

PUNA COMMUNITY DEVELOPMENT PLAN

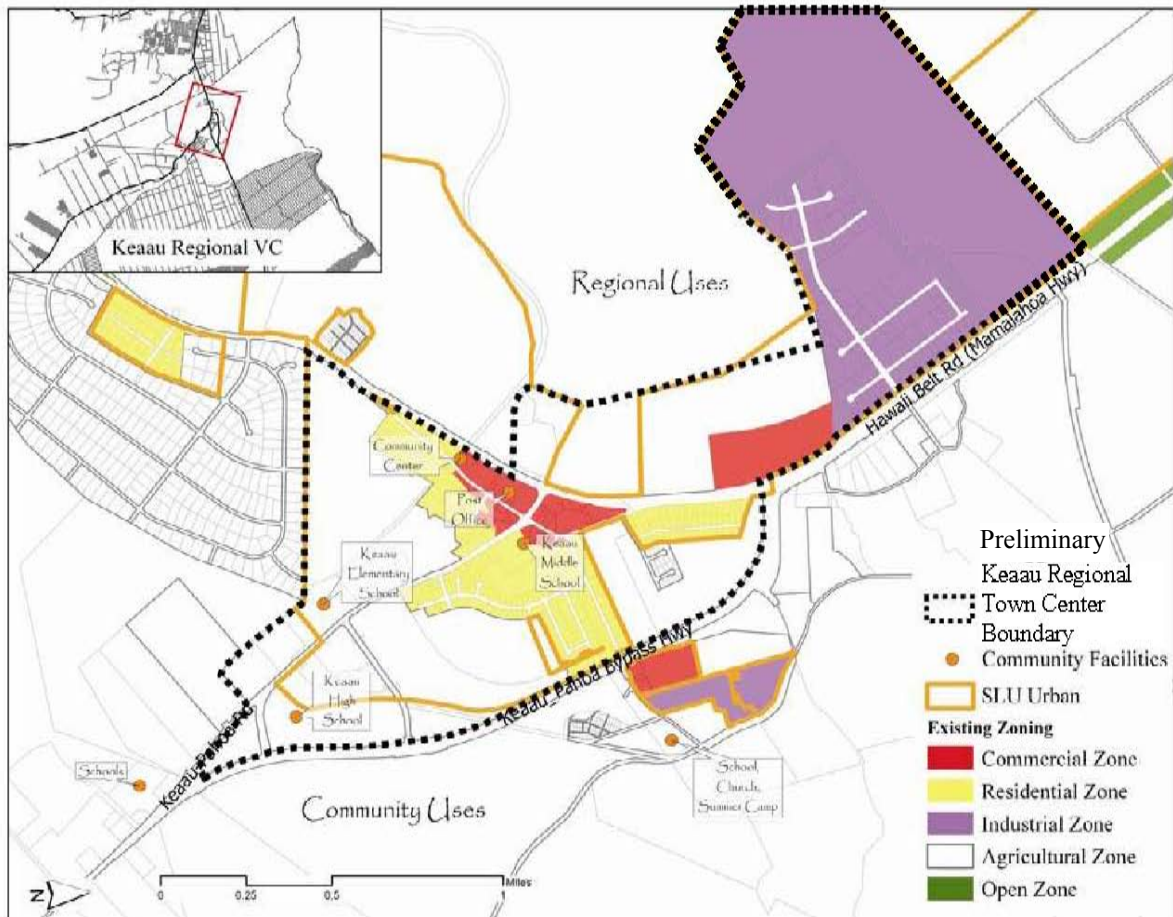


developed for commercial, industrial or public use. Nearly all of the designated village center is within the State Urban District.

