:

(a) Support the creation of industrial parks in appropriate locations as an alternative to strip development.

(g) Industrial-commercial mixed-use districts shall be provided in appropriate locations.

**13.31 Support Industrial Project District zoning and flexibility of uses and lot sizes, depending on the needs of the industries and the communities.**

2005 General Plan 14.4.3 Policies:

(c) Locate industrial areas convenient to transportation facilities and provide a variety of industrial zoned districts and lot sizes, depending on the needs of the industries and the communities.

(f) Provide flexibility within the Zoning Code to accommodate emerging new industries.

### **13.32 Encourage Industrial Project Districts and Innovation Centers within the UGAs.**

Kona Community Development Plan ECON-1.8: Eco-Industrial Park. To encourage the feasibility testing of the concept of an eco-industrial park, which is a community of firms that exchange and make use of each other's byproducts, there shall be a floating Project District called the Eco-Industrial Park that shall be available to areas within the Urban Area zoned MG, ML, or MCX.

### **13.33 Industrial-commercial mixed-use districts should serve as transitional areas in accordance with the General Plan Land Use Map and Community Development Plan.**

2005 General Plan 14.5.4 Standard (b): Areas shall be protected from incompatible uses by transition zones.

2005 General Plan 14.4.3 Policy (g): Industrial-commercial mixed-use districts shall be provided in appropriate locations.

### **13.34 Support land uses that locate regional-scaled industrial and warehouse sites near major transportation corridors, airports, and harbors.**

2005 General Plan 14.4.3 Policy (c): Locate industrial areas convenient to transportation facilities and provide a variety of industrial zoned districts and lot sizes, depending on the needs of the industries and the communities.

### **13.35 Support the development of recycling operations near transfer stations and County landfills.**

NEW: Based on input related to the County of Hawai'i Integrated Solid Waste Management Plan (2019).

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

Hāmākua Community Development Plan Policy 6: Until the General Plan identifies appropriate areas for Industrial development to occur in the Hāmākua Planning Area, industrial uses may be permitted outside LUPAG Industrial designated areas through the following regulatory review processes: Change of Zone, Special Permit

2019 Draft General Plan Policy 544: Industrial uses may be permitted outside Future Land Use-designated areas through the Change of Zone or Special Permit regulatory review processes.

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

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

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

2019 Draft General Plan Policy 543: Encourage the rehabilitation of existing service-oriented industrial areas.

### **13.38 Mitigate impacts of industrial development on surrounding uses by requiring landscaping, trees, open spaces, buffer zones, and other appropriate conditions.**

2005 General Plan 14.4.3 Policy (d): Improve the aesthetic quality of industrial sites and protect amenities of adjacent areas by requiring landscaping, open spaces, buffer zones, and design guidelines.

2005 General Plan 14.4.4 Standard (e): Buffer zones shall be established between industrial and adjacent incompatible uses of land.

2019 Draft General Plan Policy 530: Improve the aesthetic quality of industrial sites and protect amenities of adjacent areas by requiring landscaping, open spaces, buffer zones, and design guidelines.

2019 Draft General Plan Policy 538: Industrial development should be in harmony with surrounding uses and the environment.

**13.39 Future land uses in the vicinity of industrial areas, including airports, should have an adequate open space buffer and/or be compatible with the anticipated aircraft noise exposure levels for that vicinity.**

2005 General Plan 13.3.5.2.2 South Hilo Courses of Action (c): Future land uses in the vicinity of the Hilo International Airport should have an adequate open space buffer and/or be compatible with the anticipated aircraft noise exposure levels for that vicinity.

2005 General Plan 13.3.5.6.2 North and South Kona Courses of Action (a): Future land uses in the vicinity of the Kona International Airport at Keāhole should be compatible with the anticipated aircraft noise exposure levels for that vicinity.

2019 Draft General Plan Policy 62: Future land uses in the vicinity of industrial areas, including airports, should have an adequate open space buffer and/or be compatible with the anticipated aircraft noise exposure levels for that vicinity.

**13.40 Heavy Industrial and residential uses should be separated by other transitional uses or sufficient open space.**

2005 General Plan Courses of Action 14.4.5.2.2 (a) Encourage the centralization of industrial activities in the Kanoiehua Industrial area. Noxious industries shall be located away from residential and related areas.

2019 Draft General Plan Policy 62: Future land uses in the vicinity of industrial areas, including airports, should have an adequate open space buffer and/or be compatible with the anticipated aircraft noise exposure levels for that vicinity.

**Resort**

**13.41 Resorts, hotels, visitor attractions, and related development shall be in areas adequately served by transportation, utilities, and other essential infrastructure.**

2005 General Plan 14.7.5.2.2 South Hilo Courses of Action (b): Continue to improve roadways and sewer and water systems in all areas where high density resort uses are allowed.

2005 General Plan 14.7.5.6.2 South Kohala Courses of Action (a): Adequate access, sewer and water systems, and other basic amenities shall be provided in all areas where higher density uses are allowed.

2005 General Plan 14.7.5.7.2 North Kona Courses of Action (c): Improve and provide adequate roadways, sewer and water systems, and other basic amenities in all areas where higher density uses are allowed.

**13.42 Promote and prioritize the rehabilitation and the optimum utilization of resort areas that are presently serviced by basic facilities and utilities before allowing new resorts.**

2005 General Plan 14.7.3 Policies:

- (b) Promote and encourage the rehabilitation and the optimum utilization of resort areas that are presently serviced by basic facilities and utilities.
- (c) Lands currently designated Resort should be utilized before new resorts are allowed in undeveloped coastal areas.

Ka'ū Community Development Plan 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))

2019 Draft General Plan Policy 547: Prioritize the rehabilitation and utilization of designated resort areas that are presently serviced by basic facilities and utilities before allowing new resorts in undeveloped coastal areas. [Rationale: Based on General Plan Policy 14.7.3 (c) and Ka'ū CDP Policy 5.]

**13.43 Coastal resort developments shall provide public access to and public parking for beach and shoreline areas.**

2005 General Plan 14.7.3 Policy (i): Coastal resort developments shall provide public access to and parking for beach and shoreline areas.

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

2005 General Plan 9.3 Housing Policies (g): Large industries or developments that create a demand for housing shall provide employee housing based upon a ratio to be determined by an analysis of the locality's needs.

2005 General Plan 14.7.2 Resort Goal (c): Ensure that resort developments maintain the cultural and historic, social, economic, and physical environments of Hawai'i and its people.

2005 General Plan 14.7.3 Resort Policy (i): Coastal resort developments shall provide public access to and parking for beach and shoreline areas.

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

2005 General Plan 14.7.5.9.2 (a): The development of visitor accommodations and any resort development shall complement the character of the area.

2005 General Plan 2.4.9.2 Ka'ū Courses of Action (a): Balance development with the social and physical environment of the area. Provisions for orderly development, housing, and pollution controls shall be implemented.

2005 General Plan 2.4.9.2 Ka'ū Courses of Action (c): Recognize the natural beauty of the area as a major economic and social asset. Protect this resource through appropriate review processes when development is proposed.

Ka'ū Community Development Plan 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))

2019 Draft General Plan Policy 551: The designation of any new resort areas shall require analysis of the character of the area; the immediate and surrounding environment, natural resources and beauty, cultural practices and cultural resources; shoreline public access; and nearby affordable housing concurrent with the demand created by the development.

**13.45 Do not allow new Resort (V) zoning development along the ocean side of Ali'i Drive.**

2005 General Plan 14.7.5.7.2 North Kona Courses of Action (a): Discourage strip resort development along Ali'i Drive.

**13.46 Resort development should be in balance with the social and physical goals as well as the economic desires of the residents of the area.**

2005 General Plan 2.4.7.2 North Kona Courses of Action (a): Resort development in the area shall be in balance with the social and physical goals as well as economic desires of the residents of the district. Necessary pollution controls shall be available prior to development. Other necessary support facilities such as transportation and nursery facilities shall also be provided.

**13.47 Encourage new developments to be water neutral by balancing water supply and demand.**

2005 General Plan 11.6.2 Policies:

- (b) Private systems shall be installed by land developers for major resort and other developments along shorelines and sensitive higher inland areas, except where connection to nearby treatment facilities is feasible and compatible with the County's long-range plans, and in conformance with State and County requirements.
- (f) Require major developments to connect to existing sewer treatment facilities or build their own.

2019 Draft General Plan Policy 550: Require new resort development to develop or connect to water reuse facilities.

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

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

2005 General Plan 14.7.5.3.2 North Hilo Courses of Action (a): Encourage the development of small-scale visitor-related facilities near points of interest.

2005 General Plan 14.7.5.4.2 Hāmākua Courses of Action:

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

2005 General Plan 14.7.5.5.2 North Kohala Courses of Action:

- (a) Encourage the development of small family type hotels and bed and breakfast establishments.
- (b) Consider small-scale retreat resort development that is consistent with the rural character and cultural lifestyle of the district.

2005 General Plan 14.7.5.8.2 South Kona Courses of Action (b): Encourage the development of small family-operated hotels or bed and breakfast accommodations.

2005 General Plan 14.7.5.9.2 Ka'ū Courses of Action (b): Encourage the development of small family or "bed and breakfast" type visitor accommodations.

Ka'ū Community Development Plan Policy 149: Encourage the development of small family or "bed and breakfast" type visitor accommodations. (GP 14.7.5.9.2(b))

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

**13.49 On-site affordable housing and workforce units shall be excluded from the total permitted visitor unit counts for existing and new resort developments.**



2005 General Plan Goal 9.2 (e): Improve and maintain the quality and affordability of the existing housing inventory.

2005 General Plan Policy 9.3 (I): Support programs that improve, maintain, and rehabilitate the existing housing inventory to maintain the viability of existing communities.

Based on best practices to encourage workforce housing on site.

### **13.50 Encourage the addition of workforce housing opportunities within existing and proposed resort nodes.**

2005 General Plan Goal 9.2 (e): Improve and maintain the quality and affordability of the existing housing inventory.

2005 General Plan Policy 9.3 (I): Support programs that improve, maintain, and rehabilitate the existing housing inventory to maintain the viability of existing communities.

Based on best practices to encourage workforce housing on site.

### **13.51 Incorporate open and natural spaces within existing and future resort nodes.**

2005 General Plan 14.8.3 Policies:

- (b) Open space in urban areas shall be established and provided through zoning and subdivision regulations.
- (d) Zoning, subdivision and other applicable ordinances shall provide for and protect open space areas.

## **Objective 14**

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

#### **Policies**

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

2005 General Plan 14.2.3 Policy (g): Land zoned for use in the Rural District shall be expanded, where appropriate.

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

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

2005 General Plan 14.2.3 Policies:

- (f) In order to minimize the potential conflicts between agricultural and non-agricultural uses, standards and guidelines for the establishment of well-defined buffer areas as part of new, non-agricultural developments that are located adjacent to important agricultural lands shall be developed.
- (g) Land zoned for use in the Rural District shall be expanded, where appropriate.

Kona Community Development Plan Action LU-1.3a: County shall work with State to identify lands that may be appropriate to reclassify from Agriculture to Rural, consistent with Kona CDP Policies (PD, on-going).

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

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

- A low-density area that provides a transitional use buffer area between strictly residential and commercial productive agriculture areas, and;
- A mix of personal or family-scale productive commercial or subsistence agricultural use on all newly established parcels in the Rural area, and;
- Parcels having a median size of between 2 - 3 acres but in no case less than 1 acre in size.
- Areas beyond both the Urban Growth Boundary and Rural areas are to be preserved for agricultural uses, open space, scenic viewsheds, and natural beauty areas.

2019 Draft General Plan Policy 521: In order to minimize potential conflicts between agricultural and urban uses, the areas designated as Rural shall serve as a well-defined buffer area to separate uses between Urban to Agricultural.

2019 Draft General Plan Policy 523: Future growth in the rural designation area shall be located concentrically around existing Future Land Use Map low density urban areas.

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

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

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

### **14.4 Rural-style residential-agricultural developments, such as new small-scale rural communities or extensions of existing rural communities, should be incentivized to cluster in appropriate locations.**

2005 General Plan 14.6.3 Policy (g): Rural-style residential-agricultural developments, such as new small scale rural communities or extensions of existing rural communities, shall be encouraged in appropriate locations.

### **14.5 Support the development of small-scale visitor accommodations with heritage, agriculture, wellness, or similar themes in rural areas and near points of interest.**

2005 General Plan 14.3.5.8.2 South Kona Courses of Action (c): Allow the development of small-scale visitor-oriented commercial facilities along Ke Ala O Keawe Road (City of Refuge Road) leading to Pu'uhonua O Honaunau National Historic Park.

2005 General Plan 14.7.5.9.2 Ka'ū Courses of Action (b): Encourage the development of small family or "bed and breakfast" type visitor accommodations.

2005 General Plan 14.7.5.3.2 North Hilo Courses of Action (a): Encourage the development of small-scale visitor-related facilities near points of interest.

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

#### **14.6 Provide flexibility in discretionary permit applications to maintain health and safety for rural small-scale visitor accommodations not serviced by public infrastructure.**

2005 General Plan Policy 11.2.2 (i): Cooperate with the State Department of Health to develop standards and/or guidelines for the construction and use of rainwater catchment systems to minimize the intrusion of any chemical and microbiological contaminants.

Based on feedback that there are significant limitations and cost associated with the current regulations on using private water and wastewater.

## **Objective 15**

### ***Support the active use of Productive Agricultural lands.***

#### **Policies**

#### **15.1 Development in Productive Agriculture and Extensive Agriculture areas should include agricultural uses, related economic infrastructure and cottage industries, compatible renewable energy, open area recreational uses, community facilities, and compatible agriculture worker housing.**

2005 General Plan 14.2.3 Policy (j): Ensure that development of important agricultural land be primarily for agricultural use.

Ka'ū Community Development Plan Policy 38: To reinforce existing protections, the official Ka'ū CDP Land Use Policy Map designates agricultural lands in Ka'ū as areas to be preserved for agriculture and open space. Development and construction in "Important Agricultural Land" and "Extensive Agriculture" areas shall be limited to agriculture, related economic infrastructure and cottage industries, renewable energy, open area recreational uses, and community facilities unless otherwise permitted by law.

Hāmākua Community Development Plan Policy 21: To preserve the agricultural character of Hāmākua and to reinforce existing protections, the CDP Land Use Guide Map designates agricultural lands in the Hāmākua Planning Area to be preserved for agriculture and open space. Development and construction in the Agricultural designation shall be limited to agriculture, related economic infrastructure and cottage industries, renewable energy, open area recreational uses, and community facilities, unless otherwise permitted by law.

2019 Draft General Plan Policy 557: Development and construction in "Productive Agricultural" and "Pastoral" areas shall be limited to agriculture, related economic infrastructure and cottage industries, renewable energy, open area recreational uses, and community facilities unless otherwise permitted by law.

**15.2 Special permit applications within Productive Agriculture designated land should support primary agriculture use.**

2005 General Plan 14.2.2 Goals:

- (a) Identify, protect and maintain important agriculture lands on the island of Hawai'i.
- (b) Preserve the agricultural character of the island.
- (c) Preserve and enhance opportunities for the expansion of Hawai'i's Agricultural Industry.

2005 General Plan 14.2.3 Policies:

- (i) Designate, protect and maintain important agricultural lands from urban encroachment.
- (j) Ensure that development of important agricultural land be primarily for agricultural use.
- (k) Support the development of private and State agricultural parks to make agricultural land available for agricultural activities.

**15.3 Encourage buffer zones or compatible uses between Productive Agriculture and adjacent other uses of land to mitigate unintended agriculture externalities like machine/animal noise, odors, fertilizer/pesticide drift, and related impacts.**

2005 General Plan 14.2.4.2.2 South Hilo Courses of Action (a): Encourage buffer zones or compatible uses between agricultural and urban/residential areas.

2005 General Plan 14.2.4.5.2 South Kohala Courses of Action (b): Encourage buffer zones or compatible uses between important agricultural land and adjacent uses of land.

2005 General Plan 14.2.4.6.2 North and South Kona Courses of Action (c): Encourage buffer zones or compatible uses between important agricultural land and adjacent uses of land.

**15.4 Preserve agricultural character, including the open space preserved by agricultural land.**

2005 General Plan 14.2.2 Agriculture Goal (b): Preserve the agricultural character of the island.

2005 General Plan 14.2.3 Policy (d): Agricultural land may be used as one form of open space or as green belt.

Kau Community Development Plan Policy 33: Preserve the agricultural character of Ka'ū, including the open space preserved by agricultural land. (GP 14.2.2(b) & 14.2.3(d))

2019 Draft General Plan Policy 576: Agricultural land may be used as one form of open space or as green belt.

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

2005 General Plan 14.3.5.8.2 South Kona Courses of Action (c): Allow the development of small-scale visitor-oriented commercial facilities along Ke Ala O Keawe Road (City of Refuge Road) leading to Pu'uho'oua O Honaunau National Historic Park.

2005 General Plan 14.7.5.3.2 North Hilo Courses of Action (a): Encourage the development of small-scale visitor related facilities near points of interest.

2005 General Plan 14.7.5.9.2 (b) Ka'ū Courses of Action (b): Encourage the development of small family or "bed and breakfast" type visitor accommodations.

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

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

2005 General Plan 14.2.3 Policy (q): Farm labor housing projects shall be developed in a manner that minimizes the use of important agricultural lands and is consistent with the character of surrounding land uses.

Kona Community Development Plan Policy LU-3.4: Clustered Rural Subdivision Guidelines. The Clustered Rural Subdivision Guidelines in Attachment C apply to proposed subdivisions outside of the Kona Urban Area (UA). The intent of the guidelines is to minimize grading, preserve the natural appearance of the land to the maximum extent possible, ensure agriculture use in the State Land Use Agricultural District, and create a rural setting for residences.

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

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

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

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

Ka’ū Community Development Plan Community Action 3: Encourage the use of agriculture, ranch, and forestry land preservation programs.

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

Maintaining the Many Societal Benefits of Rangelands, MDPI (2021)

**15.9 Promote the preservation and restoration of indigenous agricultural systems.**

Kona Community Development Plan Policy CR-3.3: Enable Kanaka Maoli and others to pursue traditional Kanaka Maoli lifestyles and practices.

Kona Community Development Plan Action CR-3.3b: Perpetuate Kanaka Maoli food production associated with land and ocean traditions and practices (public and private agencies, community, ongoing).

Kona Community Development Plan Policy CR-3.5: Ahupua’a Resource and Management. Integrate the values and principles of the traditional ahupua’a resource and management systems as a basis for a sustainable Hawai’i.

**15.10 Provide flexibility to allow adjacent compatible uses for agriculture with industrial components, such as carbon sequestration, timber, or food processing.**

2005 General Plan 14.2.3 Policy (u): Encourage other compatible economic uses that complement existing agricultural and pastoral activities.

American Planning Association, PAS Report 601: Planning for Climate Mitigation and Adaptation (2022).

County of Hawai’i Integrated Climate Action Plan, County of Hawai’i, 2023.

Based on best practices to provide opportunities and flexibility for future strategies to address climate change.

**15.11 Encourage agroforestry as a viable industry, which can utilize less productive agricultural lands and contribute to carbon sequestration.**

South Kohala Community Development Plan Policy 5.13: Support policies and programs that promote the concept of food sustainability. Policies and programs that make food production a priority such as preservation South Kohala's Important Agriculture Lands, allocating sufficient water resources for productive farming, or encouraging developers to landscape their projects with fruit trees or other types of plants that provide food, should all be emphasized and supported.

# Transportation Access and Mobility

Each community is connected by a multimodal and modernized transportation network that provides a system for safe, efficient, and comfortable movement of people and goods.

## Objective 16

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

### Policies

**16.1 Encourage transportation systems that serve to accommodate the present and future development needs of communities.**

NEW: Hawai'i Revised Statutes 226-17 (b)(6): To achieve the transportation objectives, it shall be the policy of this State to encourage transportation systems that serve to accommodate present and future development needs of communities.

[https://www.capitol.hawaii.gov/hrscurrent/Vol04\\_Ch0201-0257/HRS0226/HRS\\_0226-0017.htm](https://www.capitol.hawaii.gov/hrscurrent/Vol04_Ch0201-0257/HRS0226/HRS_0226-0017.htm)

**16.2 Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation.**

NEW: Hawai'i Revised Statutes 226-17 (b)(11): To achieve the transportation objectives, it shall be the policy of this State to encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation.

**16.3 Encourage the diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.**

NEW: Hawai'i Revised Statutes 226-17 (b)(13): To achieve the transportation objectives, it shall be the policy of this State to encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.

**16.4 Transportation and land use planning shall be integrated to optimize the use, efficiency, and accessibility of existing mass transportation systems and future demand.**

2005 General Plan 13.4.3 Policy (a): Improve the integration of transportation and land use planning in order to optimize the use, efficiency, and accessibility of existing and proposed mass transportation systems.

**16.5 Establish a framework of transportation facilities that will influence desired land use and promote multimodal options.**

2005 General Plan 13.1.3 Policy (a): A framework of transportation facilities that will promote and influence desired land use shall be established by concerned agencies.

**16.6 Provide for present traffic and future demands, including the development of mass transit programs for high-growth areas by both the private and public sectors.**

2005 General Plan 13.1.3 Policy (b): The agencies concerned with transportation systems shall provide for present traffic and future demands, including the programmed development of mass transit programs for high growth areas by both the private and public sectors.

**16.7 Implement procedures for County departments to collaborate on defining short- and long-term transportation CIP projects in terms of scope, timing, proposed funding, and project performance measures required to optimally achieve transportation ambitions stated in County plans, standards, and laws.**

2005 General Plan 13.2.3 Roadway Policy (r): Develop short- and long-range capital improvement programs and plans for transportation that are consistent with the General Plan.