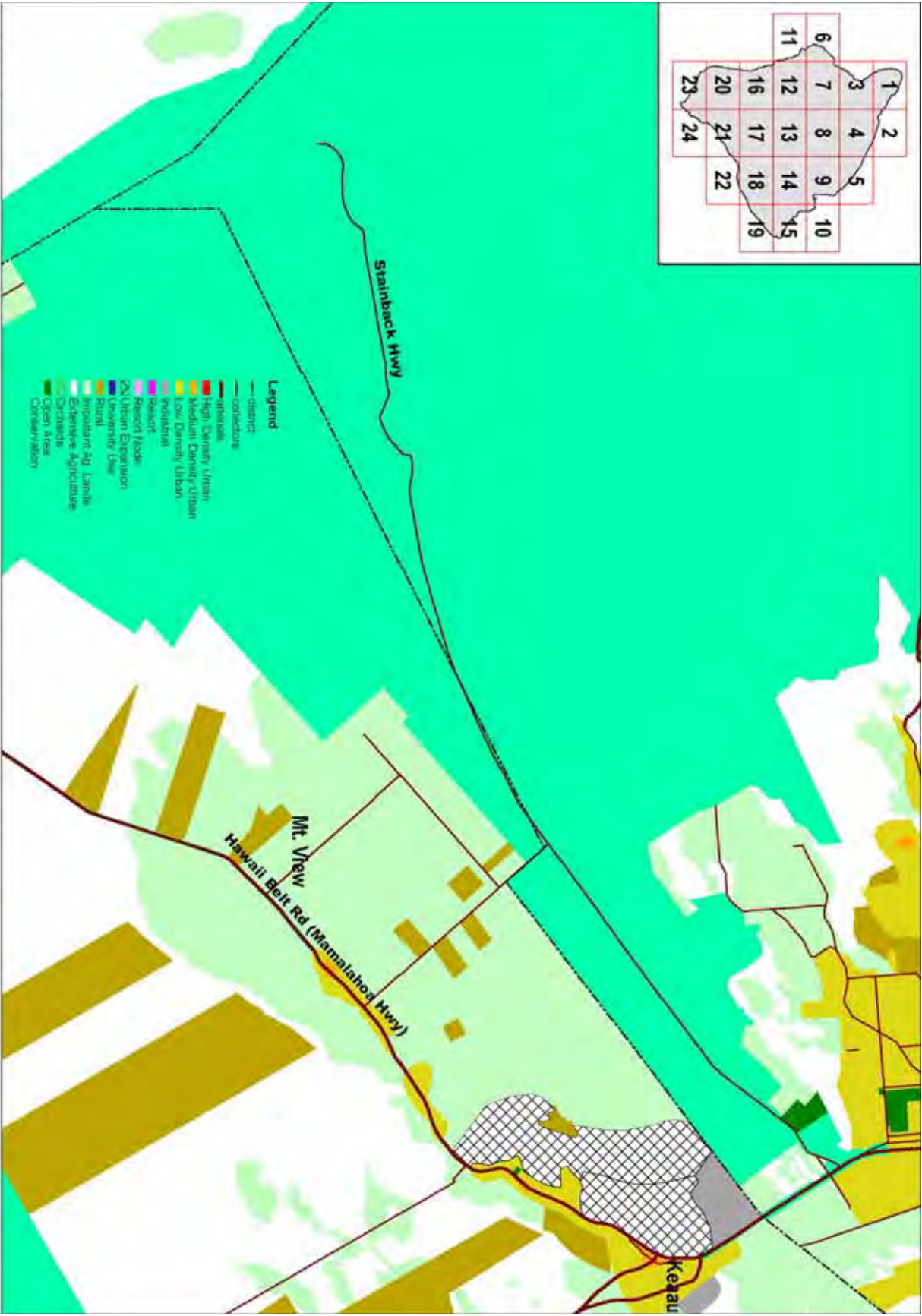
The principal landowner, W.H. Shipman, Ltd., has developed a master plan with community participation that indicates not only the development of the area within the designated town center, but, in the long-term, much of their land beyond. Control of most of the land by a single owner facilitates the planning and development of the proposed town center.

Commercial development that serves regional uses should be limited to the “regional town center” boundaries. Commercial development that serves community village or neighborhood village uses may be located adjacent to a regional town center. Rezoning for residential development at higher densities, along with zoning for associated neighborhood-oriented services, may occur within the LUPAG “alternate urban expansion areas,” provided that such zoning proceeds in phases outward from the designated regional town center.