**16.8 Prioritize CIP investments consistent with General Plan goals and objectives with consideration for multimodal transportation demands, walking and cycling infrastructure, and safety features for our most vulnerable roadway users, for all roadway repaving, rehabilitation, and reconstruction.**

2005 General Plan 13.2.3 Roadway Policy (r): Develop short- and long-range capital improvement programs and plans for transportation that are consistent with the General Plan.

Based on best practice regarding the County's Capital Improvement Program prioritization.

**16.9 Support the design of all transportation facilities, including airports, harbors, and mass transit stations, to reflect local and/or Hawaiian architecture.**

2005 General Plan 10.4.2 Standard (c): Architectural and landscaping shall reflect as much as possible the community's attributes.

2005 General Plan 6.5.4.2 Courses of Action (b): Encourage the preservation of historic buildings and promote new development, that matches the style of historic commercial buildings in the area.

Maui 2030 Plan Policy 7.3.3.b: Encourage Hawaiian architecture and tropical building designs.

2019 Draft General Plan Policy 169: Support designing all transportation facilities, including airport, harbor, mass-transit stations, etc., to reflect local and/or Hawaiian architecture.

**16.10 Identify and evaluate transportation strategies to address energy and climate issues.**

NEW: Based on policy recommendations from Hawai'i 2060: Visioning Hawai'i's Adaptation to Climate Change - A Final Report of the Alternative Futures Exercise at the 2011 Planning Meeting with the Hawai'i Ocean Resources Management Plan Partners.

2019 Draft General Plan Policy 176: Identify and evaluate transportation strategies to address energy and climate issues.

**16.11 Prioritize public and private transportation investments to expand the multimodal transportation system.**

NEW: Based on Maui Island Plan 2012 Policy 6.4.1.b: Refocus transportation investment from the construction of additional roadways only for the automobile to the expansion of a multimodal transportation system.

**16.12 Require new developments to contribute their pro rata share of local and regional infrastructure costs.**



NEW: Based on Maui 2030 Objective 5 Policy b: Require new developments to contribute their pro rata share of local and regional infrastructure costs.

**16.13 There shall be coordinated planning of transportation systems for the funding of projects in areas of anticipated growth and to meet program goals of other elements such as historic, recreational, environmental quality, and land use.**

2005 General Plan 13.2.3 Policy (g): There shall be coordinated planning of Federal, State, and County street systems to meet program goals of the other elements such as historic, recreational, environmental quality, and land use.

## Objective 17

### ***Increase transportation connectivity.***

#### **Policies**

**17.1 Ensure Native Hawaiian access rights are clearly expressed in County code, policies, and procedures.**

2005 General Plan 8.3 Policy (q): Develop policies by which native Hawaiian gathering rights will be protected as identified under judicial decisions.

2005 General Plan 14.7.3 Policy (i): Coastal resort developments shall provide public access to and parking for beach and shoreline areas.

Hawai'i Revised Statutes 1-1 and 7-1:

[https://www.capitol.hawaii.gov/hrscurrent/Vol01\\_Ch0001-0042F/HRS0001/HRS\\_0001-0001.htm](https://www.capitol.hawaii.gov/hrscurrent/Vol01_Ch0001-0042F/HRS0001/HRS_0001-0001.htm)

[https://www.capitol.hawaii.gov/hrscurrent/Vol01\\_Ch0001-0042F/HRS0007/HRS\\_0007-0001.htm](https://www.capitol.hawaii.gov/hrscurrent/Vol01_Ch0001-0042F/HRS0007/HRS_0007-0001.htm)

Constitution of the State of Hawai'i, Article 12, Section 7: The State reaffirms and shall 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.

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

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

Kona Community Development Plan:

Overall Strategy 2: Managing Access as a Linked Network of Open Spaces.

Policy ENV-2.1: Open Space Network Program. The purpose of the Open Space Network Program is to enhance opportunities for residents and visitors to access Kona's Environmental Resources for recreational, educational, subsistence, or gathering purposes.

Objective ENV-3: Fiscal Commitments to Open Space.

Policy ENV-3.1: Acquisition Priorities. To supplement the activities of the County Open Space Commission, the Open Space Network Program shall identify high priority areas.

Based on identified implementation gaps related to the current public access program.

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

2005 General Plan Policy 12.3 (n): Establish a program to inventory ancient trails, cart roads and old government roads on the island in coordination with appropriate State agencies.

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

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

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

2019 Draft General Plan Policy 416: Integrate County public access priorities in all aspects of land use decisions and permit reviews.

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

- a) Primary examples include but are not limited to historic trails and roads, roads-in-limbo, ‘paper roads’, former sugar cane roads, train infrastructure remnants (Rails to Trails), and pedestrian and bicycling paths.**
- b) “Acceptance” by the County of the responsibilities detailed in the grant of easements should require County Council action and dedicated funding source.**

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

Kona Community Development Plan:

Overall Strategy 2: Managing Access as a Linked Network of Open Spaces.

Policy ENV-2.1: Open Space Network Program. The purpose of the Open Space Network Program is to enhance opportunities for residents and visitors to access Kona’s Environmental Resources for recreational, educational, subsistence, or gathering purposes.

Objective ENV-3: Fiscal Commitments to Open Space.

Policy ENV-3.1: Acquisition Priorities. To supplement the activities of the County Open Space Commission, the Open Space Network Program shall identify high priority areas.

Hawai’i Revised Statutes 264-1 (b): All trails, and other nonvehicular rights-of-way in the State declared to be public rights-of-ways by the Highways Act of 1892, or opened, laid out, or built by the government or otherwise created or vested as nonvehicular public rights-of-way at any time thereafter, or in the future, are declared to be public trails. A public trail is under the jurisdiction of the state board of land and natural resources unless it was created by or dedicated to a particular county, in which case it shall be under the jurisdiction of that county.

State of Hawai’i Highways Act of 1892

**17.6 Provide public pedestrian access opportunities to scenic places and vistas.**

2005 General Plan 7.3 Policy (a): Increase public pedestrian access opportunities to scenic places and vistas.

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

2005 General Plan 12.3 Policies:

- (l) Public access to the shoreline shall be provided in accordance with an adopted program of the County of Hawaii.
- (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 islandwide route connecting major parks and destinations.

Ka'ū Community Development Policy 81: 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))

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

## **Objective 18**

### ***Increase mass transit ridership by 50 percent by 2045.***

#### **Policies**

#### **18.1 Ensure transit routes connect with other modes of active transportation consistent with the County Street Design Manual.**

2005 General Plan 13.1.3 Policy (e): 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.

Kona Community Development Plan Village Design Guidelines 1.3.2.h.: That the region include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

Hawai'i County Street Design Manual (2020)

Federal Highway Administration, Complete Streets: Prioritizing Safety for all Road Users. <https://highways.dot.gov/public-roads/winter-2023/complete-streets-prioritizing-safety-all-road-users>

2019 Draft General Plan Policy 213 Create transportation hubs and bus stops with amenities that provide riders comfort and safety and that help support community and village gathering places.

#### **18.2 Provide more equitable mobility for youth, low-income, elderly, and people with disabilities.**

2005 General Plan 13.4.3 Policy (d): Provisions to enhance the mobility of minors, non-licensed adults, low-income, elderly, and people with disabilities shall be made.

Hawai'i County Vision Zero Action Plan (2020) Mission Statement: Working together, we can eliminate all traffic fatalities and severe injuries while increasing safe, healthy, and equitable mobility for all.

**18.3 Maximize regular and paratransit service to the following:**

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

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

Maui Island Plan Policy 2012 6.5.1.a Maximize access to public transit in town centers, commercial districts, and employment centers.

2019 Draft General Plan Policies:

215. Maximize regular and paratransit service to the following:

- a) Town centers, commercial districts, and employment centers.
- b) Airports and cruise ship terminals.
- c) University and adult education centers

216. Coordinate mass transit schedules and routes so as to accommodate school schedules such as after school activities and sports.

**18.4 Bus maintenance facilities shall be developed at or near appropriate transit hubs.**

NEW: Based on the Mass Transit Facilities Maintenance Plan.

County of Hawai'i Transit and Multi-Modal Transportation Master Plan (2018).

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

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

County of Hawai'i Transit and Multi-Modal Transportation Master Plan (2018).

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

Hāmākua Community Development Plan:

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

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

**18.7 Data shall be collected and analyzed to optimize mass transit planning, operation, and overall performance.**

NEW: Based on County of Hawai'i Transit and Multi-Modal Transportation Master Plan (2018).

**18.8 Improve and expand public transportation in communities with the highest socioeconomic needs.**

NEW: Based on Federal Transit Authority, Area of Persistent Poverty Program.

U. S. Executive Order 13985, Advancing Racial Equity and Support for Underserved Communities Through the Federal Government (2021), affirms that “the Federal Government should pursue a comprehensive approach to advancing equity for all, including people of color and others who have been historically underserved, marginalized, and adversely affected by persistent poverty and inequality. Affirmatively advancing equity, civil rights, racial justice, and equal opportunity is the responsibility of the whole of our Government.” The Executive Order seeks to advance equity through various efforts, including coordinating across the Federal government, identifying methods to assess equity, conducting an equity assessment in Federal agencies, allocating Federal resources to advance fairness and opportunity, promoting equitable delivery of government benefits and equitable opportunities, engaging with members of underserved communities, and establishing an Equitable Data Working Group.

### **18.9 The County’s public transit system assets shall be available to assist in transportation in emergency situations.**

NEW: County of Hawai‘i Multi-Hazard Mitigation Plan (2020).

2019 Draft General Plan Policy 218: The County’s public transit system accommodates redeployment for emergency evacuations.

## **Objective 19**

### ***Reduce vehicle miles traveled (VMT).***

#### **Policies**

#### **19.1 Encourage collaboration between the Planning Department, the Department of Public Works, the Department of Parks and Recreation, and the Mass Transit Agency to define the scope and priority of capital investment projects that achieve active transportation objectives and goals.**

NEW: Based on implementation gaps.

Hawai‘i County Street Design Manual (2020).

Kaua‘i Kakou General Plan (2018), Sector III Land Transportation: The transportation actions discussed in this section reflect the importance of partnership and the need to consider our land transportation system as an integrated network.

#### **19.2 Increase arterial capacity through prioritization of alternative means of transportation, such as mass transit, bicycle, and pedestrian systems.**

2005 General Plan 13.2.3 Policy (f): Consider the development of alternative means of transportation, such as mass transit, bicycle and pedestrian systems, as a means to increase arterial capacity.

Hawai‘i County Street Design Manual (2020).

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

2005 General Plan 13.4.3 Policy (c): Incorporate, where appropriate, bicycle routes, lanes, and paths within road rights-of-way in conformance with The Bikeway Plan for the County of Hawaii.

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

Kona Community Development Plan TRAN-1.1: The Official Transportation Network Map shall show proposed transit routes, proposed arterials and collectors, and pedestrian/bicycle paths.

**19.4 Increase mobility for minors, non-licensed adults, low-income, elderly, and people with mobility limitations through prioritization of alternative means of transportation.**

2005 General Plan 13.4.3 Policy (d): Provisions to enhance the mobility of minors, non-licensed adults, low-income, elderly, and people with disabilities shall be made.

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

2005 General Plan 13.2.3 Policy (I): Adopt street design standards that accommodate, where appropriate, flexibility in the design of streets to preserve the rural character of an area and encourage a pedestrian-friendly design, including landscaping and planted medians.

Kona Community Development Plan Action TRAN-3.3b: Establish list of recommended vegetation, in consultation with the Kona Outdoor Circle, as an amendment to the County of Hawai'i Street Standards (PD, DPW, 2-3).

Hāmākua Community Development Plan:

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

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

**19.6 Use traffic demand management to aid in reducing traffic congestion by targeting an increase of active transportation mode share to 10 percent (bicycling, walking, micro-mobility).**

NEW: Based on Kaua'i Kakou General Plan (2018). LT 1.C.5: Consider implementing transportation demand management strategies with County of Kaua'i employees who work in Līhu'e as a pilot program that can be replicated by other employers. strategies may include the following: a. Staggered work hours; b. Bulk rate bus passes; and c. Incentives to encourage commuting by other than single-occupancy vehicles.

**19.7 Concurrency reviews should incorporate reduction in vehicle miles traveled to mitigate traffic impacts (e.g. the level of service) and achieve sustainability and demand management goals.**

NEW: Based on best practice to shift traffic impact analysis from level of service to vehicle miles traveled.

California Department of Transportation, Shifting from LOS to VMT as the Measure of Transportation Impact Assessment Report (2019).

<https://dot.ca.gov/-/media/dot-media/programs/research-innovation-system-information/documents/research-results/2886-rr-a11y.pdf>

"California's Senate Bill (SB) 743, passed in 2013, enacts a historic shift in how the transportation impacts of development projects must be evaluated and mitigated. SB 743 eliminates the requirement to count traffic delay (measured using "Level of Service" or LOS standards) as an environmental impact under the California Environmental Quality Act (CEQA). SB 743 requires that a new metric be adopted when evaluating those impacts, to better align with state climate policy and sustainability goals. The new metric recommended in state-level guidance is vehicle miles traveled (VMT). The overall level of auto use, as measured using VMT, is much more closely related to carbon emissions and air pollution than local traffic levels."

## Objective 20

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

### Policies

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

2005 General Plan 13.2.3 Policy (l): Adopt street design standards that accommodate, where appropriate, flexibility in the design of streets to preserve the rural character of an area and encourage a pedestrian-friendly design, including landscaping and planted medians.

Ka'ū Community Development Plan:

Policy 74: As appropriate to maintain community character while also accommodating drainage, walkability, maintenance, and other site-specific needs when improving existing roads in Pāhala, Nā'ālehu, and Wai'ōhinu, retain the current road design, including pavement width and lack of curbs, gutters, sidewalks, or paved shoulders and swales.

Policy 75: As appropriate to maintain community character while also accommodating drainage, walkability, maintenance, and other site-specific needs, new roads (both public and private) in the Ka'ū CDP planning area may be constructed without curbs, gutters, sidewalks, or paved shoulders and swales. (HCC 23-41, 86, 87, & 91)

Policy 77: Adopt and implement street 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. (GP 13.2.3(l); North Kohala CDP Strategy 4.8)

American Planning Association, PAS Report No. 559: Complete Streets: Best Policy & Implementation Practices (2010).

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

Based on the need to ensure appropriate streetscape elements consistent with the character of the neighborhood. Follows practice of Context Sensitive Solutions and Best Practices.

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

2005 General Plan 13.2.3 Policy (l): Adopt street design standards that accommodate, where appropriate, flexibility in the design of streets to preserve the rural character of an area and encourage a pedestrian-friendly design, including landscaping and planted medians.

2005 General Plan 13.2.3 Policy (m): Develop minimum street standards for homestead and other currently substandard roadways that are offered for dedication to the County to ensure minimal levels of public safety.

Ka'ū Community Development Plan:

Policy 74: As appropriate to maintain community character while also accommodating drainage, walkability, maintenance, and other site-specific needs when improving existing roads in Pāhala, Nā'ālehu, and Wai'ōhinu, retain the current road design, including pavement width and lack of curbs, gutters, sidewalks, or paved shoulders and swales.

Policy 75: As appropriate to maintain community character while also accommodating drainage, walkability, maintenance, and other site-specific needs, new roads (both public and private) in the Ka'ū CDP planning area may be constructed without curbs, gutters, sidewalks, or paved shoulders and swales. (HCC 23-41, 86, 87, & 91)

Policy 77: Adopt and implement street 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. (GP 13.2.3(l); North Kohala CDP Strategy 4.8)

Hāmākua Community Development Plan Policy 72: Adopt rural road design standards that accommodate, where appropriate, flexibility in the design of streets to preserve the rural character of an area, including pavement width, unpaved shoulders/swales, rock walls, lighting, and landscaping featuring native plants. Allow these standards to be used on new or when improving existing rural roads to maintain community character. (HCC 23-41, 86, & 87; GP 13.2.3(l) and 13.2.3 (m))

### **20.3 Support and provide technical assistance to assist in the development of road improvement districts to finance road improvements.**

NEW: Based on the need to provide infrastructure financing opportunities for road improvement districts similar to water or wastewater improvement districts in HCC Chapter 12.

### **20.4 Preserve the unique character of an area by allowing flexibility in existing roadway improvements and maintenance while seeking a pedestrian-friendly design and desired landscaping solutions.**

2005 General Plan 13.2.3 Policy (l): Adopt street design standards that accommodate, where appropriate, flexibility in the design of streets to preserve the rural character of an area and encourage a pedestrian-friendly design, including landscaping and planted medians.

American Planning Association, PAS Report No. 559: Complete Streets: Best Policy & Implementation Practices (2010).

Based on the need to ensure appropriate streetscape elements consistent with the character of the neighborhood. Follows practice of Context Sensitive Solutions and Best Practices.

### **20.5 Incentivize subdivision roadway connectivity.**

Kona Community Development Plan Objective TRAN-2 Street Network Connectivity: To develop a system of interconnected roads in Kona that will provide alternative transportation routes that will disperse automobile trips and reduce their length, while not compromising the through functions of arterials and major collectors with excessive intersections.

Puna Community Development Plan:

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

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



**20.6 A corridor planning/management program shall be maintained to help prioritize various active transportation projects.**

NEW: Based on Hele Mai Maui 2040 - Maui Metropolitan Planning Organization.

2019 Draft General Plan Policy 198: The County shall establish a corridor planning/management program that is data driven and uses performance-based targets and outcomes to help prioritize various multimodal projects. Design and selection of these projects shall use a context sensitive process utilizing the various Community Development Plans as guidance to increase access to opportunity while promoting health and wellness through active transportation options.

## Objective 21

***Incorporate green infrastructure to reduce stormwater runoff.***

### Policies

**21.1 Incorporate low-impact development (LID), green infrastructure strategies, and pollution prevention procedures to address drainage in roadway design and update the operation and maintenance methods to retain integrity of these solutions.**

2005 General Plan 5.2 Goals:

- (c) Control pollution.
- (d) Prevent damage from inundation.
- (e) Reduce surface water and sediment runoff.
- (f) Maximize soil and water conservation.

2005 General Plan 5.3 Policies:

- (m) Encourage grassed shoulder and swale roadway design where climate and grade are conducive.
- (n) Develop drainage master plans from a watershed perspective that considers nonstructural alternatives, minimizes channelization, protects wetlands that serve drainage functions, coordinates the regulation of construction and agricultural operation, and encourages the establishment of floodplains as public green ways.

Low Impact Development, A Practitioner's Guide - Hawai'i Office of Planning, Coastal Zone Management Program, Pursuant to National Oceanic and Atmospheric Administration Award No. NA03NOS4190082 (2006).

[https://files.hawaii.gov/dbedt/op/czm/initiative/lid/lid\\_guide\\_2006.pdf](https://files.hawaii.gov/dbedt/op/czm/initiative/lid/lid_guide_2006.pdf)

American Planning Association:

PAS QuickNotes 23: Low-Impact Development.

Applied Research Memo: Regional Green Infrastructure at the Landscape Scale (2017).

Storm Water Post-Construction Best Management Practice Manual - State of Hawai'i Department of Transportation (2022)

2019 Draft General Plan Policies:

261: Encourage large developments to meet Leadership in Energy and Environmental Design (LEED), Low Impact Development (LID) or similar energy sustainability certification standards.

262: County strives for Leadership in Energy and Environmental Design (LEED), Low Impact Development (LID) or similar energy sustainability certification for new buildings or when renovating existing buildings for County use.

## **21.2 Prioritize roadway drainage improvements in flood-prone areas.**

2005 General Plan 13.2.5.9.2 Ka'ū Courses of Action (b): Install culverts and construct drainage channels and other related improvements.

Ka'ū Community Development Plan Policy 95: Install culverts and construct drainage channels and other related improvements as necessary to prevent flooding of roadways and other areas. (GP 13.2.5.9.2(b))

## **21.3 Use native vegetation when viable and maintainable to achieve the County Street Design Manual standards.**

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

Kona Community Development Plan Action CR-2.2c: The County shall recommend amendments to appropriate ordinances to incorporate the appropriate use and implementation of native plants in the landscaping of public facilities such as schools, government buildings, and parks.

County of Hawai'i Street Design Manual (2020).

## **21.4 Maintain an Adopt-a-Street program to encourage civic participation where moderate landscaping and roadside cleaning can be done by community groups.**

NEW: 2019 Draft General Plan Policy 173: Encourage civic participation in an Adopt-a-Street program where moderate landscaping and street cleaning can be done by community groups.

Hawai'i Department of Transportation, Adopt-A-Highway Program.

## **21.5 At a minimum, the County shall plan, site, and develop roads, bridges, and highways to:**

- a) Protect areas that provide important water quality benefits or are particularly susceptible to erosion or sediment loss;**
- b) Limit land disturbance such as clearing, grading, and cut and fill to reduce erosion and sediment loss; and**
- c) Limit disturbance of natural drainage features and vegetation, including mitigating impacts of stream crossings.**

2005 General Plan 8.2 Goal (f): Ensure that alterations to existing landforms, 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.

Based on Hawai'i Revised Statutes 226-11(2); 226-11(3); 226-11(4); 226-11(7); 226-11(8); 226-13(2); 226-13(3); 226-14(2); 226-108(2); 226-17(10)

## **Objective 22**

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

### **Policies**

#### **22.1 Human life and public health are prioritized within all aspects of the transportation system.**

NEW: Hawai'i County Vision Zero Action Plan (2020) Principles: Human life and public health are prioritized within all aspects of the transportation system.

**22.2 Safety solutions should be prioritized in areas with the most vulnerable populations.**

NEW: Hawai'i County Vision Zero Action Plan (2020) Principles: Solutions should be prioritized in areas with the most vulnerable populations.

**22.3 Engage communities in defining issues and developing solutions for their community, with a particular focus on prioritizing disadvantaged and vulnerable populations.**

NEW: Hawai'i County Vision Zero Action Plan (2020) Principles: Communities should have a voice in defining issues and developing solutions for their community, with particular focus on engaging disadvantaged and vulnerable populations.

**22.4 Prioritize interdepartmental coordination and accountability of traffic safety through education, enforcement, engineering, encouragement, and evaluation. Focus on policies, practices, staffing, and programs to improve road and pedestrian safety.**

NEW: Hawai'i County Vision Zero Action Plan (2020).

**22.5 Incorporate traffic-calming features into arterial road and street designs to include vertical deflections, horizontal shifts, roadway narrowing, and closures to reduce speeding and increase safety. These may include techniques such as roundabouts, median barriers, speed humps, raised intersections, and other transportation industry practices.**

NEW: Hawai'i County Vision Zero Action Plan (2020): Add traffic calming measures and informative signage to message safe speeds, reduces speed, increase compliance with traffic laws and inform drivers of enforcement in urban areas.

**22.6 Commit to an equitable approach and outcomes, including prioritizing engagement and investments in traditionally under-served communities and adopting equitable traffic enforcement practices.**

NEW: Hawai'i County Vision Zero Action Plan (2020).

**22.7 Develop roadway standards to accommodate emerging technology for connected and automated vehicles.**

NEW: Federal Highway Administration, Automated Vehicle Activities and Resources, Manual on Uniform Traffic Control Devices.

2019 Draft General Plan Policy 195: County of Hawai'i roadway design standards should be updated and revised to accommodate pedestrian-friendly, multimodal design (including non-motorized facilities), future technologies, traffic calming design, and include low-impact development/green infrastructure strategies.

**22.8 Maintain dedicated roadway standards that are appropriate to roadway type and achieve active transportation and safety goals.**

NEW: Based on the need regularly monitor and adapt standards.

Hawai'i County Street Design Manual (2020).

2019 Draft General Plan 195. County of Hawai'i roadway design standards should be updated and revised to accommodate pedestrian-friendly, multimodal design (including non-motorized facilities), future technologies, traffic calming design, and include low-impact development/green infrastructure strategies.

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

Kona Community Development Plan Objective TRAN-2 Street Network Connectivity: To develop a system of interconnected roads in Kona that will provide alternative transportation routes that will disperse automobile trips and reduce their length, while not compromising the through functions of arterials and major collectors with excessive intersections.

Puna Community Development Plan:

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

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

County of Hawai'i Multi-Hazard Mitigation Plan (2020): "Connect hazard mitigation to community and infrastructure planning where possible."

2019 Draft General Plan 204: Designate new connectivity points for local traffic roads and create redundant routes for existing highways, utilizing existing routes where possible, that can also serve as emergency and evacuation routes.

Based on the need to establish and maintain evacuation routes on private roadways.

## **Objective 23**

### ***Adequately maintain public transportation systems.***

#### **Policies**

### **23.1 Maintain an Asset Management Program aimed at utilizing maintenance plans for pavement, bridges, and other road infrastructure to prolong the life of our transportation system as well as reduce its whole-life cost.**

2005 General Plan 10.1.3 Policies:

- (a) Continue to seek ways of improving public service through the coordination of service and maximizing the use of personnel and facilities.
- (c) Develop short and long-range capital improvement programs and operating budgets for public facilities and services.

2019 Draft General Plan Policy 171: Develop an Asset Management Program aimed at utilizing maintenance plans for pavement, bridges and other road infrastructure to prolong the life of our transportation system as well as reduce its whole life cost.

2019 Draft General Plan Policy 610: The County shall invest in asset management systems to develop a complete inventory and periodic measurement of the physical condition and existence of all capital assets.

Based on best practice of preventative maintenance.

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

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

Kaua'i Kakou General Plan (2018): Maintain the historic swinging bridge as an important pedestrian link and visitor attraction.

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

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

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

2005 General Plan 7.2 Goal (c): Maximize opportunities for present and future generations to appreciate and enjoy natural and scenic beauty.

2005 General Plan 7.3 Policy (h): Protect the views of areas endowed with natural beauty by carefully considering the effects of proposed construction during all land use reviews.

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

Ka'ū Community Development Plan 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)

### **23.5 Evaluate freight routes identified in the State Freight Master Plan for required improvements to meet roadway standards.**

NEW: Based on gaps identified during recent roadway improvement projects to freight routes.

Hawai'i State-Wide Freight Plan Section 8.F - Partnering and Planning As effective freight network planning requires the coordination of numerous public and private entities, not all the recommendations suggested in this HSFP will be under the jurisdiction of HDOT Highways. The implementation of many of the recommendations will be the responsibility of other federal and state agencies, MPOs, cities, counties, and private-sector entities, such as trucking and shipping operators. The continued collaboration of the FAC and partnership between agencies and stakeholders will be encouraged for the successful implementation of the HSFP recommendations.

[https://hidot.hawaii.gov/highways/files/2019/03/HDOT\\_FreightPlan\\_FINAL.pdf](https://hidot.hawaii.gov/highways/files/2019/03/HDOT_FreightPlan_FINAL.pdf)

### **23.6 Encourage the adoption of innovative materials and methods that improve roadway sustainability and resilience.**

NEW: Based on the need to reduce the carbon footprint of traditional resurfacing methods and materials.

U.S. Department of Transportation, REPORT NO. FHWA-HIF-10-002: Advanced High-Performance Materials for Highway Applications.

Federal Highway Administration, Precast Concrete Pavement System (2015).

American Association of State Highway and Transportation Officials, Center for Environmental Excellence, Hawaii DOT Wants Plastic Waste to Hit the Road (2023).

2019 Draft General Plan Policy 298: Encourage partnerships that leverage existing infrastructure and financial resources as well as projects that provide for additional infrastructure resources desirable for development of sustainable local industries.

## Objective 24

### *Improve accessibility to airports, harbor systems, and support facilities.*

#### **Policies**

**24.1 Encourage the programmed improvement of existing terminals, including adequate provisions for control of pollution and appropriate and adequate covered storage facilities for agricultural products.**

2005 General Plan 13.3.3 Policy (a): Encourage the programmed improvement of existing terminals, including adequate provisions for control of pollution and appropriate and adequate covered storage facilities for agriculture products.

**24.2 The State Department of Transportation should continue to implement its plans for transportation terminals and related facilities to promote and follow desired land use policies.**

2005 General Plan 13.3.3 Policy (b): The State Department of Transportation should continue to implement its plans for transportation terminals and related facilities to promote and follow desired land use policies.

**24.3 Transportation terminals should be developed in conjunction with the different elements of the overall transportation system.**

2005 General Plan 13.3.3 Policy (c): Transportation terminals should be developed in conjunction with the different elements of the overall transportation system.

**24.4 Encourage maximum use of the island's airport and harbor facilities.**

2005 General Plan 13.3.3 Policy (d): Encourage maximum use of the island's airport and harbor facilities.

**24.5 Encourage the development, maintenance, and enhancement of Hilo and Kawaihae Harbors as detailed within the State's Hawai'i Commercial Harbors 2035 Master Plan.**

2005 General Plan 13.3.3 Policy (e): Encourage the development, maintenance, and enhancement of Hilo and Kawaihae Harbors as detailed within the State's Hawai'i Commercial Harbors 2020 Master Plan.

**24.6 Support the State's objectives to acquire rights within the runway clear-zones, limit heights within approach zones, and restrict noise-sensitive uses within designated noise contours determined by the State.**

2005 General Plan 13.3.3 Policy (f): Support the State's objectives to acquire rights within the runway clear-zones, limit heights within approach zones, and restrict noise-sensitive uses within designated noise contours determined by the State.

**24.7 Future land uses in the vicinity of airports and harbors should have an adequate open space buffer and/or be compatible with the anticipated noise exposure and industrial nature in the vicinity.**

2005 General Plan 13.3.5.2.2 South Hilo Courses of Action (c): Future land uses in the vicinity of the Hilo International Airport should have an adequate open space buffer and/or be compatible with the anticipated aircraft noise exposure levels for that vicinity.

**24.8 Encourage pedestrian-oriented connectivity around harbors and small boat harbors.**

NEW: Based on the need to accommodate safe pedestrian access for users of harbor areas such as the cruise ship passengers.

2019 Draft General Plan 223: Encourage pedestrian-oriented gathering places around harbors and small boat harbors.

Hawai'i Department of Transportation, Hawai'i Island Commercial Harbor 2035 Master Plan 2.2.5: Coordination and compatibility with nearby users and their plans are important. The Hilo Bayfront Trail Plan (Hawai'i County, 2009) has planned a coastal path system between Wailuku River at Reed's Island and the Hilo Harbor cruise terminal for the benefit of residents and visitors. The 3-mile system of paths would connect to recreational sites along the Hilo Bayfront, which would be an amenity for cruise passengers and others. Increased foot traffic would further underscore the need for safe passage on harbor property, preferably by relocating the cruise slips to a new area.

**24.9 Encourage master planning of small boat harbors to accommodate commercial and recreational fishing, tour boats, as well as business and recreational ocean activities, that balance economic vitality and environmental sensitivity.**

NEW: Based on the gap of master planning given the Department of Land and Natural Resources jurisdiction of the small boat harbors compared to the Department of Transportation commercial harbors.

2019 Draft General Plan Policy 225: Encourage economically thriving and environmentally sensitive small boat harbors accommodating resident and business activity, including fishing, recreation, and tour boats.

Hawai'i Division of Boating and Ocean Recreation, Modernizing Ocean Recreation Management in Hawai'i Strategic Action Plan (2019).

# Public Utilities

Our communities are adequately served by sustainable and efficient public infrastructure, utilities, and services based on existing and future growth needs, sound design principles, and effective maintenance practices.

## Objective 25

***Improve the efficiency, reliability, and sustainability of essential infrastructure systems.***

### **Policies**

**25.1 Public utility facilities shall be designed at a scale that meets the needs of future development.**

2005 General Plan 11.1.3 Policy (a): Public utility facilities shall be designed to complement adjacent land uses and shall be operated to minimize pollution or disturbance.

**25.2 Provide utilities and service facilities that minimize total cost to the public and effectively serve the needs of the community.**

2005 General Plan 11.1.3 Policy (b): Provide utilities and service facilities that minimize total cost to the public and effectively service the needs of the community.

**25.3 Utility facilities shall be designed to complement adjacent land uses and minimize pollution or disturbance of the natural environment and natural resources.**

2005 General Plan 11.1.3 Policy (c): Utility facilities shall be designed to minimize conflict with the natural environment and natural resources.

**25.4 Improvement of existing utility services shall be encouraged to meet the needs of users.**

2005 General Plan 11.1.3 Policy (d): Improvement of existing utility services shall be encouraged to meet the needs of users.

**25.5 Encourage the clustering of developments to reduce the cost of providing utilities.**

2005 General Plan 11.1.3 Policy (e): Encourage the clustering of developments in order to reduce the cost of providing utilities.

**25.6 Develop short- and long-range capital improvements programs and plans for public utilities within its jurisdiction that are consistent with the General Plan.**

2005 General Plan 11.1.3 Policy (f): Develop short- and long-range capital improvement programs and plans for public utilities within its jurisdiction that are consistent with the General Plan.

**25.7 Maintain an Asset Management Program aimed at utilizing maintenance plans to prolong the life of our utilities as well as reduce whole-life costs.**



New: Based on best practices, The intent of asset management is to ensure the long-term sustainability of the water or wastewater utility.

Asset Management for Water and Wastewater Treatment Systems for Local Officials, April 2008

[https://www.epa.gov/sites/default/files/2015-02/documents/guide\\_smallsystems\\_assetmanagement\\_localofficials.pdf](https://www.epa.gov/sites/default/files/2015-02/documents/guide_smallsystems_assetmanagement_localofficials.pdf)

<https://www.epa.gov/small-and-rural-wastewater-systems/asset-management-water-and-wastewater-treatment-systems-local>

## Objective 26

***Increase the protection of existing and potential sources of drinking water.***

### Policies

**26.1 All public water systems shall be designed and built to the DWS dedication standards. All other systems shall meet all relevant health and safety regulations and be designed and constructed by a licensed engineer.**

2005 General Plan 11.2.2 Policy (b): All water systems shall be designed and built to Department of Water Supply standards.

**26.2 Water sources shall be protected to prevent depletion and contamination from natural and man-made occurrences or events.**

2005 General Plan 11.2.2 Policy (d): Water sources shall be adequately protected to prevent depletion and contamination from natural and man-made occurrences or events.

**26.3 An effort by County, State, and private interests shall be coordinated to identify sources of additional water supply to be implemented and ensure the development of sufficient quantities of water for existing and future needs of high-growth areas and agricultural production.**

2005 General Plan 11.2.2 Policy (f): A coordinated effort by County, State and private interests shall be developed to identify sources of additional water supply and be implemented to ensure the development of sufficient quantities of water for existing and future needs of high growth areas and agricultural production.

**26.4 Installation or rehabilitation of water distributions shall be sized to adequately meet fire protection.**

2005 General Plan 11.2.2 Policy (g): The fire prevention systems shall be coordinated with water distribution systems in order to ensure water supplies for fire protection purposes.

**26.5 Ensure the highest quality of water is reserved for the most valuable end-use.**

NEW: County of Hawai'i Department of Water Supply's Water Use and Development Plan (2010).

**26.6 Encourage the design of large development projects (200+ units) in the North Kohala, South Kohala, North Kona, South Kona, and Ka'ū Districts to be as water neutral as reasonably possible through water conservation, recharge, and reuse measures to reduce the water footprint.**

South Kohala Community Development Plan General Policy 5.2: The County shall require water conservation measures and plans for new large scale development projects (i.e. residential and agricultural subdivisions, resorts, commercial and industrial centers, etc.) in South Kohala.

**26.7 Promote best practices in sustainable water collection and use for private water systems.**

NEW: Based on key themes of the Hawai'i Water Use and Development Plan (2010) regarding the promotion of water conservation.

**26.8 Water system improvements, including exploratory wells, shall correlate with the County's desired land use development pattern.**

2005 General Plan Policy 11.2.2 (a): Water system improvements shall correlate with the County's desired land use development pattern.

**26.9 The DWS shall prioritize infill development and focus source development to serve designated Urban Growth Areas.**

2005 General Plan Policy 11.2.2 (a): Water system improvements shall correlate with the County's desired land use development pattern.

2005 General Plan Policy 11.2.2 (e): Water system improvements should be first installed in areas that have established needs and characteristics, such as occupied dwellings, agricultural operations and other uses, or in areas adjacent to them if there is need for urban expansion.

**26.10 Water demand projections shall include all consumptive and non-consumptive demands.**

NEW: Based on recognized gaps in water demand projections and feedback from the Department of Water Supply during the General Plan comprehensive review process.

Hawai'i County Water Use and Development Plan (2010).

**26.11 The DWS and the Planning Department shall coordinate priorities before the adoption of any new water development or County land use plans.**

2005 General Plan 11.2.2 Policy (a): Water system improvements shall correlate with the County's desired land use development pattern.

2005 General Plan 11.2.2 Policy (e): Water system improvements should be first installed in areas that have established needs and characteristics, such as occupied dwellings, agricultural operations and other uses, or in areas adjacent to them if there is need for urban expansion.

**26.12 All County potable water systems should have backup standby sources.**

2005 General Plan 11.2.3 Standard (a): Public and private water systems shall meet the requirements of the Department of Water Supply and the Subdivision Control Code.

**One Water**

**26.13 Treat all water as a valuable resource in community design, and integrate designs for drinking water, stormwater, and recreational water needs.**

2005 General Plan 10.1.3 Policy (c) Develop short and long-range capital improvement programs and operating budgets for public facilities and services.

One Water Roadmap: Integrating Water Resource Management on Hawai'i Island Developing a Place-Based One Water Roadmap (2021).

City and County of Honolulu, Office of Climate Change, Sustainability and Resiliency, One Water Panel (Ord 20-47). <https://www.resilientoahu.org/onewater>

US Water Alliance, Vision for a One Water Future. <https://uswateralliance.org/resources/>

City of New York, One Water NYC: 2023 Water Demand Management Plan. <https://www.nyc.gov/site/dep/whats-new/one-water.page>

American Planning Association, PAS Report No. 588: Planners and Water (2017).

## **26.14 Manage water, stormwater, and wastewater as the same natural resource in collaboration with the DWS, DEM, DPW, and DOH.**

2005 General Plan 10.1.3 Policy (c) Develop short and long-range capital improvement programs and operating budgets for public facilities and services.

City and County of Honolulu, Office of Climate Change, Sustainability and Resiliency, One Water Panel (Ord 20-47). <https://www.resilientoahu.org/onewater>

US Water Alliance, Vision for a One Water Future. <https://uswateralliance.org/resources/>

City of New York, One Water NYC: 2023 Water Demand Management Plan. <https://www.nyc.gov/site/dep/whats-new/one-water.page>

American Planning Association, PAS Report No. 588: Planners and Water (2017).

## **26.15 New developments should be designed to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.**

2005 General Plan 11.1.3 Policy (c): Utility facilities shall be designed to minimize conflict with the natural environment and natural resources.

City and County of Honolulu, Office of Climate Change, Sustainability and Resiliency, One Water Panel (Ord 20-47). <https://www.resilientoahu.org/onewater>

US Water Alliance, Vision for a One Water Future. <https://uswateralliance.org/resources/>

City of New York, One Water NYC: 2023 Water Demand Management Plan. <https://www.nyc.gov/site/dep/whats-new/one-water.page>

American Planning Association, PAS Report No. 588: Planners and Water (2017).

## **26.16 Support localized, small-scale solutions to water reuse and on-site systems.**

2005 General Plan 11.2.2 Policy (i): Cooperate with the State Department of Health to develop standards and/or guidelines for the construction and use of rainwater catchment systems to minimize the intrusion of any chemical and microbiological contaminants.

Kona Community Development Plan, Policy PUB-4.6 Wastewater Reuse Area: Recognizing the limited drinking water supply in the Kona area, every effort should be taken to develop a feasible wastewater reclamation system for non-potable uses.

City and County of Honolulu, Office of Climate Change, Sustainability and Resiliency, One Water Panel (Ord 20-47). <https://www.resilientoahu.org/onewater>

US Water Alliance, Vision for a One Water Future. <https://uswateralliance.org/resources/>

## Objective 27

***Planned and developed municipal sewer capacity is expanded to serve our Urban Growth Areas and reduce sewage-related impacts on water quality.***

### Policies

**27.1 A Sewerage Study for All Urban Areas, including appropriate water quality management strategies, shall be completed and used as guides for the general planning of sewerage disposal systems.**

2005 General Plan 11.6.2 Policy (a): The "Sewerage Study for All Urban and Urbanizing Areas of the County of Hawaii, State of Hawaii," December 1970, and the "Water Quality Management Plan for the County of Hawaii," December 1980, shall be updated and used as guides for the general planning of sewerage disposal systems.

**27.2 Private treatment systems shall be installed by land developers for major resorts and other developments along shorelines and sensitive higher inland areas, except where connection to nearby treatment facilities is feasible and compatible with the County's long-range plans, and in conformance with State and County requirements.**

2005 General Plan 11.6.2 Policy (b): Private systems shall be installed by land developers for major resort and other developments along shorelines and sensitive higher inland areas, except where connection to nearby treatment facilities is feasible and compatible with the County's long-range plans, and in conformance with State and County requirements.

**27.3 Immediate steps shall be taken to designate treatment plant sites, sewerage pump station sites, and sewer easements according to the facility plans to facilitate their acquisition.**

2005 General Plan 11.6.2 Policy (c): Immediate steps should be taken to designate treatment plant sites, sewerage pump station sites, and sewer easements according to the facility plans to facilitate their acquisition.

**27.4 The County shall obtain State and Federal funds to finance the construction of proposed sewer systems and improve existing systems.**

2005 General Plan 11.6.2 Policy (d): Continue to seek State and Federal funds to finance the construction of proposed sewer systems and improve existing systems.

**27.5 Plans for wastewater reclamation and reuse for irrigation and biosolids composting (remaining solids from the treatment of wastewater are processed into a reusable organic material) shall be utilized where topographically feasible and needed for landscaping, agricultural purposes, or fire protection.**

2005 General Plan 11.6.2 Policy (e): Plans for wastewater reclamation and reuse for irrigation and biosolids composting (remaining solids from the treatment of wastewater is processed into a reusable organic material) shall be utilized where feasible and needed.

### **Wastewater and Environmental Quality Prioritization**

**27.6 Pollution shall be prevented, abated, and controlled at levels that will protect and preserve public health and well-being through the enforcement of appropriate Federal, State, and County standards.**

2005 General Plan 4.4 Standard (a): Pollution shall be prevented, abated, and controlled at levels that will protect and preserve the public health and well-being, through the enforcement of appropriate Federal, State and County standards.

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

Hāmākua Community Development Plan:

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

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

Related to 2005 General Plan 11.6.2 Policy (a): The "Sewerage Study for All Urban and Urbanizing Areas of the County of Hawaii, State of Hawaii," December 1970, and the "Water Quality Management Plan for the County of Hawaii," December 1980, shall be updated and used as guides for the general planning of sewerage disposal systems.

**27.8 The Department of Environmental Management and the Planning Department shall coordinate priorities before the adoption of any new wastewater development or land use plans.**

2005 General Plan 10.1.3 Policy (c): Develop short and long-range capital improvement programs and operating budgets for public facilities and services.

2005 General Plan 11.6.2 Policy (a): The "Sewerage Study for All Urban and Urbanizing Areas of the County of Hawaii, State of Hawaii," December 1970, and the "Water Quality Management Plan for the County of Hawaii," December 1980, shall be updated and used as guides for the general planning of sewerage disposal systems.

**27.9 Prioritize developing a multipronged approach to wastewater infrastructure funding, including proactively seeking grant funding for wastewater system expansion, improvements, and new development.**

2005 General Plan 11.6.2 Policy (d): Continue to seek State and Federal funds to finance the construction of proposed sewer systems and improve existing systems.

**27.10 Ensure wastewater fees reflect actual costs for service, maintenance, and future improvements.**

NEW: Based on consultation with the Department of Environmental Management. Hawai'i County currently has some of the lowest sewer rates in the country and the department subsequently does not have an adequate budget to address facility or service expansion to meet projected growth.