Figure 5-1: Kea’au Regional Town Center



1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24



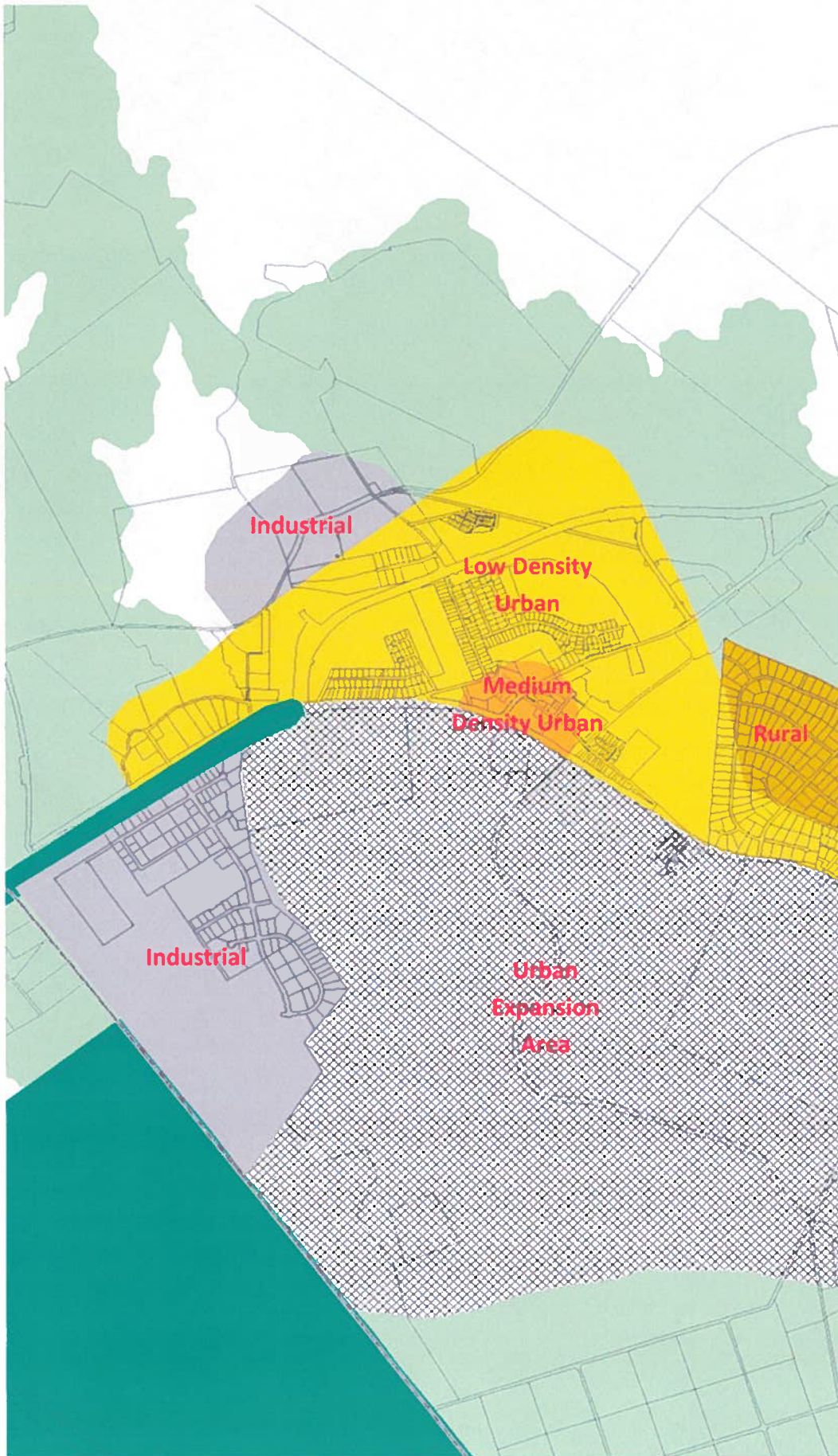
MAP 14
 0 0.5 1 2 3
 Miles
 Revised 4/16/07 (and Ord. 06-153)