**27.11 Ensure that wastewater systems and improvements are designed and functioning to maximize system efficiencies, prevent accidental leaks or spills, and provide sanitary, reliable wastewater treatment that is not negatively impacting natural resources.**

2005 General Plan 4.4 Standard (a): Pollution shall be prevented, abated, and controlled at levels that will protect and preserve the public health and wellbeing, through the enforcement of appropriate Federal, State and County standards.

2005 General Plan 11.1.3 Policy (a): Public utility facilities shall be designed to complement adjacent land uses and shall be operated to minimize pollution or disturbance.

2005 General Plan 11.6.3 Standard (f): Applicable standards and regulations of the State Department of Health, Chapter 55 "Water Pollution Control."

**One Water-Recycled Water Expansion**

### **27.12 Strive for an integrated approach to stormwater and wastewater, and water resource management that is comprehensive and as efficient as possible.**

2005 General Plan 10.1.3 Policy (c): Develop short and long-range capital improvement programs and operating budgets for public facilities and services.

City and County of Honolulu, Office of Climate Change, Sustainability and Resiliency, One Water Panel (Ord 20-47). <https://www.resilientoahu.org/onewater>

US Water Alliance, Vision for a One Water Future. <https://uswateralliance.org/resources/>

City of New York, One Water NYC: 2023 Water Demand Management Plan. <https://www.nyc.gov/site/dep/whats-new/one-water.page>

American Planning Association, PAS Report No. 588: Planners and Water (2017).

### **27.13 Encourage on-site water reuse solutions for large developments.**

2005 General Plan 11.2.2 Policy (i): Cooperate with the State Department of Health to develop standards and/or guidelines for the construction and use of rainwater catchment systems to minimize the intrusion of any chemical and microbiological contaminants.

Kona Community Development Plan Policy PUB-4.6 Wastewater Reuse Area: Recognizing the limited drinking water supply in the Kona area, every effort should be taken to develop a feasible wastewater reclamation system for non-potable uses.

City and County of Honolulu, Office of Climate Change, Sustainability and Resiliency, One Water Panel (Ord 20-47). <https://www.resilientoahu.org/onewater>

US Water Alliance, Vision for a One Water Future. <https://uswateralliance.org/resources/>

### **27.14 Encourage and incentivize the collection of rainfall for non-potable use.**

2005 General Plan 11.2.2 Policy (i): Cooperate with the State Department of Health to develop standards and/or guidelines for the construction and use of rainwater catchment systems to minimize the intrusion of any chemical and microbiological contaminants.

Kona Community Development Plan Policy PUB-4.6 Wastewater Reuse Area: Recognizing the limited drinking water supply in the Kona area, every effort should be taken to develop a feasible wastewater reclamation system for non-potable uses.

City and County of Honolulu, Office of Climate Change, Sustainability and Resiliency, One Water Panel (Ord 20-47). <https://www.resilientoahu.org/onewater>

US Water Alliance, Vision for a One Water Future. <https://uswateralliance.org/resources/>

### **27.15 Prioritize the use of gray water in areas connected to County water and not connected to County wastewater.**

Kona Community Development Plan Policy ENGY 1.7: County Lead by Example. For projects and offices in Kona, the County should lead by example in the following areas: (d) Rainwater and gray water harvesting—for new buildings, evaluate the possibility of installing rainwater harvesting techniques such as tanks that collect roof drainage, roof-top tanks for toilet flushing, piping stormwater to lawns and gardens, permeable pavements for parking lots with collection system.

Kona Community Development Plan Action PUB-4.5c: Master plan a comprehensive wastewater reclamation system to maximize reuse (DEM, 2-3)

City and County of Honolulu, Office of Climate Change, Sustainability and Resiliency, One Water Panel (Ord 20-47). <https://www.resilientoahu.org/onewater>

US Water Alliance, Vision for a One Water Future. <https://uswateralliance.org/resources/>

## Objective 28

### ***Increase green infrastructure practices.***

#### **Policies**

#### **28.1 Design to collect stormwater from streets, sidewalks, and other hard surfaces before it can enter the sewer system or cause local flooding; reduce the amount of stormwater that flows into the Sewer System.**

2005 General Plan 5.2 Goals:

- (c) Control pollution.
- (d) Prevent damage from inundation.
- (e) Reduce surface water and sediment runoff.
- (f) Maximize soil and water conservation.

2005 General Plan 5.3 Policies:

- (m) Encourage grassed shoulder and swale roadway design where climate and grade are conducive.
- (n) Develop drainage master plans from a watershed perspective that considers nonstructural alternatives, minimizes channelization, protects wetlands that serve drainage functions, coordinates the regulation of construction and agricultural operation, and encourages the establishment of floodplains as public green ways.

City and County of Honolulu, Office of Climate Change, Sustainability and Resiliency, One Water Panel (Ord 20-47). <https://www.resilientoahu.org/onewater>

US Water Alliance, Vision for a One Water Future. <https://uswateralliance.org/resources/>

#### **28.2 Control stormwater by using it as a resource rather than a waste.**

NEW: Based on One Water best practices.

City and County of Honolulu, Office of Climate Change, Sustainability and Resiliency, One Water Panel (Ord 20-47). <https://www.resilientoahu.org/onewater>

US Water Alliance, Vision for a One Water Future. <https://uswateralliance.org/resources/>

American Planning Association, Applied Research Memo: Regional Green Infrastructure at the Landscape Scale (2017).

#### **28.3 The "Drainage Master Plan for the County of Hawai'i" should be updated every 20 years for urban centers to incorporate new studies and reflect newly identified priorities.**

2005 General Plan 5.3 Policy (f): The "Drainage Master Plan for the County of Hawaii" shall be reviewed and updated to incorporate new studies and reflect newly identified priorities.

#### **28.4 Encourage vegetated shoulder and swale roadside design where climate and grade are conducive.**

2005 General Plan 5.3 Policy (m): Encourage grassed shoulder and swale roadway design where climate and grade are conducive.

**28.5 Where applicable, natural drainage patterns shall be improved/restored to increase their capacity with special consideration for the practices of proper soil conservation, and grassland and forestry management.**

2005 General Plan 5.3 Policy (p): Where applicable, natural drainage channels shall be improved to increase their capacity with special consideration for the practices of proper soil conservation, and grassland and forestry management.

**28.6 Implement nature-based solutions that manage stormwater on-site to reduce the burden on the storm sewer system and reduce flooding.**

2005 General Plan 5.2 Goals:

- (c) Control pollution.
- (d) Prevent damage from inundation.
- (e) Reduce surface water and sediment runoff.
- (f) Maximize soil and water conservation.

2005 General Plan 5.3 Policies:

- (m) Encourage grassed shoulder and swale roadway design where climate and grade are conducive.
- (n) Develop drainage master plans from a watershed perspective that considers nonstructural alternatives, minimizes channelization, protects wetlands that serve drainage functions, coordinates the regulation of construction and agricultural operation, and encourages the establishment of floodplains as public green ways.

City and County of Honolulu, Office of Climate Change, Sustainability and Resiliency, One Water Panel (Ord 20-47). <https://www.resilientoahu.org/onewater>

US Water Alliance, Vision for a One Water Future. <https://uswateralliance.org/resources/>

**28.7 Prioritize drainage and flood studies for high-risk urban areas within the Urban Growth Area.**

2005 General Plan 5.3 Policies (c): Update and improve the Flood Insurance Rate Maps and other flood maps in compliance with the National Flood Insurance Program (NFIP) as needed.

Based on outdated or insufficient flood data around the island and flood events that are particularly damaging and life-threatening in urban areas.

**28.8 Drainage standards shall incorporate cumulative upslope development patterns.**

NEW: Based on the County of Hawai'i Multi-Hazard Mitigation Plan (2015): Current drainage standards, which are based on 10-year storms, need to be reevaluated to better account for cumulative upslope development.

**Storm Water Management**

**28.9 Develop an island-wide stormwater management program compatible with the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Phase II program.**

NEW: Hawai'i Department of Health, Clean Water Branch, National Pollutant Discharge Elimination System (NPDES), Municipal Separate Storm Sewer System (MS4). <https://health.hawaii.gov/cwb/general-permits/>



**28.10 The County shall ensure sites are planned, designed, and developed to:**

- a) Protect, restore, or mimic the natural water cycle within built environments by retaining, detaining, and/or treating stormwater runoff.**
- b) Mitigate direct impacts of the land development process through the use of green infrastructure or low-impact site planning techniques.**
- c) Protect areas that provide important water quality benefits and/or are particularly susceptible to erosion and sediment loss.**
- d) Optimize the integration of the existing landscape into green infrastructure solutions.**
- e) Manage post-construction stormwater runoff rates, through the use of green infrastructure or low-impact development stormwater management practices.**

NEW: Hawai'i Revised Statutes 226-11(2); 226-11(3); 226-11(4); 226-11(7); 226-11(8); 226-13(2); 226-13(3); 226-14(2); 226-108(2)] 131.

**28.11 The County shall ensure that golf course developments develop and implement grading and site preparation plans to:**

- a) Develop nutrient management guidelines appropriate to Hawai'i for qualified superintendents to implement so that nutrients are applied at rates necessary to establish and maintain vegetation without causing leaching into ground and surface waters.**
- b) Develop and implement an integrated pest management plan. Follow EPA guidelines for the proper storage and disposal of pesticides.**
- c) Develop and implement irrigation management practices to match the water needs of the turf.**

2005 General Plan 4.3 Policy (j): Require golf courses to implement best management practices to limit leaching of nutrients to groundwater in areas where they may affect streams or coastal ecosystems.

Hawai'i Revised Statutes 226-11(2); 226-11(3); 226-11(4); 226- 11(7); 226-11(8); 226-13(2); 226-13(3); 226-14(2); 226-108(2)]

**28.12 The County shall minimize impervious areas on County property, development sites, and parking areas and promote the use of permeable surfaces and landscaped areas in project designs including:**

- a) Porous materials**
- b) Natural drainage**
- c) Filtration pits**
- d) Infiltration basins, vegetated bioswales, permeable/porous paving**

2005 General Plan 5.2 Goals:

- (c) Control pollution.
- (d) Prevent damage from inundation.
- (e) Reduce surface water and sediment runoff.
- (f) Maximize soil and water conservation.

2005 General Plan 5.3 Policies:

- (m) Encourage grassed shoulder and swale roadway design where climate and grade are conducive.
- (n) Develop drainage master plans from a watershed perspective that considers nonstructural alternatives, minimizes channelization, protects wetlands that serve drainage functions, coordinates the regulation of construction and agricultural operation, and encourages the establishment of floodplains as public green ways.

City and County of Honolulu, Office of Climate Change, Sustainability and Resiliency, One Water Panel (Ord 20-47). <https://www.resilientoahu.org/onewater>

US Water Alliance, Vision for a One Water Future. <https://uswateralliance.org/resources/>

Based on green infrastructure best practices and recommendations and the recognition that urban runoff can be greatly reduced, and infiltration maximized by installing rain gutters and directing them to permeable surfaces, and dry wells or other retention structures to collect and store runoff for reuse.

## Objective 29

### ***Strive towards energy self-sufficiency.***

#### **Policies**

#### **29.1 Increase partnerships and interagency collaboration to ensure that energy facility production and distribution is adequate, efficient, and dependably available to each community to support present and future demands.**

2005 General Plan 11.1.2 Goal (a): Ensure that properly regulated, adequate, efficient and dependable public and private utility services are available to users.

#### **29.2 Promote and encourage the creation of a modern grid to support the use of distributed generation such as private photovoltaic systems connected to the grid.**

Kona Community Development Plan Policy ENGY-1.5: Distributed Energy and Other Innovative Technology Support. Photovoltaic systems are typically used as distributed generation when connected to the electrical grid where they have the potential to sell excess energy back to the grid. This is an emerging technology with challenges for the utility to incorporate such systems into the grid. This policy is aspirational and expresses general support in whatever way possible (e.g., permit coordination, grants) to encourage further development in this endeavor.

Hawai'i Clean Energy Initiative: the need to modernize the utility grid to allow more integration of variable and intermittent energy from renewable energy resources, enable two-way power flow to fully leverage customer distributed energy resources, and help Hawai'i meet its renewable energy goals.

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

2005 General Plan 3.3 Policies:

- (a) Encourage the development of alternate energy resources.
- (c) Encourage the expansion of energy research industry.
- (e) Ensure a proper balance between the development of alternative energy resources and the preservation of environmental fitness and ecologically significant areas.

- (g) Provide incentives that will encourage the use of new energy sources and promote energy conservation.
- (k) Strive to diversify the energy supply and minimize the environmental impacts associated with energy usage.
- (o) Support net-metering and other incentives for independent power producers.

Ka'ū Community Development Plan:

Policy 142: Encourage the development of alternate energy resources, providing they complement existing agricultural uses and preserve ecologically and culturally significant areas. (General Plan 3.3 (a, b, e, k, l), 14.2.3(u))

Community-Based Collaborative Action 6.4.5 Action 25: Develop local, renewable, distributed energy networks.

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

#### **29.4 Maintain tax incentives for renewable energy improvements and continue to revise incentives as energy technologies progress.**

2005 General Plan 3.3 Policies:

- (g) Provide incentives that will encourage the use of new energy sources and promote energy conservation.
- (h) Seek funding from both government and private sources for research and development of alternative energy resources.
- (i) Coordinate energy research and development efforts of both the government and private sectors.
- (j) Encourage the continuation of studies concerning the development of power that can be distributed at lower costs to consumers.
- (k) Strive to diversify the energy supply and minimize the environmental impacts associated with energy usage.
- (l) Continue to encourage the development of geothermal resources to meet the energy needs of the County of Hawai'i.
- (m) Encourage the use of solar water heating through the continuation of state tax credit programs, through the Building Code, and in County construction.

#### **29.5 Continue to participate at the State level to provide feedback on all energy-related initiatives and proposed revisions to comprehensive Integrated Resource Plans.**

NEW: Based on HELCO Integrated Grid Plan. <https://hawaiipowered.com/igpreport/>

2019 Draft General Plan Policy 258: Continue to participate at the State level to provide feedback on all energy related initiatives and proposed revisions to comprehensive Integrated Resource Plans.

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

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

2005 General Plan 3.3 Policy (o): Support net-metering and other incentives for independent power producers.

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

### **29.7 Encourage and incentivize alternative energy sources including off grid or distributed power sources to increase resiliency.**

2005 General Plan 3.3 Policies:

- (a) Encourage the development of alternate energy resources.
- (g) Provide incentives that will encourage the use of new energy sources and promote energy conservation.
- (k) Strive to diversify the energy supply and minimize the environmental impacts associated with energy usage.

## **Objective 30**

### ***Advance policies, programs, and initiatives for public and/or private investment in broadband and telecommunications infrastructure.***

#### **Policies**

#### **30.1 Treat broadband access as a basic utility that is available to all communities.**

NEW: Based on guidance from the Hawai'i Broadband Strategic Plan (2020).

2019 Draft General Plan Policy 231: Treat broadband access as a basic utility that is affordable, neutral, and available to all communities.

#### **30.2 Develop and support a program of free, public-use broadband services at appropriate County-owned facilities, mass transit facilities, and other community anchor institutions.**

NEW: Based on guidance from the Hawai'i Broadband Strategic Plan (2020).

2019 Draft General Plan Policy 240: Develop and support a program of free, public-use broadband services at appropriate County-owned facilities and other community anchor institutions.

#### **30.3 Collaborate with utility companies to incentivize the underground siting of electrical and telecommunications facilities within public rights-of-way.**

2005 General Plan 11.3.2 Policy (a): Encourage underground telephone lines where they are economically and technically feasible.

2005 General Plan 11.3.3 Standard (a): In the development and placement of telephone facilities, such as lines, telecommunications and cellular towers, poles, and substations, the design of the facilities shall consider the existing environment, and scenic view and vistas shall be considered and preserved where possible.

2005 General Plan 11.4.2 Policy (a): Power distribution shall be placed underground when and where practical. Encourage developers of new urban areas to place utilities underground.

#### **30.4 Continuously improve the use of broadband communications and digital technology to educate and provide public services with a focus on digital access.**

NEW: Based on guidance from the Hawai'i Broadband Strategic Plan (2020) and recommendations from USDA Broadband initiatives and the Federal Communications Commission.

**30.5 Siting of new communications facilities shall comply with performance standards and site co-location as stated in the Code.**

2005 General Plan 11.3.3 Standard (a): In the development and placement of telephone facilities, such as lines, telecommunications and cellular towers, poles, and substations, the design of the facilities shall consider the existing environment, and scenic view and vistas shall be considered and preserved where possible.

**30.6 Support projects that address service gaps in Hawai'i's broadband infrastructure.**

NEW: Based on guidance from the Hawai'i Broadband Strategic Plan (2020).

**30.7 Advocate for connectivity to businesses to protect the viability of businesses and the livelihoods of residents.**

NEW: Based on guidance from the Hawai'i Broadband Strategic Plan (2020) and the goals of the Bipartisan Infrastructure Deal (IIJA).

**30.8 Promote and incentivize the landing of transpacific submarine fiber optic cables.**

NEW: Based on guidance from the Hawai'i Broadband Strategic Plan (2020).

2019 Draft General Plan Policy 233: Work with stakeholders to remove regulatory barriers and seek funding to completing the island's fiber optic loop in an environmentally and economically appropriate manner.

**30.9 Alleviate barriers and assist broadband projects with navigating through the regulatory permitting process.**

NEW: Based on guidance from the Hawai'i Broadband Strategic Plan (2020).

**30.10 Encourage and support maintenance and improvement of cyber security and informational security of telecommunication facilities.**

NEW: Based on guidance from the Hawai'i Broadband Strategic Plan (2020).

2019 Draft General Plan Policy 230: Hawai'i County shall coordinate and collaborate with State of Hawai'i Cyber Security Team of the Information & Communications Services Division to maintain and improve cyber security and informational security of telecommunication facilities. [Rationale: Based on recognized increases in cyber security threats within the County and County of Hawai'i Information Technology Department recommendations.]

**30.11 Advocate for service diversity, redundant network capacity, and provide improved communications to outlying rural areas and other underserved or unserved communities.**

NEW: Based on guidance from the Hawai'i Broadband Strategic Plan (2020).

2019 Draft General Plan Policy 228: Hawai'i County shall advocate for and seek grant funding to support service diversity, redundant network capacity, and to provide improved communications to outlying rural areas and other underserved or unserved communities. [Rationale: Based on identified gaps in network services in rural areas and recommendations in USDA Rural Broadband initiatives and the Federal Communications Commission.]

**30.12 Plan for broadband infrastructure to support smart grid development.**

NEW: Based on guidance from the Broadband Strategic Plan (2020) and the Hawai'i Clean Energy Initiative.

# Public Facilities and Services

Our communities are safe and protected, and residents have access to integrative health, education, and social services to support a high quality of life for all residents.

Our communities are adequately served by sustainable and efficient public infrastructure, utilities, and services based on existing and future growth needs, sound design principles, and effective maintenance practices.

## Objective 31

### ***Adequately maintain public facilities.***

#### **Policies**

#### **31.1 Maintain an Asset Management Program aimed at utilizing maintenance plans to prolong the life of our facilities as well as reduce whole-life costs.**

2005 General Plan 10.1.3 Policies:

- (a) Continue to seek ways of improving public service through the coordination of service and maximizing the use of personnel and facilities.
- (c) Develop short and long-range capital improvement programs and operating budgets for public facilities and services.

2019 Draft General Plan Policy 171: Develop an Asset Management Program aimed at utilizing maintenance plans for pavement, bridges and other road infrastructure to prolong the life of our transportation system as well as reduce its whole life cost.

#### **31.2 Maintain the unique features of historic structures, while balancing maintenance and safety needs.**

2005 General Plan Goal 6.2 (a): Protect, restore, and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawaii.

#### **31.3 Prioritize the replacement of deficient and inadequate facilities.**

2005 General Plan 10.3.4.3.2 Course of Action (a): Service facilities shall be improved to meet needs. (recurring action in various districts).

2005 General Plan 10.4.3.3.2 Course of Action (a): Expand/improve facilities as necessary (recurring action in various districts).

#### **31.4 Encourage adoption of innovative materials and methods that improve facility resilience.**

2005 General Plan 3.3 Policy (n): Encourage energy-saving design in the construction of buildings.

2019 Draft General Plan Policy 263: Encourage use of technologies, techniques, and materials in building design, construction, and removal that result in the least environmental impact over the life cycle of the structure.

**31.5 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.**

2005 General Plan 10.4.2 Standards:

- (a) Public office center sites shall satisfy modern and reasonable requirements of accessibility and compatibility with the surrounding neighborhood.
- (c) Architectural and landscaping shall reflect as much as possible the community's attributes.

2005 General Plan 12.3 Policies:

- (e) Develop short- and long-range capital improvement programs and plans for recreational facilities that are consistent with the General Plan.
- (i) Coordinate recreational programs and facilities with governmental and private agencies and organizations. Innovative ideas for improving recreational facilities and opportunities shall be considered.
- (j) Develop local citizen leadership and participation in recreation planning, maintenance, and programming.

2019 Draft General Plan Policy 614: 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.

**31.6 Explore and encourage adaptive reuse of former facilities such as airports (e.g., Maka‘eo Park) and fire stations (e.g., Kawaihale Fire Station).**

2005 General Plan 10.4.2 Standard (b): The multipurpose concept of flexibility to satisfy changing requirements should be part of the design for public buildings.

2019 Draft General Plan 224: Explore and encourage appropriate reuse for former airport facilities.

American Planning Association, PAS QuickNotes 80: Adaptive Reuse (June 2019).

Based on the best practice and example of reuse of the old Kona airport to an open recreational space.

## Objective 32

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

#### **Policies**

#### **Planning/Siting Protective Services Facilities**

**32.1 Police and fire stations should be co-located whenever feasible.**

2005 General Plan 10.3.2 Policy (a): Development of police and fire facilities should entail joint use structures whenever feasible.

**32.2 The establishment of a police/fire facility shall consider site size and locations that permit quick and efficient vehicular access.**

2005 General Plan 10.3.2 Policy (b): The establishment of a fire/police facility shall consider site size and locations that permit quick and efficient vehicular access.

**32.3 Strategically plan and locate volunteer fire facilities, which may include co-existing with full-time Fire/EMS stations.**

2005 General Plan 10.3.2 Policy (c): Development of volunteer fire facilities with proper planning to be replaced or to co-exist with full time Fire/EMS personnel.

**32.4 Police headquarters shall be near the geographic center of the service area and near concentrations of commercial and industrial use.**

2005 General Plan 10.3.2 Policy (d): Police headquarters shall be near the geographic center of the service area and near concentrations of commercial and industrial use.

**32.5 Hardened shelters shall be located within reasonable proximity to population centers.**

2005 General Plan 10.3.3 Standards:

- (a) 2.5 police officers per 1,000 resident population.
- (b) Fire stations within five miles of concentrated settlement areas.
- (c) First response emergency medical service within eight minutes of concentrated settlement areas (alternative means, such as training police officers or volunteer fire personnel, could be available to provide first response).

2005 General Plan 10.3.2 Policy (l): Encourage the State to evaluate the disaster shelters' ability to withstand various natural disasters.

County of Hawai'i Multi-Hazard Mitigation Plan (2020), Mitigation Best Practices and Adaptive Capacity section.

**32.6 Lifeguard stations should be located at all County and State beach parks.**

2005 General Plan 12.4 Standard (f): Parks for General Use:

- Centered around a major natural asset, such as a sandy beach, a prime forest, or a volcanic feature and includes historic sites whenever feasible.
- Designed to accommodate users from throughout the County.
- Beach parks provide opportunities for swimming/sunbathing, surfing, camping, fishing, boating, nature study, and other pastimes. Every section of the island should be adequately served. Facilities depend on size and intensity of use but should include: restrooms with showers; picnic facilities; a defined tent camping area when allowed; drinking water; adequate parking; pavilions of various sizes; and lifeguard facilities.

2019 Draft General Plan Policy 377: Lifeguard stations should be located at all County and State beach parks.

**Level of Service**

**32.7 Adequately support, fund, and expand volunteer fire facilities and capacity.**

2005 General Plan 10.3.3 Standard (c): First response emergency medical service within eight minutes of concentrated settlement areas (alternative means, such as training police officers or volunteer fire personnel, could be available to provide first response).

2005 General Plan 10.3.4.1.2 Course of Action (a): A review of the possibility of 24-hour fire and emergency medical service for the entire district should be conducted and expansion of the public office facilities should be considered in accord with district needs.



County of Hawai'i Multi-Hazard Mitigation Plan (2020), Mitigation Best Practices and Adaptive Capacity section.  
Based on feedback from the Hawai'i County Fire Department during the General Plan comprehensive review process.

2019 Draft General Plan Policy 376: Support and expand volunteer fire facilities and capacity.

### **32.8 Maintain a level of service for response time that is consistent with National Fire Protection Association (NFPA) standards.**

2005 General Plan 10.3.3 Standard (c): First response emergency medical service within eight minutes of concentrated settlement areas (alternative means, such as training police officers or volunteer fire personnel, could be available to provide first response).

Kona Community Development Plan Policy PUB-2.3: Fire Protection, EMS, Rescue, HazMat, Level of Service: Until superseded by a county-wide standard, fire station locations should be planned to provide a response time of 8 minutes in the Urban Area (10 mile radius with 5 mile overlap) and 12 minutes in the rural areas (15 mile radius with 5 mile overlap). All fire stations should provide fire protection and EMS services. Rescue services should be provided by ground and sea by at least one station in each district, and by helicopter to service the North Kona and South Kona districts. One station should have HazMat capability to service the North Kona and South Kona districts.

Kona Community Development Plan Action PUB-2.3a: Existing and proposed fire stations meet the level of service for the Urban Area. A new fire station is needed in South Kona in the vicinity of Ho'okena (Fire, 5-10).

2019 Draft General Plan Policy 369: Establish a minimum level of service for fire stations to provide a response time of 8 minutes in Urban Areas and 12 minutes in the rural areas.

### **32.9 Ensure Hazardous Material service for both the windward and leeward sides of the island.**

Kona Community Development Plan Policy PUB-2.3: Fire Protection, EMS, Rescue, HazMat, Level of Service: Until superseded by a county-wide standard, fire station locations should be planned to provide a response time of 8 minutes in the Urban Area (10 mile radius with 5 mile overlap) and 12 minutes in the rural areas (15 mile radius with 5 mile overlap). All fire stations should provide fire protection and EMS services. Rescue services should be provided by ground and sea by at least one station in each district, and by helicopter to service the North Kona and South Kona districts. One station should have HazMat capability to service the North Kona and South Kona districts.

County of Hawai'i Multi-Hazard Mitigation Plan (2020), Wildfire Hazard section.

2019 Draft General Plan Policy 371: Ensure HazMat service in each district.

### **32.10 All fire stations should provide Emergency Medical Services (EMS).**

2005 General Plan 10.3.3 Standard (c): First response emergency medical service within eight minutes of concentrated settlement areas (alternative means, such as training police officers or volunteer fire personnel, could be available to provide first response).

2019 Draft General Plan Policy 374: All fire stations should provide Emergency Medical Services (EMS).

### **32.11 Stations in rural areas should be based on the population to be served and response time rather than on geographic districts.**

2005 General Plan 10.3.2 Policy (e): Stations in outlying districts shall be based on the population to be served and response time rather than on geographic district.

2019 Draft General Plan Policy 365: Police stations in outlying districts shall be based on the population to be served and response time rather than on geographic district.

## **Preventative Approaches**

### **32.12 Accommodate flexibility in design and provisions for alternate water sources for fire protection when adequate public water is not available.**

2005 General Plan 11.2.2 Policy (g): The fire prevention systems shall be coordinated with water distribution systems in order to ensure water supplies for fire protection purposes.

2005 General Plan 11.2.4.1.2 Course of Action (b): Water source investigation and exploration should be continued in order to provide service for anticipated needs.

County of Hawai'i Multi-Hazard Mitigation Plan (2020), Mitigation Best Practices and Adaptive Capacity section.

2019 Draft General Plan Policy 378: Support code amendments that address fire safety issues while also accommodating flexibility in design and provisions for alternate water sources when adequate public water is not available.

### **32.13 Incentivize the development of large, dedicated catchment tanks for firefighting access.**

NEW: County of Hawai'i Multi-Hazard Mitigation Plan (2020), Mitigation Best Practices and Adaptive Capacity section.

2019 Draft General Plan Actions:

- 4.12: Amend building codes to require fire-supply catchment tanks accessible from street frontages.
- 4.13: Establish public or private firefighting water systems in large water-catchment subdivisions and other priority areas as identified by the Fire Department.
- 4.14: Amend Real Property Tax code to include incentives for providing common catchment tank access for community firefighting purposes.
- 4.15: Study, assess, and design private common access-distribution systems of private catchment water for firefighting purposes in rural catchment communities.

### **32.14 The Fire Department shall participate with other related governmental agencies and the involved landowners in the preparation of fire protection and prevention plans.**

2005 General Plan 10.3.2 Policy (n): The Fire Department, in cooperation with other related governmental agencies and the involved land owners, shall prepare a fire protection and prevention plan for forest reserves and other natural areas.

### **32.15 Crime Prevention through Environmental Design (CPTED) should be incorporated into planning and design.**

Kona Community Development Plan Action PUB-2.2e: Incorporate in the Village Design Guidelines crime prevention through environmental design principles (PD, 3-5).

Hawai'i Revised Statutes 226-58(B)(1): County general plans shall be formulated on the basis of sound rationale, data, analyses, and input from state and county agencies and the general public, and contain objectives and policies as required by the charter of each county. Further, the county general plans should:

Contain objectives to be achieved and policies to be pursued with respect to population density, land use, transportation system location, public and community facility locations, water and sewage system locations, visitor destinations, urban design, and all other matters necessary for the coordinated development of the county and regions within the county.

Hawai'i Revised Statutes 226-26(c)(1): To further achieve public safety objectives related to criminal justice, it shall be the policy of this State to:

Support criminal justice programs aimed at preventing and curtailing criminal activities.

2019 Draft General Plan Policy 361: Crime Prevention through Environmental Design (CPTED) shall be incorporated into village design guidelines.

**32.16 Business Improvement Districts or other organizational tools, such as partnerships with local businesses, should be used to enhance security and orderliness in downtown areas.**

Kona Community Development Plan Action PUB-2.2c: Through a Business Improvement District or other organization, partner with downtown businesses to enhance security and orderliness (KVID, 1-2).

EnVision Downtown Hilo 2025: A Community-Based Vision and Living Action Plan (2010) strategies and recommendations.

Downtown Hilo Multimodal Master Plan (2018) strategies and recommendations.

2019 Draft General Plan Policy 367: Enhance security and orderliness in downtown areas through Business Improvement Districts or other organizational tools, and partner with downtown businesses.

**32.17 Support bicycle patrol programs in urban areas.**

NEW: EnVision Downtown Hilo 2025: A Community-Based Vision and Living Action Plan (2010) strategies and recommendations.

2019 Draft General Plan Action 4.7: Consider reinstating bicycle patrol programs in downtown areas.

**32.18 Encourage the further development and expansion of community policing programs, school resource officers, and neighborhood/farm watch programs.**

2005 General Plan 10.3.2 Policy (g): Encourage the further development and expansion of community policing programs and neighborhood and farm watch programs in urban, rural and agricultural communities.

2019 Draft General Plan Policy 366: Support the development and expansion of community policing programs, including neighborhood and farm watch programs in urban, rural and agricultural communities.

**32.19 Ensure adequate training and capacity building for emergency response.**

NEW: County of Hawai'i Multi-Hazard Mitigation Plan (2020), Mitigation Best Practices and Adaptive Capacity section.

**32.20 Prioritize hazard mitigation projects in the CIP.**

2005 General Plan 10.3.2 Policies:

- (a) Development of police and fire facilities should entail joint use structures whenever feasible.
- (b) The establishment of a fire/police facility shall consider site size and locations that permit quick and efficient vehicular access.
- (c) Development of volunteer fire facilities with proper planning to be replaced or to co-exist with full time Fire/EMS personnel.
- (d) Police headquarters shall be near the geographic center of the service area and near concentrations of commercial and industrial use.
- (e) Stations in outlying districts shall be based on the population to be served and response time rather than on geographic district.
- (f) Correctional facilities should emphasize rehabilitation. Establish additional rehabilitation and counseling centers, including drug and behavioral treatment facilities in secure settings, when necessary.

- (g) Encourage the further development and expansion of community policing programs and neighborhood and farm watch programs in urban, rural and agricultural communities.
- (h) The County of Hawaii Emergency Operations Center shall be improved to meet the requirements set forth by federal and State regulations.
- (i) Maintain an appropriate number and type of emergency helicopters, including appropriate aero medical capabilities.
- (j) Mitigate hazards through the preparation of disaster assessment reports and appropriate follow-up on the assessment recommendations.
- (k) Educate the public regarding disaster preparedness and response, especially proper responses for sudden impact hazards.
- (l) Encourage the State to evaluate the disaster shelters' ability to withstand various natural disasters.
- (m) Consider the proximity to fire stations in approving any rezoning to permit urban development.
- (n) The Fire Department, in cooperation with other related governmental agencies and the involved land owners, shall prepare a fire protection and prevention plan for forest reserves and other natural areas.

**32.21 County public expenditures within Volcanic Hazard Zones 1&2 should be limited to the restoration or enhancement of natural resources and parklands or expenditures required to serve existing development or necessary for public health and safety. However, other expenditures may be warranted based on a cost-benefit analysis.**

NEW: County of Hawai'i Multi-Hazard Mitigation Plan (2020), Opportunities for Hazard Mitigation Integration into Plans/Regulations section.

2019 Draft General Plan Policy 71: Discourage infrastructure investments in high risk hazard areas and incentivize infrastructure expenditures outside high risk hazard areas.

2019 Draft General Plan Policy 93: County public expenditures within identified hazard areas should be limited to the restoration or enhancement of natural resources and parklands, expenditures required to serve existing development such as the maintenance or repair of existing infrastructure, and expenditures necessary for public health and safety.

Based on feedback from the Hawai'i County Civil Defense Agency during the General Plan comprehensive review process.

**32.22 Continue to participate in the National Flood Insurance Program (NFIP) Community Rating System (CRS) to the maximum extent possible and shall seek to improve its current CRS Class rating (to maximum extent feasible to reduce insurance costs).**

2005 General Plan 5.3 Policy (c): Update and improve the Flood Insurance Rate Maps and other flood maps in compliance with the National Flood Insurance Program (NFIP) as needed.

2019 Draft General Plan Policy 85: Hawai'i County shall continue to participate in the National Flood Insurance Program (NFIP) Community Rating System (CRS) to the maximum extent possible and shall seek to improve its current CRS Class rating (to maximum extent feasible to reduce insurance costs).

The National Flood Insurance Program (NFIP), managed by the Federal Emergency Management Agency (FEMA) recommends participation in the Community Rating System (CRS) for increasing community resilience and helping communities become more hazard resilient. <https://www.fema.gov/floodplain-management/community-rating-system>

## **Emergency Facilities and Communication Systems**

### **32.23 Ensure emergency warning sirens and communications coverage is adequate for each community.**

NEW: Based on identified gaps between concurrency requirements for siren and other development approvals.

County of Hawai'i Multi-Hazard Mitigation Plan (2020) Mitigation Goals and Objectives, and Action HC16 - Audible Notification Needs Assessment. Conduct a needs assessment that identifies gaps in coverage in the County's audible warning (sirens) system as well as existing systems that need to be replaced and/or updated.

### **32.24 All emergency response critical facilities and communication systems shall be designed and maintained to be resilient and remain operational during hazard events.**

NEW: County of Hawai'i Multi-Hazard Mitigation Plan (2020), Mitigation Goals and Objectives and other recommendations.

2019 Draft General Plan Policy 83: All emergency response critical facilities and communication systems shall be designed and maintained to be resilient and remain operational during hazard events.

### **32.25 All new emergency facilities shall be designed to minimize and prevent loss.**

2005 General Plan 10.1.2 Goal (a): Encourage the provision of public facilities that effectively service community and visitor needs and seek ways of improving public service through better and more functional facilities in keeping with the environmental and aesthetic concerns of the community.

County of Hawai'i Multi-Hazard Mitigation Plan (2020), Mitigation Best Practices and Adaptive Capacity section.

### **32.26 In collaboration with State agencies, maintain shelter capacity and condition records to ensure that evacuation shelters are adequate for each community.**

2005 General Plan 10.3.2 Policy (l): Encourage the State to evaluate the disaster shelters' ability to withstand various natural disasters.

2019 Draft General Plan Policy 80: In coordination with State agencies, maintain shelter capacity and condition records to ensure that evacuation shelters are adequate for each community.

## **Public Education Program**

### **32.27 Increase public education related to hazard zones, including evacuation routes and procedures for visitor accommodations.**

2005 General Plan 10.3.2 Policy (k): Educate the public regarding disaster preparedness and response, especially proper responses for sudden impact hazards.

2019 Draft General Plan Policy 90: Increase public education related to hazard zones, including evacuation routes and procedures for visitor accommodations.

### **32.28 Develop the capacity for hazard preparedness of non-governmental organizations, businesses, and neighborhood groups, such as Community Emergency Response Team (CERT) and Medical Reserve Corps (MRC).**

2005 General Plan 5.3 Policy (l): Continue to promote public education programs on tsunami, hurricane, storm surge, and flood hazards.

2005 General Plan 10.3.2 Policy (k): Educate the public regarding disaster preparedness and response, especially proper responses for sudden impact hazards.

County of Hawai'i Multi-Hazard Mitigation Plan (2020), Hazard Mitigation Action Plan section.

2019 Draft General Plan Policy 91: Develop the capacity for hazard preparedness of non-governmental organizations, businesses, and neighborhood groups.

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

Ka'ū Community Development Plan 5.4.1 Objective 8: Establish a rural transportation network, including roadway alternatives to Highway 11, a regional trail system, and an interconnected transit system.

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

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

County of Hawai'i Multi-Hazard Mitigation Plan (2020), Mitigation Best Practices and Adaptive Capacity section.

2019 Draft General Plan Policy 92: Partner with the State to assess and plan for alternative routes and possible relocation of coastal roads.

## Objective 33

### ***Achieve Zero Waste in Hawai'i County by 2045.***

#### **Policies**

**33.1 Appropriately designed and cost-effective solid waste transfer station sites shall be located in areas of convenience and easy access to the public.**

2005 General Plan 10.5.2 Policy (c): Appropriately designed and cost-effective solid waste transfer station sites shall be located in areas of convenience and easy access to the public.

**33.2 Implement waste stream technology, such as recycling and upcycling and waste-to-energy to reduce the flow of refuse deposited in landfills.**

2005 General Plan 4.3 Policy (d): Encourage the concept of recycling agricultural, industrial, and municipal waste material.

2005 General Plan 10.5.2 Policy (f): Continue to encourage programs such as recycling to reduce the flow of refuse deposited in landfills.

**33.3 Proactively pursue funding that will ensure continued progression toward zero-waste goals.**

NEW: Based on Zero Waste Implementation Plan (2009) recommendations.

County of Hawai'i Integrated Solid Waste Management Plan Update (2019) recommendations.

2019 Draft General Plan Policy 146: The County shall proactively pursue funding that will ensure continued progression toward zero-waste goals.

**33.4 Optimize recoverable material diversion from landfill disposal by increasing percentage rates for diversion through waste reduction, recycling, and reuse.**

2005 General Plan 4.3 Policy (d): Encourage the concept of recycling agricultural, industrial, and municipal waste material.

2005 General Plan 10.5.2 Policy (f): Continue to encourage programs such as recycling to reduce the flow of refuse deposited in landfills.

2019 Draft General Plan Policy 147: Optimize recoverable material diversion from landfill disposal by increasing percentage rates for diversion through waste reduction, recycling, and reuse.

**33.5 Encourage and support composting at farms and at distribution sites around the island for public use.**

2005 General Plan 11.6.2 Policy (e): Plans for wastewater reclamation and reuse for irrigation and biosolids composting (remaining solids from the treatment of wastewater is processed into a reusable organic material) shall be utilized where feasible and needed.

County of Hawai'i Integrated Solid Waste Management Plan Update (2019) recommendations.

2019 Draft General Plan Policy 149: Composting at farms should be encouraged and facilitated.

**33.6 Encourage salvage and reuse of building materials and elements when demolition is necessary or appropriate.**

2005 General Plan 4.3 Policy (d): Encourage the concept of recycling agricultural, industrial, and municipal waste material.

County of Hawai'i Integrated Solid Waste Management Plan Update (2019) recommendations.

2019 Draft General Plan Policy 150: Encourage salvage and reuse of building materials and elements when demolition is necessary or appropriate.

**33.7 Continue to develop and implement a green waste recycling program.**

2005 General Plan 10.5.2 Policy (h): Encourage the full development and implementation of a green waste recycling program.

County of Hawai'i Integrated Solid Waste Management Plan Update (2019) recommendations.

2019 Draft General Plan Policy 151: Support expansions to the organic material (green waste) recycling program to include drop-off and pick-up locations at all rural transfer stations.

**33.8 Incentivize opportunities for a circular economy, primarily upcycling and waste reuse by developing Resource Recovery Parks.**

2005 General Plan 3.3 Policy (g): Provide incentives that will encourage the use of new energy sources and promote energy conservation.

County of Hawai'i Integrated Solid Waste Management Plan Update (2019) recommendations.

2019 Draft General Plan Policy 154: Promote opportunities for a circular economy.

**33.9 Ensure that redesign plans for landfill and transfer stations provide adequate space for Resource Recovery (RR) Stations.**

2005 General Plan Policy 10.5.2 (c): Appropriately designed and cost-effective solid waste transfer station sites shall be located in areas of convenience and easy access to the public.

County of Hawai'i Integrated Solid Waste Management Plan Update (2019) recommendations.

2019 Draft General Plan Policy 155: Ensure that redesign plans for landfill and transfer stations provide adequate space for Resource Recovery (RR) Stations and ensure that new transfer stations are sited and developed with capacity for Resource Recovery.

- a) Resource Recovery Stations provide organic material (green waste) and recycling options.
- b) All drop-off and transfer stations must be designed/redesigned with a flow pattern and educational signage.

### **33.10 Ensure waste and resource recovery facilities and equipment do not harbor, spread, or introduce harmful or invasive species.**

2005 General Plan 4.3 Policy (i): Support programs to prevent harmful alien species from becoming established.

2019 Draft General Plan Policy 156: Ensure waste and resource recovery facilities and equipment do not harbor, spread, or introduce harmful or invasive species.

Based on community concerns expressed at public meetings.

### **33.11 Site new solid waste/resource recovery facilities in appropriate areas that serve the needs of population centers and minimize and mitigate negative impacts on the environment or surrounding neighborhood.**

2005 General Plan 10.5.2 Policy (c): Appropriately designed and cost-effective solid waste transfer station sites shall be located in areas of convenience and easy access to the public.

2005 General Plan 10.5.3 Standard (a): Sanitary landfill sites for refuse disposal shall be established in accordance with the needs of communities and the State Department of Health and U.S. Environmental Protection Agency's rules and regulations.

2019 Draft General Plan Policy 157: Site new solid waste/resource recovery facilities in appropriate areas that serve the needs of population centers but that do not negatively impact the environment or surrounding neighborhood.