LAND USE PATTERN ALLOCATION GUIDE MAP
COUNTY OF HAWAII
GENERAL PLAN





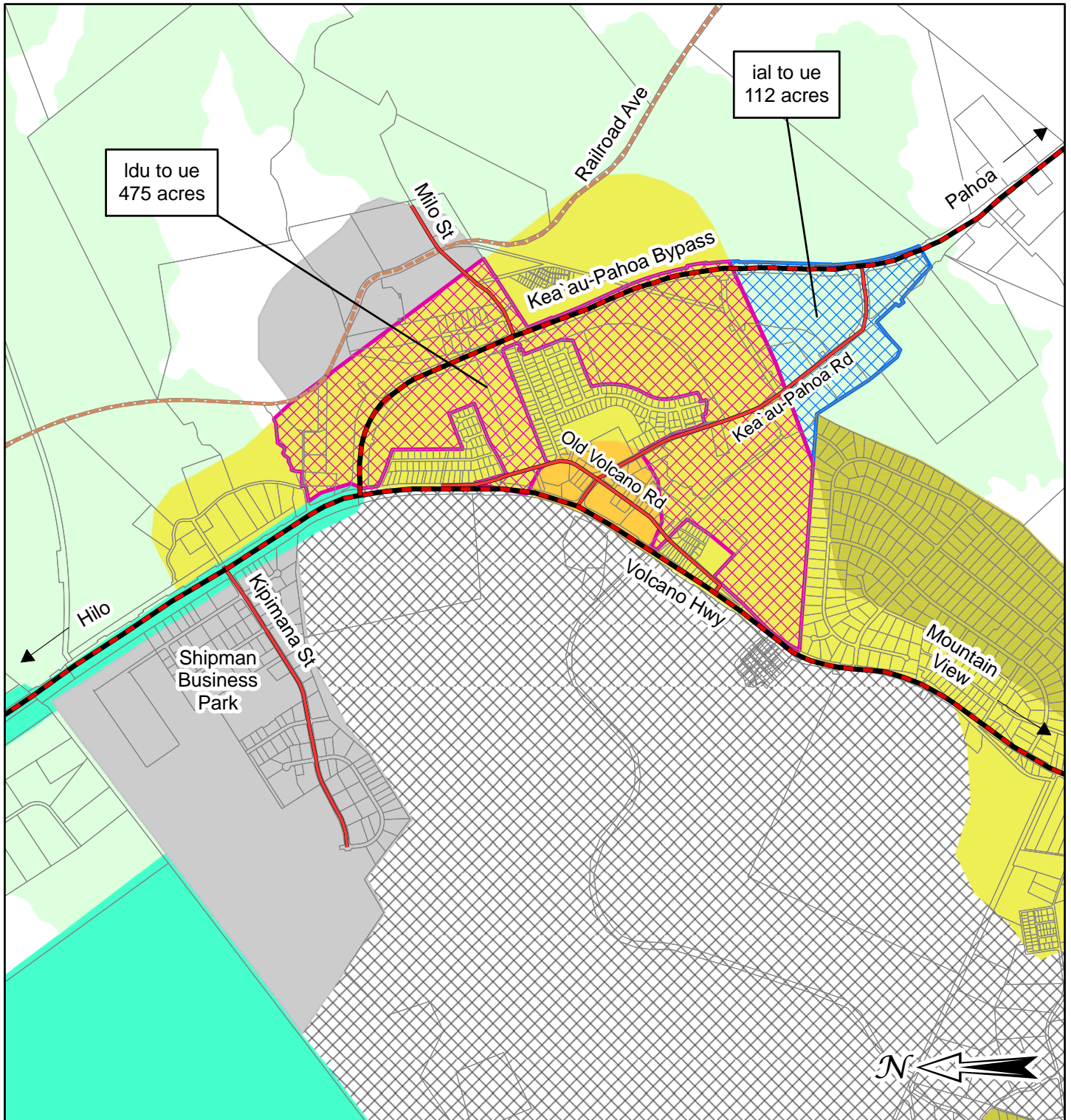
Figure 15. Map 14

EXISTING GENERAL PLAN LUPAG MAP FOR KEA'AU TOWN



Proposed General Plan Amendments for Kea'au Town Center

-  Low Density Urban (ldu) to Urban Expansion (ue)
-  Important Agricultural Lands (ial) to Urban Expansion (ue)



Map prepared by Hawai'i County Planning Department
January 14, 2015

0 0.125 0.25 0.5 0.75 1 Miles