Hawai'i Revised Statutes Section 342H-52 [https://www.capitol.hawaii.gov/hrscurrent/Vol06\\_Ch0321-0344/HRS0342H/HRS\\_0342H-0052.htm](https://www.capitol.hawaii.gov/hrscurrent/Vol06_Ch0321-0344/HRS0342H/HRS_0342H-0052.htm)

### **33.12 Reduce illegal dumping and littering.**

2005 General Plan 4.2 Goal (c): Control pollution.

2005 General Plan 4.2 Policies:

- (a) Take positive action to further maintain the quality of the environment.
- (b) Reinforce and strengthen established standards where it is necessary, principally by initiating, recommending, and adopting ordinances pertaining to the control of pollutants that affect the environment.
- (d) Encourage the concept of recycling agricultural, industrial, and municipal waste material.

County of Hawai'i Integrated Solid Waste Management Plan Update (2019) recommendations.

2019 Draft General Plan Policy 159 Reduce illegal dumping and littering through education programs and code enforcement.

### **33.13 Minimize the amount of waste generated by County facilities.**

2005 General Plan 3.3 Policies:

- (a) Encourage the development of alternate energy resources.
- (b) Encourage the development and use of agricultural products and by-products as sources of alternate fuel.
- (k) Strive to diversify the energy supply and minimize the environmental impacts associated with energy usage.
- (n) Encourage energy-saving design in the construction of buildings.



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

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

County of Hawai'i Integrated Solid Waste Management Plan Update (2019) recommendations.

2019 Draft General Plan Policy 94: Prioritize energy efficient designs, energy efficient systems, and waste reduction/reuse at County facilities.

## Objective 34

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

### **Policies**

#### **Planning and siting facilities**

##### **34.1 Ensure educational facilities meet the needs of Hawai'i County.**

2005 General Plan 10.2.2 Policies:

- (a) Encourage continuous joint pre-planning of schools with the Department of Education and the University of Hawaii to ensure coordination with roads, water, and other support facilities and considerations such as traffic and safety, and access for vehicle, bicycle, and pedestrian. Encourage master planning of present and proposed public and private institutions.
- (b) Encourage combining schoolyards with county parks and allow school facilities for afterschool use by the community for recreational, cultural, and other compatible uses.
- (c) Encourage joint community-school library facilities, where a separate community library may not be feasible, in proximity to other community facilities, affording both pedestrian and vehicular access.
- (d) Encourage implementation of the Department of Education's 'Educational Specifications and Standards for Facilities.'
- (e) Encourage the Hawaii State Library System to seek alternate sites for public libraries located on the campuses of public schools.

##### **34.2 In proposed communities, sufficient acreage, as determined by the Board of Education enrollment guidelines, shall be reserved for school facilities.**

2005 General Plan 10.2.3 Standard (a): In proposed communities, sufficient acreage shall be reserved for school facilities. Sites shall be free from flooding and drainage problems, excessive slope and shall incorporate appropriate street and driveway design and location to minimize traffic interference, pedestrian hazard, and enable safe and easy access for vehicles, bicycles and pedestrians.

##### **34.3 Educational sites shall be free from flooding and drainage problems, and excessive slope and shall incorporate appropriate street and driveway design and location to minimize traffic interference, pedestrian hazard, and enable safe and easy access for vehicles, bicycles, and pedestrians.**

2005 General Plan Standard 10.2.3 (a): In proposed communities, sufficient acreage shall be reserved for school facilities. Sites shall be free from flooding and drainage problems, excessive slope and shall incorporate appropriate street and driveway design and location to minimize traffic interference, pedestrian hazard, and enable safe and easy access for vehicles, bicycles and pedestrians.

**34.4 Continuous joint pre-planning of educational facilities shall be coordinated with the County, Department of Education, and the UH to ensure compatibility with public services, supporting infrastructure, and equitable mobility access so that facilities are community-centered, designed for multiple uses, and serve as anchor institutions in the community.**

2005 General Plan Policy 10.2.2 (a): Encourage continuous joint pre-planning of schools with the Department of Education and the University of Hawaii to ensure coordination with roads, water, and other support facilities and considerations such as traffic and safety, and access for vehicle, bicycle, and pedestrian. Encourage master planning of present and proposed public and private institutions.

**34.5 School facilities, such as playgrounds and gyms, should be combined with County parks to allow for afterschool use by the community for recreational, cultural, and other compatible uses.**

2005 General Plan Policy 10.2.2 (b): Encourage combining schoolyards with county parks and allow school facilities for afterschool use by the community for recreational, cultural, and other compatible uses.

**34.6 The Hawai'i State Library System should co-locate public library facilities in public school libraries where a separate public library may not be feasible, promoting intentional proximity to other community facilities and assets that contribute to a high quality of life.**

2005 General Plan Policy 10.2.2 (c): Encourage joint community-school library facilities, where a separate community library may not be feasible, in proximity to other community facilities, affording both pedestrian and vehicular access.

**34.7 School buildings should be designed, or at times retrofitted, to serve as emergency shelters.**

NEW: County of Hawai'i Multi-Hazard Mitigation Plan (2020), Hazard Mitigation Action Plan Table 23-1.

2019 Draft General Plan Policy 354: School buildings should be designed, or at times retrofitted, to serve as emergency shelters.

**34.8 The County should facilitate the use of libraries to disseminate public information and engage civic participation.**

2005 General Plan 10.2.2 Policy (e): Encourage the Hawaii State Library System to seek alternate sites for public libraries located on the campuses of public schools.

2005 General Plan 12.3 Policy (p): Develop a recreation information dissemination system for the public's use.

2019 Draft General Plan Policy 355: Facilitate the use of libraries as a means to disseminate public information and engage civic participation, and to site libraries or satellite facilities for convenient access to all age groups and disabilities.

**34.9 Advocate to the State and private agencies to use educational facilities to offer place-based and distance education opportunities to adults.**

NEW: 2019 Draft General Plan Policy 356: Advocate to the State and private agencies to use existing and new facilities to offer place-based and distance education opportunities to adults.

Based on County support for equitable education opportunities and lessons learned from the COVID-19 pandemic.

**34.10 Educational programs should be developed to provide opportunities in diversified industries and develop practices in sustainability and resiliency.**

2005 General Plan 3.3 Policies:

- (a) Encourage the development of alternate energy resources.
- (b) Encourage the development and use of agricultural products and by-products as sources of alternate fuel.
- (c) Encourage the expansion of energy research industry.
- (d) Strive to educate the public on new energy technologies and foster attitudes and activities conducive to energy conservation.
- (h) Seek funding from both government and private sources for research and development of alternative energy resources.

2005 General Plan 14.4.3 Policy (b): Achieve a broader diversification of local industries by providing opportunities for new industries and strengthening existing industries.

2019 Draft General Plan Policy 268: Support local training and education programs to develop green job growth; especially in renewable energy and natural resource management.

### **34.11 Encourage the State to provide student, faculty, and staff housing around UH sites.**

2005 General Plan 2.4.2.2 Course of Action (f): Support the development of a master plan for lands within the vicinity of the University of Hawaii at Hilo to incorporate a "college town" concept utilizing an appropriate mixture of residential, commercial and other land uses to complement the university's infrastructure.

2005 General Plan 9.3 Policy (g): Large industries or developments that create a demand for housing shall provide employee housing based upon a ratio to be determined by an analysis of the locality's needs.

2019 Draft General Plan Action 4.2 Participate in the development of student and faculty housing for the university and other joint-use facilities.

### **34.12 Support the continued expansion of the UHH, Hawai'i Community College, and Pālanuanui campuses, as well as encourage continuing education programs throughout the community.**

2005 General Plan Action 10.2.4.2.2 (d): Support the continued expansion of the University system and the University of Hawaii at Hilo and Hawaii Community College campus and encourage the continuing education programs throughout the community. The transfer of State lands to the University should be actively pursued.

Based on 2019 Draft General Plan Policy 348: Support the continued expansion of the University of Hawai'i at Hilo and Hawai'i Community College campuses, including the creation of satellite campuses.

### **34.13 Support and encourage the strengthening of the UHH through the transfer of appropriate colleges and departments from the University of Hawai'i at Mānoa to the UHH.**

2005 General Plan Action 10.2.4.2.2 (f): Support and encourage the strengthening of the University of Hawaii at Hilo through the transfer of appropriate colleges and departments from the University of Hawaii at Manoa to the University of Hawaii at Hilo.

### **34.14 Encourage and support the active implementation of State and UH plans for post-secondary educational facilities, including the "Research and Technology Park," on Hawai'i Island.**

2005 General Plan Action 10.2.4.2.2 (g): Encourage the implementation of existing State and University of Hawaii plans for the continued development of the "Research and Technology Park" on the campus of the University of Hawaii at Hilo.

### **34.15 Encourage the expansion of digital access and equity through the resilient buildout of broadband infrastructure and facilities.**

NEW: Hawai'i Broadband Strategic Plan (2020) guidance and recommendations and recommendations in USDA Broadband initiatives and the Federal Communications Commission.

## **Safe Routes to School**

### **34.16 Prioritize active transportation through the development of sidewalks, pedestrian walkways, and bike paths to and from educational facilities to increase walkability and pedestrian safety.**

2005 General Plan 10.2.4.2.2 South Hilo Courses of Action (c): Provide pedestrian walkways to and around all school complexes.

2005 General Plan 10.2.4.3.2 Courses of Action (North Hilo) (a): Improve pedestrian and vehicular access to the Laupahoehoe and Hamakua School complexes.

2005 General Plan 10.2.4.4.3 Courses of Action (South Kohala):

- (a) Encourage the expansion of the public school and library facilities as needs arise.
- (b) Encourage continual improvements to existing educational facilities.
- (c) Encourage the installation of walkways to and around schools and street crossing facilities for pedestrian safety.
- (d) Encourage the development of State and private higher educational facilities in West Hawaii.
- (e) Support the development of an intermediate or middle school in Waikoloa.
- (f) Encourage the Hawaii State Library System to establish a public library in Waikoloa.
- (g) Encourage the State Department of Education to explore the feasibility of establishing a high school in the South Kohala district.

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

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

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

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

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

2005 General Plan 10.2.4.2.2 Action (c): Provide pedestrian walkways to and around all school complexes.

2005 General Plan 10.2.4.3.2 Action (a): Improve pedestrian and vehicular access to the Laupahoehoe and Hamakua School complexes.

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

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

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

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

Kona CDP Policy Tran-3.5 Safe Routes to Schools: Every public elementary school in Kona should have a Safe Routes to School program.

## Objective 35

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

### Policies

#### **Parks and Recreation Funding**

##### **35.1 Diversify funding sources for recreational facilities.**

2005 General Plan 12.3 Policy (s): Consider alternative sources of funding for recreational facilities.

##### **35.2 State and County CIPs should continue to be coordinated to reflect recreational priorities.**

2005 General Plan 12.3 Policy (e): Develop short- and long-range capital improvement programs and plans for recreational facilities that are consistent with the General Plan.

##### **35.3 Equitably allocate park dedications and in-lieu fees among the districts relative to the population.**

2005 General Plan 12.4 Standard (g): Park Dedication Code: The County's Park Dedication Code (Chapter 8, Hawaii County Code) provides standards for the dedication of land, facilities or assessment of in-lieu fees for recreational purposes upon the subdivision of land or the development of multiple family residential units. The code requires a minimum ratio of five acres of land for park and playground purposes for every 1,000 persons in each district.

Requirements of the Hawai'i County Code, Chapter 8 Dedication of Land.

#### **Interagency Collaboration and Public Engagement**

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

2005 General Plan 12.3 Policy (p) Develop a recreation information dissemination system for the public's use.

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

2019 Draft General Plan Policy 391: Continue to improve parks and recreation outreach efforts 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.

#### **Recreation Facilities Siting and Planning**

##### **35.5 Recreational facilities shall reflect the natural, historic, and cultural character of the area.**

2005 General Plan Policy 12.3 (c): Recreational facilities shall reflect the natural, historic, and cultural character of the area.

##### **35.6 Equitably allocate facility-based parks among the districts relative to population, with public input to determine the locations and types of facilities.**

2005 General Plan Policy 12.3 (a): Strive to equitably allocate facility-based parks among the districts relative to population, with public input to determine the locations and types of facilities.

**35.7 Existing and new parks should be designed with features that accommodate and encourage meaningful levels of physical activity according to level of service criteria.**

2005 General Plan 12.3 Policies:

- (b) Improve existing public facilities for optimum usage.
- (h) Provide facilities and a broad recreational program for all age groups, with special considerations for the handicapped, the elderly, and young children.
- (i) Coordinate recreational programs and facilities with governmental and private agencies and organizations. Innovative ideas for improving recreational facilities and opportunities shall be considered.
- (o) Develop facilities and safe pathway systems for walking, jogging, and biking activities.

2019 Draft General Plan Policy 393: Existing and new parks are designed with features that accommodate and encourage meaningful levels of physical activity according to level of service criteria.

**35.8 Recreational facilities shall be assessed for dual use as emergency shelters and hardened as needed.**

NEW: County of Hawai'i Multi-Hazard Mitigation Plan (2020), Mitigation Best Practices and Adaptive Capacity section.

2019 Draft General Plan Policy 397: Seek to combine recreation facility improvements projects with other needed facility improvements (e.g., ADA improvements with facility hardening, etc.).

**35.9 Establish, in cooperation with the State Department of Education, joint use of schoolyards, County parks, and other public facilities for community use for recreational, cultural, and other compatible uses.**

2005 General Plan 10.2.2 Policy (b): Encourage combining schoolyards with county parks and allow school facilities for afterschool use by the community for recreational, cultural, and other compatible uses.

2005 General Plan 12.3 Policy (g): Facilities for compatible multiple uses shall be provided.

2019 Draft General Plan Policy 401: Establish, in cooperation with the State Department of Education, joint-use of schoolyards, County parks, and other public facilities for community use for recreational, cultural, and other compatible uses.

**35.10 Recreational facilities should be planned and located where they will best facilitate and support active-living communities.**

2005 General Plan 12.2. Goals:

- (a) Provide a wide variety of recreational opportunities for the residents and visitors of the County.
- (c) Provide a diversity of environments for active and passive pursuits.

2005 General Plan 12.3 Policies:

- (a) Strive to equitably allocate facility-based parks among the districts relative to population, with public input to determine the locations and types of facilities.
- (d) The use of land adjoining recreation areas shall be compatible with community values, physical resources, and recreation potential.

Hawai'i Department of Health, Community Design & Active Living.

2019 Draft General Plan Policy 394: Recreational facilities should be planned and located where they will best facilitate and support active-living communities.

**35.11 Recreational sites should be planned and located within a 10-minute walk from residences in population centers, and serve with a minimum of five acres of land for park purposes per 1,000 resident population in non-population centers of Hawai'i Island.**

2005 General Plan 12.4 Standard (g): Park Dedication Code: The County's Park Dedication Code (Chapter 8, Hawaii County Code) provides standards for the dedication of land, facilities or assessment of in-lieu fees for recreational purposes upon the subdivision of land or the development of multiple family residential units. The code requires a minimum ratio of five acres of land for park and playground purposes for every 1,000 persons in each district.

2019 Draft General Plan Sustainability Objective: Every resident of Urban Service Areas are within a 10-minute walk to a quality park.

Requirements of the Hawai'i County Code, Chapter 8 Dedication of Land.

National Recreation and Park Association 10-Minute Walk to a Park recommendations.

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

2005 General Plan 12.3 Policies:

- (d) The use of land adjoining recreation areas shall be compatible with community values, physical resources, and recreation potential.
- (g) Facilities for compatible multiple uses shall be provided.
- (h) Provide facilities and a broad recreational program for all age groups, with special considerations for the handicapped, the elderly, and young children.
- (i) Coordinate recreational programs and facilities with governmental and private agencies and organizations. Innovative ideas for improving recreational facilities and opportunities shall be considered.

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

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

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

National Recreation and Park Association 10-Minute Walk to A Park recommendations.

**Recreational Facilities Maintenance and Improvement**

**35.13 Public lands with unique recreational and natural resources shall be maintained for public use.**

2005 General Plan 14.9.4 Standard (a): Public lands with unique recreational and natural resources shall be maintained for public use.

2019 Draft General Plan Policy 571: Public Lands with unique resources shall be maintained for public use.

**35.14 Maintain and/or improve park facilities and programs based on community needs assessments to ensure County services are meeting the social, recreational, and activity needs of our communities.**

2005 General Plan 12.3 Policies:

- (a) Strive to equitably allocate facility-based parks among the districts relative to population, with public input to determine the locations and types of facilities.
- (e) Develop short- and long-range capital improvement programs and plans for recreational facilities that are consistent with the General Plan.
- (h) Provide facilities and a broad recreational program for all age groups, with special considerations for the handicapped, the elderly, and young children.
- (i) Coordinate recreational programs and facilities with governmental and private agencies and organizations. Innovative ideas for improving recreational facilities and opportunities shall be considered.
- (j) Develop local citizen leadership and participation in recreation planning, maintenance, and programming.
- (p) Develop a recreation information dissemination system for the public's use.

2019 Draft General Plan Policy 387: Maintain and/or improve park facilities and programs based on community needs assessments to ensure County services are meeting the social, recreational, and activity needs of our communities.

**35.15 Implement a proactive maintenance program to ensure that park facilities and trails are safely maintained for optimum usage.**

2005 General Plan 12.3 Policies:

- (b) Improve existing public facilities for optimum usage.
- (j) Develop local citizen leadership and participation in recreation planning, maintenance, and programming.

2019 Draft General Plan Policy 388: Implement a proactive maintenance program to ensure that park facilities and trails are safely maintained for optimum usage.

**35.16 Prioritize maintenance and necessary improvements at existing park facilities over developing new park facilities within each district (this does not preclude accepting lands for future park development or acquiring properties for the intent of preserving open space, scenic areas, natural hazard areas, or cultural/historic areas from development).**

2005 General Plan 12.3 Policy (q): Revise the ordinance requiring subdivisions to provide land area for park and recreational use or pay a fee in lieu thereof.

2019 Draft General Plan Policy 390: Prioritize maintenance and necessary improvements at existing park facilities over developing new park facilities within each district (this does not preclude accepting lands for future park development or acquiring properties for the intent of preserving open space, scenic areas, natural hazard areas, or cultural/historic areas from development).

Based on feedback from the County of Hawai'i Parks and Recreation Department regarding challenges in maintenance of the park lands currently in the County inventory.

**35.17 Combine recreation facility improvements projects with other needed facility improvements (e.g., ADA improvements with facility hardening, etc.)**



2005 General Plan Policy 12.3 (b): Improve existing public facilities for optimum usage.

County of Hawai'i Multi-Hazard Mitigation Plan (2020), Mitigation Best Practices and Adaptive Capacity section.

2019 Draft General Plan Policy 397: Seek to combine recreation facility improvements projects with other needed facility improvements (e.g., ADA improvements with facility hardening, etc.)

## **Recreational Services**

### **35.18 Provide facilities and a broad recreational program for all age groups, with special considerations for the handicapped, the elderly, and young children.**

2005 General Plan 12.3 Policy (h): Provide facilities and a broad recreational program for all age groups, with special considerations for the handicapped, the elderly, and young children.

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

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

2005 General Plan 12.3 Policy (g): Facilities for compatible multiple uses shall be provided.

2005 General Plan 12.3 Policy (o): Develop facilities and safe pathway systems for walking, jogging, and biking activities.

Kona Community Development Plan Action PUB-6.2(a): Identify deficiencies to the park system described in Policy PUB-6.2. Include consideration of the following (PD, DPR, on-going):

- skateboard areas
- network of walking paths and historic trails to be integrated into and between future development projects in both rural and urban areas
- pet-friendly parks and leashed dog walking areas with appropriate facilities

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

2019 Draft General Plan Policy 392: Prioritize park acquisition and improvements that involve under-represented open recreation and healthy living activities (outside the scope of organized sports), such as:

- a) Walking and biking trails;
- b) Skate/roller blade parks;
- c) Dog-friendly parks;
- d) Parks that offer camping opportunities;

- e) Botanical and community garden parks, pocket and art parks;
- f) Equestrian/rodeo arenas;
- g) Archery and shooting ranges;
- h) ATV and motorized recreation areas;
- i) And other types of active and passive recreation that enhance the quality of life for visitors and residents.

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

2005 General Plan 12.3 Policy (p): Develop a recreation information dissemination system for the public's use.

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

2019 Draft General Plan Policy 399: Support and enhance recreational facilities by developing additional recreational offerings in underutilized areas of County properties, such as the Pana’ewa Recreation Complex.

**35.21 Private and public cemeteries shall be compatible with surrounding land uses and provided with adequate access and drainage systems.**

2005 General Plan 10.5.3 Standard (e): Private and public cemeteries shall be compatible with surrounding land uses and provided with adequate access and drainage systems.

## Objective 36

***Each community has access to healthcare facilities, programs, or community-based care.***

### **Policies**

**36.1 Ensure regular health service assessments identify and address the unique needs of the medically underserved population, especially in rural areas.**

NEW: 2019 Draft General Plan Policy 380: Support the establishment or expansion of community health centers, rural health clinics and mobile clinic services for the medically underserved population, especially in rural areas.

Healthy Hawai’i Strategic Plan 2030 (2021).

Hawai’i County Community Health Needs Assessment (2015).

**36.2 Partner with government, private and nonprofit agencies, and other stakeholders to ensure equitable access to healthcare services.**

2005 General Plan 10.5.2 Policies:

- (a) Encourage the development of new health care facilities or the improvement of existing health care facilities to serve the needs of Hamakua, North and South Kohala, and North and South Kona.
- (d) Encourage the State to continue operation of the rural hospitals.
- (e) Encourage the establishment or expansion of community health centers and rural health clinics.

2019 Draft General Plan Policy 380: Support the establishment or expansion of community health centers, rural health clinics and mobile clinic services for the medically underserved population, especially in rural areas.

2019 Draft General Plan Policy 381: Advocate for programs serving the elderly, disabled, and homeless persons.

### **36.3 Ensure healthy communities through aligned land use and infrastructure policies.**

NEW: American Planning Association, PAS Report 539/540: Integrating Planning and Public Health: Tools and Strategies to Create Healthy Places (2006).

American Planning Association, PAS Report 549/550: Fair and Healthy Land Use: Environmental Justice and Planning (2007).

### **36.4 Active living considerations should be integrated into the design of communities.**

NEW: Healthy Hawai'i Strategic Plan 2030 (2021).

American Planning Association, PAS Report 539/540: Integrating Planning and Public Health: Tools and Strategies to Create Healthy Places (2006).

American Planning Association, PAS Report 543/544: Fair and Healthy Land Use: Environmental Justice and Planning (2006).

Hawai'i State policy ([State Act 54 \(2009\), SB 718](#)).

County of Hawai'i Resolution No. 171-11: Complete Streets policy for the County of Hawai'i.

### **36.5 Advocate to the State to continue the operation of the rural hospitals.**

2005 General Plan 10.5.2 Policy (d): Encourage the State to continue operation of the rural hospitals.

### **36.6 Support the establishment of centrally located, 24-hour, full-service medical facilities, with trauma care, to service rural areas.**

2005 General Plan 10.5.2 Policies:

(a) Encourage the development of new health care facilities or the improvement of existing health care facilities to serve the needs of Hamakua, North and South Kohala, and North and South Kona.

(d) Encourage the State to continue operation of the rural hospitals.

2019 Draft General Plan Policy 381 Support the establishment of centrally-located, 24-hour, full-service medical facilities, with trauma care, to service rural areas.

### **36.7 Hospitals should be on sites capable of handling moderate expansion of facilities. Quiet surroundings, convenient and adequate access, and compatibility with adjoining uses shall be required.**

2005 General Plan 10.5.3 Standard (b): Hospitals should be on sites capable of handling moderate expansion of facilities. Quiet surroundings, convenient and adequate access, and compatibility with adjoining uses shall be required.

### **36.8 Hospitals shall be served by a public sewerage system or have self-contained sewerage systems.**

2005 General Plan 10.5.3 Standard (c): Hospitals shall be served by a public sewerage system or have self-contained sewerage systems.

### **36.9 Ensure that hospitals are sufficiently hardened to remain in effective use through natural disasters.**

2005 General Plan 10.3.2 Standard (I): Encourage the State to evaluate the disaster shelters' ability to withstand various natural disasters; identified gaps in facility hardening, and the County of Hawai'i Multi-Hazard Mitigation Plan.

County of Hawai'i Multi-Hazard Mitigation Plan (2020) Mitigation Best Practices and Adaptive Capacity section.

### **36.10 Establish a comprehensive network of health and wellness services.**

2005 General Plan 2.3 Policy (x): Encourage the health/wellness industry.

Healthy Hawai'i Strategic Plan 2030 (2021).

2019 Draft General Plan Community Action 4.25: Establish a comprehensive network of health and wellness services.

### **36.11 Integrate community health concerns in community planning.**

NEW: Healthy Hawai'i Strategic Plan 2030 (2021).

American Planning Association, PAS Report 539/540: Integrating Planning and Public Health: Tools and Strategies to Create Healthy Places (2006).

American Planning Association, PAS Report 543/544: Planning Active Communities (2006).

Kaua'i Kākou, Kaua'i County General Plan (2018), Actions By Sector, Sector: X. Opportunity and Health for All, Community Health.

### **36.12 Advocate for programs serving the elderly, disabled, and homeless persons.**

2005 General Plan 9.3 Policies:

- (b) Encourage the construction of specially designed facilities or communities for elderly persons needing institutional care and small home care units for active elderly persons.
- (m) Accommodate the housing requirements of special need groups including the elderly, handicapped, homeless and those residents in rural areas.

Healthy Hawai'i Strategic Plan 2030 (2021).

2019 Draft General Plan Policy 381: Advocate for programs serving the elderly, disabled, and homeless persons.

### **36.13 Improve coordination and integration of services.**

NEW: Healthy Hawai'i Strategic Plan 2030 (2021).

2019 Draft General Plan Action 4.27: Expand partnerships among substance abuse treatment providers and improve coordination and integration of services.

### **36.14 Support the establishment of home and community-based services (HCBS) that operate consistent with community character.**

2005 General Plan 2.3 Policy (x): Encourage the health/wellness industry.

2019 Draft General Plan Policy 384: Support the establishment of home and community-based care.

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

2005 General Plan 2.3 Policy (x): Encourage the health/wellness industry.

2005 General Plan 9.3 Policy (b): Encourage the construction of specially designed facilities or communities for elderly persons needing institutional care and small home care units for active elderly persons.

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

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

Kaua'i Kākou, Kaua'i County General Plan (2018), Sector: II. Housing, Elderly Housing and Assisted Living Facilities.

2019 Draft General Plan Policy 384: Support the establishment of home and community-based care.

SMS Report, County of Hawai'i General Plan Comprehensive Review (2022), population trends and forecasts.

# Housing for All

Residents have access to adequate and affordable housing to meet the needs of the population and provide equitable opportunities for household flexibility and mobility.

## Objective 37 (Diversify and Expand Housing)

***Increase the number and variety of newly constructed housing units for rent and sale that addresses a range of Area Median Income (AMI).***

### Policies

**37.1 County departments shall collaborate to identify and prioritize infrastructure needs such as roads, water, and wastewater and public-private partnerships that support the desired density of housing types near mixed-use centers and transit hubs in urban growth areas.**

2005 General Plan 9.3 Policy (t): Ensure that adequate infrastructure is available in appropriate locations to support the timely development of affordable housing.

**37.2 Incentivize a mix of diverse housing types, including missing middle housing, smaller house designs, and mixed-income communities.**

2005 General Plan 9.3 Policy (y): Aid and encourage the development of a wide variety of housing to achieve a diversity of socio-economic housing mix.

**37.3 Prioritize new housing including the missing middle in or near mixed-use developments, urban growth areas with infrastructure, and near existing and proposed transit centers.**

2005 General Plan 9.2 Goal (c): Maintain a housing supply that allows a variety of choices.

2005 General Plan 9.3 Policy (l): Support programs that improve, maintain, and rehabilitate the existing housing inventory to maintain the viability of existing communities.

McKinsley Global Institute Housing affordability: A supply-side tool kit for cities (2017):

<https://www.mckinsey.com/featured-insights/future-of-cities/housing-affordability-a-supply-side-tool-kit-for-cities>.

American Planning Association, Housing Policy Guide (2019).

**37.4 Support experimental housing, energy efficiency, and compact housing communities in accordance with HRS, Section 46-15.**

2005 General Plan 9.3 Policies:

(n) Investigate, develop, and promote the creation of new innovative and timely financing techniques and programs to reduce the cost of housing.

(q) Promote research and development of methods, programs, and activities including the review of regulatory requirements and procedures as they affect housing, to reduce the costs consistent with the public health, safety, and welfare.

Hawai'i Revised Statutes 46-15 Experimental and demonstration housing projects. (a) The mayor of each county, after holding a public hearing on the matter and receiving the approval of the respective council, shall be empowered to designate areas of land for experimental and demonstration housing projects, the purposes of which are to research and develop ideas that would reduce the cost of housing in the State.

Based on the need for affordable housing and innovative practices that may reduce the cost of housing.

**37.5 Incentivize the use of universal design principles and ADA accessibility in new construction to create physically accessible housing for children, the aging, and those with mobility limitations.**

2005 General Plan 9.3 Policy (m): Accommodate the housing requirements of special need groups including the elderly, handicapped, homeless and those residents in rural areas.

**37.6 Vacant lands in the urban growth boundary (UGB) should be prioritized for residential and supportive uses before additional agricultural lands outside the UGB are converted into urban uses.**

2005 General Plan 9.3 Policy (x): 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.

## Objective 38 (Manage Existing Housing)

### *Monitor, conserve, and improve the existing housing stock.*

#### Policies

**38.1 Enable data-driven research to support and maintain a housing inventory program that monitors existing housing.**

2005 General Plan 9.2 Goal (e): Improve and maintain the quality and affordability of the existing housing inventory.

2005 General Plan 9.2 Goal (h): Make affordable housing available in reasonable proximity to employment centers.

Hawai'i Revised Statutes 201H-6: Housing advocacy and information system.

**38.2 Incentivize the use of universal design principles and ADA improvements for the rehabilitation of existing housing and to create physical accessibility for those with mobility limitations.**

NEW: Based on universal design framework for solving design problems to promote housing equity and flexibility and support residents with disabilities and multi-generation living opportunities.

American Planning Association, APA Policy Guide on Aging in Community (2014).

U.S. Rehabilitation Act Section 508 Universal Design and Accessibility Guidelines.

<https://www.section508.gov/develop/universal-design/>

U.S. Department of Housing and Urban Development, Fair Housing Accessibility First.

**38.3 Encourage the adaptive reuse of non-residential spaces for residential purposes in urban growth areas where supporting infrastructure exists.**

NEW: Based on planning best practices regarding creative solutions for underutilized spaces, sustainable development, reduced environmental impact, and utilization of development infill opportunities.

American Planning Association, Zoning Practice – Zoning for Office-to-Housing Conversions (Feb 2022).

American Planning Association, PAS QuickNotes 80: Adaptive Reuse (June 2019).

City of Phoenix, Adaptive Reuse Program <https://www.phoenix.gov/pdd/services/permitservices/arp>

### **38.4 Identify and support federal, state, and local housing assistance programs to rehabilitate existing housing for very low- to moderate-income residents.**

2005 General Plan 9.3 Policies:

- (a) Encourage a volume of construction and rehabilitation of housing sufficient to meet growth needs and correct existing deficiencies.
- (c) Encourage corporations and nonprofit organizations to participate in Federal, State and private programs to provide new and rehabilitated housing for low- and moderate-income families.
- (j) Initiate and participate in activities with the private sector including the provision of leadership and expertise to neighborhoods and nonprofit organizations in the development of housing and community development projects.
- (l) Support programs that improve, maintain, and rehabilitate the existing housing inventory to maintain the viability of existing communities.
- (s) Utilize financing techniques that reduce the cost of housing, including the issuance of tax-exempt bonds and the implementation of interim financing programs.
- (v) Work with, encourage and support private sector efforts in the provision of affordable housing.

## **Objective 39 (Create Housing Affordability)**

### ***Prioritize providing quality affordable housing for Hawai'i's residents.***

#### **Policies**

### **39.1 Support affordable housing developments for all users including but not limited to the following groups: middle-income workforce, elderly, minimum wage workers, agriculture workers, individuals with special needs, individuals with disabilities, homeless, and retired individuals.**

2005 General Plan 9.2 Goals:

- (f) Seek sufficient production of new affordable rental and fee-simple housing in the County in a variety of sizes to satisfactorily accommodate the needs and desires of families and individuals.
- (g) Ensure that housing is available to all persons regardless of age, sex, marital status, ethnic background, and income.

2005 General Plan Policy 9.3 (d): Support the construction of housing for minimum wage and agricultural workers.

### **39.2 Support innovative and experimental housing types that address homelessness located near services, job centers, and transit hubs, while providing support services such as rent assistance.**

NEW: City of Portland 2035 Comprehensive Plan:

Policy 5.4 Housing types. Encourage new and innovative housing types that meet the evolving needs of Portland households and expand housing choices in all neighborhoods.



Policy 5.46 Housing continuum. Prevent homelessness and reduce the time spent being homeless by allowing and striving to provide a continuum of safe and affordable housing opportunities and related supportive services including but not limited to rent assistance, permanent supportive housing, transitional housing, micro housing communities, emergency shelters, temporary shelters such as warming centers, and transitional campgrounds/rest areas.

**39.3 All affordable housing projects that receive development benefits from the County, such as land use/zoning approvals, special approvals (including HRS, Section 201-H), conditional uses, and density bonuses, shall be required to maintain the affordable rental units for not less than 20 years pursuant to deed restrictions or other mechanisms specified in the HCC.**

Kona Community Development Plan Policy HSG-5.2 Privately Constructed Affordable Units: For private projects subject to affordable housing requirements, the Kona Housing Non-Profit or other non-profit shall have a first right of refusal to 10% of the required affordable units. All affordable units shall remain affordable for 40 years.

U.S. Department of Housing and Urban Development, HOME & CDBG Guidebook. <https://files.hudexchange.info/resources/documents/HOME-CDBGGuidebook.pdf>

Based on conversations with the Office of Housing and Community Development, most federal programs require developments to maintain affordability for 5 to 20 years. This allows homeowners to gain some increased value and hopefully enable them to qualify for a market rate home in the future.

**39.4 Reduce the cost and time of processing land use and construction applications, particularly for affordable housing projects.**

2005 General Plan Policy 9.3 (q): Promote research and development of methods, programs, and activities including the review of regulatory requirements and procedures as they affect housing, to reduce the costs consistent with the public health, safety, and welfare.

**39.5 Allow for and apply property tax and land use regulations to incentivize private property owners to provide affordable housing units in mixed-use and urban areas and to disincentivize the land banking of unimproved properties.**

2005 General Plan 9.3 Policies:

- (e) Continue to review codes and ordinances for overly stringent restrictions that may impose unnecessary hardship and adopt amendments if warranted.
- (u) Investigate the use of the County's taxing powers as a possible means to increase the supply of affordable housing.

**39.6 Encourage public agencies and private organizations to participate in federal, state, and private programs to provide new and rehabilitated housing and rental opportunities for low- and moderate-income households.**

2005 General Plan 9.3 Policy (c): Encourage corporations and nonprofit organizations to participate in Federal, State and private programs to provide new and rehabilitated housing for low- and moderate-income families.

**39.7 Enable housing programs that implement a land trust strategy for publicly owned parcels.**

2005 General Plan 9.3 Policy (o): Encourage the use of suitable public lands for housing purposes in fee or lease.

**39.8 Encourage the development of workforce housing within or near urban growth areas and employment centers and require large new developments that create a demand for housing to provide affordable workforce housing.**

2005 General Plan 9.2 Goal (h): Make affordable housing available in reasonable proximity to employment centers.

2005 General Plan 9.3 Policy (g): Large industries or developments that create a demand for housing shall provide employee housing based upon a ratio to be determined by an analysis of the locality's needs.

**39.9 Enable and encourage the development of affordable retirement communities and aging-in-place opportunities that are located near services and activities for seniors.**

2005 General Plan 9.3 Policy (w): Encourage the development of affordable retirement communities.

**39.10 Affordable housing projects should have sufficient open space and recreational amenities or be located near public facilities.**

"Pathway to Parks and Affordable Housing," LA THRIVES and Los Angeles Regional Open Space and Affordable Housing, 2019.

<https://www.sparcchub.org/wp-content/uploads/2019/08/Pathway-to-Parks-and-Affordable-Housing.pdf>

"Increasing Access to Green Space and Affordable Housing," UCLA School of Law, 2023.

<https://law.ucla.edu/news/increasing-access-green-space-and-affordable-housing-los-angeles-through-joint-development-projects>

"Smart Growth and Affordable Housing," EPA.

<https://www.epa.gov/smartgrowth/smart-growth-and-affordable-housing>

# Thriving, Diverse, and Regenerative Economy

Our economy is diverse, regenerative, and innovative, improving and maintaining the financial wellbeing of our residents with a focus on increasing local economic opportunities.

## Objective 43

***Improve access at all levels for education and training.***

### **Policies**

#### **43.1 Support all levels and forms of education.**

2005 General Plan 2.3 Policy (f): Support all levels of educational, employment and training opportunities and institutions.

#### **43.2 Support programs and infrastructure that enable employees to telecommute or work in satellite locations.**

2005 General Plan 2.2 Goals:

- (a) Provide residents with opportunities to improve their quality of life through economic development that enhances the County's natural and social environments.
- (c) Strive for diversity and stability in the economic system.
- (d) Provide an economic environment that allows new, expanded, or improved economic opportunities that are compatible with the County's cultural, natural and social environment.
- (e) Strive for an economic climate that provides its residents an opportunity for choice of occupation.
- (f) Strive for diversification of the economy by strengthening existing industries and attracting new endeavors.
- (g) Strive for full employment.
- (h) Promote and develop the island of Hawai'i into a unique scientific and cultural model, where economic gains are in balance with social and physical amenities. Development should be reviewed on the basis of total impact on the residents of the County, not only in terms of immediate short run economic benefits.

Based on lessons learned during COVID-19 to provide economic opportunities and reduce vehicle miles traveled.

### **43.3 Support apprenticeships and workforce training to strengthen leadership and entrepreneurial skillsets and networks.**

2005 General Plan 2.4.2.2 Course of Action (e): Assist in the formulation and implementation of management education and manpower training programs to strengthen the overall skill levels of its work force to be compatible with existing and emerging industries.

2005 General Plan 14.3.5.2.2 Course of Action (b): Assistance to small businesses in obtaining loans and management education classes and manpower training programs shall be encouraged.

### **43.4 Support County apprenticeships, fellowships, and internships to strengthen skillsets, networks, and innovation.**

2005 General Plan 2.4.2.2 Course of Action (e): Assist in the formulation and implementation of management education and manpower training programs to strengthen the overall skill levels of its work force to be compatible with existing and emerging industries.

2005 General Plan 14.3.5.2.2 Course of Action (b): Assistance to small businesses in obtaining loans and management education classes and manpower training programs shall be encouraged.

## **Objective 44**

### ***Increase the growth and health of small businesses.***

#### **Policies**

#### **44.1 Establish Hawai'i Island as a business-friendly place.**

2005 General Plan 2.3 Policy (p): Identify the needs of the business community and take actions that are necessary to improve the business climate.

#### **44.2 Streamline regulatory processes associated with starting and operating a business.**

2005 General Plan 2.3 Policies:

- (m) Encourage active liaison with the private sector with respect to the County's requirements for establishing businesses on the island.
- (p) Identify the needs of the business community and take actions that are necessary to improve the business climate.

Based on community feedback received on 2019 Draft General Plan Policy 296: Remove regulatory barriers that restrict entrepreneurial endeavors, such as zoning restrictions for home-based businesses that do not negatively impact the infrastructure network or the character of the neighborhood.

#### **44.3 Shared workspaces, including certified kitchens and industrial co-work buildings, shall be supported.**

NEW: Based on community feedback received on 2019 Draft General Plan Policy 290: Shared workspaces, including certified kitchens and industrial co-work buildings, are encouraged in appropriate locations.

#### **44.4 Initiate and/or support programs to revitalize town centers and increase the patronage of local businesses.**

2005 General Plan 2.4.2.2 Course of Action (b): Continue to implement a program to revitalize historic downtown Hilo.

2005 General Plan 14.3.3 Policy (a): Urban renewal, rehabilitation, and/or redevelopment programs shall be undertaken in cooperation with communities, businesses and governmental agencies.

Kona Community Development Plan Policy ECON 1.7: The County should work with the Kailua Village Improvement District, the Chamber of Commerce and other Stakeholders to develop the Kailua Village Redevelopment District Plan and the Rural Towns' redevelopment plans (see Policy LU - 2.4). The plans shall address:

- Infrastructure improvements and public safety
- Infill and Brownfield Development
- Multi modal transportation
- Mixed-use development opportunities
- Affordable and workforce housing
- Public Parking

**44.5 Maintain strong partnerships and effective communication with the business community to identify barriers and actions to improve the business climate.**

2005 General Plan 2.3 Policy (p): Identify the needs of the business community and take actions that are necessary to improve the business climate.

**44.6 Support the creation of shared facilities and resources that can be utilized by multiple opportunity clusters, such as creative industries and technical services.**

2005 General Plan 2.3 Policy (r): Assist in the development of a film and video industry program to market Big Island sites and coordinate film and video activities on the Big Island.

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

**44.7 Promote creative industries through collaboration with local artists on the design and creation of public, livable spaces.**

Kona Community Development Plan Policy PUB-6.5: Public Art. In recognition of Kona's embrace of cultural traditions, opportunities should be sought to creatively incorporate public art into public areas or facilities, to create a sense of place.

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

American Planning Association, PAS QuickNotes No. 77: Public Art and Planning (2017).

**44.8 Support programs and initiatives that encourage manufacturing and support Hawai'i Island's small-scale independent manufacturers.**

2005 General Plan 2.4.2.2 Course of Action (c): Encourage manufacturing operations that utilize local raw materials, such as macadamia nut shells and timber.

2005 General Plan 2.4.4.2 Course of Action (c): Develop a tourism industry that will promote small business development by maintaining the plantation heritage of the area.

2005 General Plan 14.3.5.2.2 Course of Action (b): Assistance to small businesses in obtaining loans and management education classes and manpower training programs shall be encouraged.

**44.9 Support business development programs by reducing underwriting risks for the private sector such as industrial development bonds, tax abatement, and low-interest loan programs.**

2005 General Plan 2.3 Policies:

- (m) Encourage active liaison with the private sector with respect to the County's requirements for establishing businesses on the island.
- (p) Identify the needs of the business community and take actions that are necessary to improve the business climate.

**44.10 Support access to capital for small businesses and start-ups.**

2005 General Plan 2.3 Policies:

- (m) Encourage active liaison with the private sector with respect to the County's requirements for establishing businesses on the island.
- (p) Identify the needs of the business community and take actions that are necessary to improve the business climate.

**44.11 Promote the use of the incentives offered by federal and state programs such as opportunity zones and enterprise zones partnership programs to attract businesses.**

2005 General Plan 2.3 Policy (m): Encourage active liaison with the private sector with respect to the County's requirements for establishing businesses on the island.

2019 Draft General Plan Policy 293: Promote use of the incentives offered by the opportunity zones and enterprise zones partnership programs to attract businesses.

**44.12 Encourage the development of the Technology, Creative, Agribusiness, Health and Wellness, and Education targeted sectors.**

2005 General Plan 2.3 Policies:

- (a) Assist in the expansion of the agricultural industry through the protection of important agricultural lands, development of marketing plans and programs, capital improvements and continued cooperation with appropriate State and Federal agencies.
- (b) Encourage the expansion of the research and development industry by working with and supporting the University of Hawai'i at Hilo and West Hawai'i, the Natural Energy Laboratory at Hawai'i Authority and other agencies' programs that support sustainable economic development in the County of Hawai'i.
- (e) Encourage the sustainable development of the fishing industry, various forms of aquaculture, and other fresh and sea water-based activities.
- (f) Support all levels of educational, employment and training opportunities and institutions.
- (i) Continue to encourage the research, development and implementation of advanced technologies and processes.
- (j) Support the development of high technology industries.
- (x) Encourage the health/wellness industry.

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

**Objective 45**

***Incorporate resiliency, diversity, and innovation in County programs, plans, and research to support healthy economic development and revitalization.***

**Policies**

**45.1 Increase County resources and actions devoted to strategic planning, interagency coordination, training and expertise, and capital improvements.**

NEW: Hawai'i County Comprehensive Economic Development Strategy Report (2022).

**45.2 The Capital Improvements Program (CIP) shall improve and increase the capacity of existing and future commercial and industrial areas.**

2005 General Plan 2.3 Policy (g): Capital improvements program shall improve the quality of existing commercial and industrial areas.

**45.3 Maintain a program for updating the zoning code to accommodate emerging industries and technologies consistent with other goals, objectives, and policies of the General Plan.**

2005 General Plan 14.1.3 Policy (g): Establish a program of continuing review of the Zoning Code in light of emerging new industries and technologies and incorporate revisions to land use regulations as necessary.

**45.4 Support lease terms and extensions on State and Department of Hawaiian Home Lands (DHHL) lands that provide opportunities to improve or rehabilitate existing commercial and industrial zoned areas.**

2005 General Plan 2.4.6.2 Course of Action (b): Work closely with the State and the Department of Hawaiian Home Lands to provide adequate land close to Kawaihae Harbor for industrial activities.

Based on community feedback to support opportunities for existing commercial and industrial zoned lands through sufficient lease terms to ensure business owners and lessees can get a reasonable return on investment.

**45.5 Encourage land uses that allow for small-scale manufacturers in retail establishments that enhance and are balanced with the County's natural, cultural, and social environments.**

2005 General Plan 2.3 Policy (l): Identify and encourage primary industries that are consistent with the social, physical, and economic goals of the residents of the County.

2005 General Plan 2.4.5.2 Course of Action (f): Support efforts to promote small business development that is consistent with the rural, agricultural, and historic character of the area.

Smart Growth America Made in Place: Small-Scale Manufacturing & Neighborhood Revitalization. (2017)

2019 Draft General Plan Policy 297: Encourage land uses that allow for small-scale manufacturers in retail establishments that enhance and are balanced with the County's natural, cultural, and social environments.

**45.6 Maintain plans and programs to foster sustainable business development opportunities focusing on regenerative agriculture, green technologies and building, innovation and technology, creative industries, and regenerative tourism.**

2005 General Plan 2.2 Goals (f): Strive for diversification of the economy by strengthening existing industries and attracting new endeavors.

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

**45.7 Improve opportunities for multimodal transit that improve the quality of access to existing job centers.**

2005 General Plan 13.1.3 Policy (d): Consider the provision of adequate transportation systems to enhance the economic viability of a given area.

Kona Community Development Plan Policy TRAN-4.1: Transportation Demand Management (TDM) Solutions. The County government should educate its community on the value of a rideshare program and provide incentives towards its use; the County should encourage flexible hours among its staff and workers and educate by example; or the County should encourage the community to reach and adopt innovative solutions to transportation demand.

Kona Community Development Plan Policy TRAN-4.2: Commuter Transit Service. Express bus commuter routes and schedules should be provided to major employment centers.

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

#### **45.8 Provide technological infrastructure that increases the competitiveness of businesses and allows them to thrive in all parts of the island.**

2005 General Plan 2.2 Goals:

- (a) Provide residents with opportunities to improve their quality of life through economic development that enhances the County's natural and social environments.
- (c) Strive for diversity and stability in the economic system.
- (d) Provide an economic environment that allows new, expanded, or improved economic opportunities that are compatible with the County's cultural, natural and social environment.
- (e) Strive for an economic climate that provides its residents an opportunity for choice of occupation.
- (f) Strive for diversification of the economy by strengthening existing industries and attracting new endeavors.
- (g) Strive for full employment.
- (h) Promote and develop the island of Hawai'i into a unique scientific and cultural model, where economic gains are in balance with social and physical amenities. Development should be reviewed on the basis of total impact on the residents of the County, not only in terms of immediate short run economic benefits.

State of Hawai'i Broadband Strategic Plan (2020) guidance.

Based on opportunities to equitably support businesses and overall economic development in the rural areas across Hawai'i Island.

#### **45.9 Expand opportunities for innovation and tech-based businesses.**

2005 General Plan 2.3 Policy (j): Support the development of high technology industries.

#### **45.10 Promote a distinctive brand for the island of Hawai'i including distinctive, regional identities as an entity unique within the State of Hawai'i.**

2005 General Plan 2.3 Policy (o): Promote a distinctive identity for the island of Hawai'i to enable government, business and travel industries to promote the County of Hawai'i as an entity unique within the State of Hawai'i.

Hawai'i Tourism Authority Strategic Plan 2020-2025.

Hawai'i Revised Statutes 201B-6(a) [https://www.capitol.hawaii.gov/hrscurrent/Vol04\\_Ch0201-0257/HRS0201B/HRS\\_0201B-0006.htm](https://www.capitol.hawaii.gov/hrscurrent/Vol04_Ch0201-0257/HRS0201B/HRS_0201B-0006.htm)

#### **45.11 Encourage the development of economic opportunities through the utilization of by-products from various industries.**



2005 General Plan 2.3 Policy (k): Continue to encourage development and utilization of by-products from alternate energy conversion projects.

**45.12 Continue to encourage the research, development, and implementation of advanced technologies and processes.**

2005 General Plan 2.3 Policy (i): Continue to encourage the research, development and implementation of advanced technologies and processes.

**45.13 Promote Hawai'i Island as a center for natural scientific research.**

2005 General Plan 2.3 Policies:

- (b) Encourage the expansion of the research and development industry by working with and supporting the University of Hawai'i at Hilo and West Hawai'i, the Natural Energy Laboratory at Hawai'i Authority and other agencies' programs that support sustainable economic development in the County of Hawai'i.
- (k) Continue to encourage development and utilization of by-products from alternate energy conversion projects.

2005 General Plan 2.4.4.2 Course of Action (f): Support the growth of astronomical research and development.

2019 Draft General Plan Policy 283: Promote Hawai'i Island as a center for natural scientific research.

**45.14 County departments should integrate economic development, equity, and sustainability outcomes into their annual goals and reports to the mayor.**

NEW: Integrated Climate Action Plan (ICAP) for the Island of Hawai'i (2023)

Based on the need to strengthen plan implementation measures and accountability across the County.

# Agriculture and Food Systems

Agriculture is a robust, diversified sector that addresses food security and includes a broad range of agricultural-based businesses that highlight value.

## Objective 46

***Increase access to land for active food production.***

### **Policies**

**46.1 Support urban agriculture uses including on-site home occupation sales.**

NEW: American Planning Association Planning Advisory Service Report No. 563

2019 Draft General Plan Policy 318: Allow for and encourage urban agriculture uses such as on-site sales and small-scale animal husbandry.

**46.2 Support innovative agriculture demonstration projects.**

2005 General Plan 2.4.2.2 Course of Action (i): Coordinate with the University of Hawai'i at Hilo to establish an aquacultural program along accessible areas of the Hilo coast for research, demonstration, and development purposes.

2005 General Plan 2.4.4.2 Course of Action (a): Assist the further development of agriculture and continue to cooperate with the agricultural sector and other appropriate agencies to provide the necessary services to assist agriculture.

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

**46.3 Assist in the expansion of the agricultural industry through the efficient use of productive agricultural lands, capital improvements, and continued cooperation with appropriate state and federal agencies.**

2005 General Plan 2.3 Policy (a): Assist in the expansion of the agricultural industry through the protection of important agricultural lands, development of marketing plans and programs, capital improvements and continued cooperation with appropriate State and Federal agencies.

**46.4 Assist in the promotion of Hawai'i Island branding and labeling for local produce, meat and fish, dairy, and agricultural products.**

2005 General Plan 2.3 Policy (t): Assist in the promotion of the agriculture industry whose products are recognized as being produced on the island of Hawai'i.

**46.5 Collaborate across County departments to engage in food systems planning, including the elimination of food deserts.**

NEW: Hawai'i County Comprehensive Economic Development Strategy Report (2022).

Hawai'i's Food System: Food for All (2017).

**46.6 Assist in cooperative marketing and distribution endeavors to expand opportunities for local agricultural products for the local market as well as for exports.**

2005 General Plan 2.3 Policy (v): Assist in cooperative marketing and distribution endeavors to expand opportunities for local agricultural products for export as well as to the local market.

2005 General Plan 2.4.1.2 Course of Action (a): Assist the further development of the agricultural industry by providing support services to commodity groups and other organizations such as farmer's cooperatives, protecting important agricultural lands, and requesting and providing necessary capital improvements.

**46.7 Explore opportunities and methods to utilize local materials and by-products from agriculture, forestry, agroforestry, silviculture, and aquaculture.**

2005 General Plan 2.4.3.2 Course of Action (c): Support the development of a native hardwood industry.

2005 General Plan 14.2.4.6.2 Course of Action (b): Encourage the University of Hawai'i at Hilo to accelerate research on agricultural, aquaculture and forestry products that are or could be of economic value to Kona.

2019 Draft General Plan Policy 310: Promote operations that utilize local materials and secondary byproducts from agriculture, agroforestry, silviculture, and aquaculture.

#### **46.8 Support the research and development of the agriculture technology industry in collaboration with agriculture applications to optimize production.**

2005 General Plan 2.3 Policies:

- (i) Continue to encourage the research, development and implementation of advanced technologies and processes.
- (v) Assist in cooperative marketing and distribution endeavors to expand opportunities for local agricultural products for export as well as to the local market.
- (w) Encourage the further development of the overseas capacity of Hilo International Airport for the exportation of agricultural crops.

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

Based on the opportunity of evolving technology and sector job growth.

#### **46.9 Support regenerative agricultural practices and the restoration of traditional ecological knowledge and practices that offer multiple benefits, such as improving agriculture and food system waste management to reduce County greenhouse gas (GHG) emissions and rotational grazing to improve soil health and sequester GHG.**

Kona Community Development Plan Policy CR-3.3: Enable Kanaka Ma'oli and others to pursue traditional Kanaka Ma'oli lifestyles and practices. We must provide opportunities to those who want to pursue and perpetuate the way of the Kanaka Ma'oli.

Action CR-3.3b.: Perpetuate Kanaka Ma'oli food production associated with land and ocean traditions and practices (public and private agencies, community, on-going).

#### **46.10 Support the development of private, county, and state agricultural parks to make land available and distributed equitably and proximate to infrastructure and housing.**

2005 General Plan 14.2.3 Policy (k): Support the development of private and State agricultural parks to make agricultural land available for agricultural activities.

#### **46.11 Partner with government, private and nonprofit agencies, communities, and other stakeholders for programs, training, and building community capacity in the promotion of the agricultural industry.**

2005 General Plan 2.3 Policy (f): Support all levels of educational, employment and training opportunities and institutions.

2005 General Plan 2.4.1.2 Course of Action (a): Assist the further development of the agricultural industry by providing support services to commodity groups and other organizations such as farmer's cooperatives, protecting important agricultural lands, and requesting and providing necessary capital improvements.

2019 Draft General Plan Policy 302: Partner with appropriate state and federal agencies, and other groups for programs, training, and building community capacity in the promotion of the agricultural industry.

#### **46.12 Increase public-private partnerships to develop and support community-based food systems.**

NEW: Hawai'i County Comprehensive Economic Development Strategy Report (2022).

Hawai'i's Food System: Food for All (2017).

2019 Draft General Plan Policy 317: Support the development of community-based food systems.

#### **46.13 Support the development of agricultural worker housing.**

2005 General Plan 9.3 Policy (d): Support the construction of housing for minimum wage and agricultural workers.

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

## Objective 47

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

#### **Policies**

#### **47.1 Support the creation of water cooperatives supported with financial sources, such as community facilities districts (CFD). Cooperative users should be responsible for the development, maintenance, and repair of agricultural non-potable water systems.**

2005 General Plan 2.4.1.2 Course of Action (a): Assist the further development of the agricultural industry by providing support services to commodity groups and other organizations such as farmer's cooperatives, protecting important agricultural lands, and requesting and providing necessary capital improvements.

#### **47.2 Where the County has replaced surface water sources with groundwater sources to meet Safe Drinking Water standards, the County should consider repurposing the surface water sources for agricultural use where the allocation is supportive of the ecosystem.**

2005 General Plan 11.2.2 Policy (j): 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.

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

2005 General Plan 11.6.2 Policy (e): Plans for wastewater reclamation and reuse for irrigation and biosolids composting (remaining solids from the treatment of wastewater is processed into a reusable organic material) shall be utilized where feasible and needed.

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

Based on barriers identified for agriculture infrastructure.

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

2005 General Plan 14.3.5.1.2 Course of Action (c): Rehabilitation of existing commercial development in appropriate locations shall be encouraged.

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

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

2019 Draft General Plan Policy 519: In redeveloping areas characterized by vacant, abandoned, and underutilized older buildings, generally encourage rehabilitation and adaptive use of existing buildings rather than demolition.

**47.5 Promote the development of a locally grown building material industry through streamlined permitting or building code flexibility.**

2005 General Plan 2.4.3.2 Course of Action (c): Support the development of a native hardwood industry.

2005 General Plan 2.4.2.2 Course of Action (c): Encourage manufacturing operations that utilize local raw materials, such as macadamia nut shells and timber.

2019 Draft General Plan Action 3.47: Remove barriers to the use of local building materials, traditional 'island appropriate' construction techniques, recycled materials and other alternate building materials.

Based on opportunities to utilize local building materials instead of importing.

**47.6 Support research and development that promotes local produce while removing interstate marketing restrictions.**

2005 General Plan 2.3 Policy (q): Support research and development that would lead to the removal of marketing restrictions on Hawaiian fruits and other perishables.

**47.7 Encourage the use and optimization of the export capacity of airports and harbors for local goods.**

2005 General Plan 2.3 Policy (w): Encourage the further development of the overseas capacity of Hilo International Airport for the exportation of agricultural crops.

**47.8 Support research and development of viable biofuel projects that will supply renewable transportation fuels or power for Hawai'i Island in ways that are community-supported, sustainable, ecologically sound, and complementary to food production.**

2005 General Plan 3.3 Policy (b): Encourage the development and use of agricultural products and by-products as sources of alternate fuel.

**47.9 Support the continued operation of the USDA Daniel K. Inouye U.S. Pacific Basin Agricultural Research Center facility.**

2005 General Plan 2.4.2.2 Course of Action (j): Support the construction and development of the USDA's Pacific Basin Agricultural Resource Center facility.

**47.10 Support the development of processing and manufacturing facilities.**

Kona Community Development Plan Action ECON-2.1a: The County will work with Kona's Agricultural Community to make recommendations for priorities such as (R&D, DOA, COMM., on-going):

- 1) Market research for potential export crops in North and South Kona.
- 2) Language assistance to enable non-English speaking farmers to market their crops.
- 3) Agricultural industry training for current and new farmers.
- 4) Establishment of processing facilities in order for farmers to increase opportunities to develop value-added products.
- 5) Encouragement local institutions (e.g., school cafeterias) to purchase locally produced food.
- 6) New "crop incubator" projects.
- 7) Centralized data center to serve as a clearinghouse for information on available Kona agricultural products, services, and markets.

- 8) Establishment of a commercial kitchen and drying facility to encourage increased diversity in value-added products.
- 9) Expand the County's "green waste" nutrients recycling program and purchase a tub grinder for the Kona Green Waste Processing Facility.
- 10) Programs and events to support and promote agriculture in Kona.

# Visitor Industry

A high quality of life for residents is maintained when a regenerative visitor industry balances the preservation of natural and cultural resources with responsible visitation.

## Objective 48

***Support the visitor industry investment in its connection with communities, the 'āina, and our historic and multicultural heritage.***

### Policies

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

2005 General Plan 2.3 Policy (c): Encourage the development of a visitor industry that is in harmony with the social, physical, and economic goals of the residents of the County.

Ka'ū Community Development Plan Policy 146: Encourage the development of a visitor industry that is in harmony with the character of the area and environmental and social goals of residents. (GP 2.3(c), 14.7.5.9.2(a))

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

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

Hawai'i Island Destination Management Plan 2021-2023.

Hawai'i Island Tourism Strategic Plan 2020-2025.

#### **48.2 Identify partnerships and resources with the visitor industry to ensure balance with the social, physical, and economic goals of the County.**

2005 General Plan 2.3 Policy (c): Encourage the development of a visitor industry that is in harmony with the social, physical, and economic goals of the residents of the County.

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

Hawai'i Island Destination Management Plan 2021-2023.

Hawai'i Island Tourism Strategic Plan 2020-2025.

### **48.3 Prioritize the maintenance of County properties and establish appropriate protocols for the protection of wahi pana.**

2005 General Plan 6.3 Policy (e): Embark on a program of restoring significant historic sites on County lands. Assure the protection and restoration of sites on other public lands through a joint effort with the State.

Ka'ū Community Development Plan Policy 90: Implement protocols for receiving community input at meetings in Ka'ū during capital project siting and design. Consult with and solicit input from community members with generational knowledge to minimize the impact of proposed changes to the use of land on cultural practices, cultural sites, and culturally significant areas, including burials.

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

Hawai'i Island Destination Management Plan 2021-2023.

Hawai'i Island Tourism Strategic Plan 2020-2025.

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

2005 General Plan 6.3 Policies:

- (h) Aid in the development of a program of public education concerning historic sites.
- (i) Signs explaining historic sites, buildings and objects shall be in keeping with the character of the area or the cultural aspects of the feature.

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

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

Hawai'i Island Destination Management Plan 2021-2023.

Hawai'i Island Tourism Strategic Plan 2020-2025.

2019 Draft General Plan Policy 441: The County shall use and promote the use of interpretive signage and/or other appropriate methods to recognize landscapes, sites, buildings, and objects of significant historical and cultural importance.

### **48.5 Support the coordination, collaboration, and improvement of public transportation services as well as eco-friendly options.**

2005 General Plan 13.1.3 Policies:

- (b) The agencies concerned with transportation systems shall provide for present traffic and future demands, including the programmed development of mass transit programs for high growth areas by both the private and public sectors.
- (d) Consider the provision of adequate transportation systems to enhance the economic viability of a given area.

Integrated Climate Action Plan (ICAP) for the Island of Hawai'i (2023)

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

**48.6 Support the coordination, collaboration, and improvement of public access to natural and cultural resources with State agencies and landowners while balancing the need for protection of these areas.**

2005 General Plan 12.3 Policy (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 islandwide route connecting major parks and destinations.

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

2005 General Plan 6.3 Policies:

- (h) Aid in the development of a program of public education concerning historic sites.
- (i) Signs explaining historic sites, buildings and objects shall be in keeping with the character of the area or the cultural aspects of the feature.

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

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

Hawai'i Island Destination Management Plan 2021-2023.

Hawai'i Island Tourism Strategic Plan 2020-2025.

## **Objective 49**

### ***Increase authentic Hawai'i Island visitor experiences.***

#### **Policies**

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

Ka'ū Community Development Plan Community Action 28: Develop a regional ho'okipa network - a place-based approach to community tourism.

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

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

Hawai'i Island Destination Management Plan 2021-2023.

Hawai'i Island Tourism Strategic Plan 2020-2025.

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

2005 General Plan 2.2 Goals:

- (c) Strive for diversity and stability in the economic system.
- (d) Provide an economic environment that allows new, expanded, or improved economic opportunities that are compatible with the County's cultural, natural and social environment.



- (f) Strive for diversification of the economy by strengthening existing industries and attracting new endeavors.

Kona Community Development Plan Policy PUB-6.5: Public Art. In recognition of Kona's embrace of cultural traditions, opportunities should be sought to creatively incorporate public art into public areas or facilities, to create a sense of place.

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

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

### **49.3 Sustain a visitor industry that promotes small business development.**

2005 General Plan 2.4.4.2 Course of Action (c): Develop a tourism industry that will promote small business development by maintaining the plantation heritage of the area.

### **49.4 Encourage agricultural, educational, and ecological tourism as regional opportunities.**

2005 General Plan 2.4.8.2 Course of Action (e): Encourage eco-tourism and agricultural tourism as regional opportunities.

### **49.5 Strategically guide regenerative tourism efforts that promote a high quality of life for residents.**

2005 General Plan 2.3 Policies:

- (c) Encourage the development of a visitor industry that is in harmony with the social, physical, and economic goals of the residents of the County.
- (y) Encourage new industries that provide favorable benefit-cost relationships to the people of the County. Benefit-cost relationships include more than fiscal considerations.

2005 General Plan 14.7.2 Goal (c): Ensure that resort developments maintain the cultural and historic, social, economic, and physical environments of Hawai'i and its people.

### **49.6 Collaboratively create initiatives and improve existing efforts to provide social benefits through transportation, community assets, and housing.**

2005 General Plan 2.2 Goal (a): Provide residents with opportunities to improve their quality of life through economic development that enhances the County's natural and social environments.

Hawai'i County Comprehensive Economic Development Strategy Report (2022).

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

2005 General Plan 2.4.2.2 Course of Action (g): Explore the feasibility of expanding the Afook-Chinen Auditorium into an athletic-exhibition-conference facility that can attract additional activities and visitors to the Hilo area.

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

**49.8 Support and facilitate dialogue among community groups, visitor and tour operators, and industry leaders to ensure 'āina- and place-based values are respected and maintained.**

NEW: Hawai'i County Comprehensive Economic Development Strategy Report (2022).

Hawai'i Island Destination Management Plan 2021-2023.

Hawai'i Island Tourism Strategic Plan 2020-2025.