

Ka'ū Community Development Plan (CDP)
Summary of Changes from the September 2014 to the March 2015 Draft CDP
Additions are **bolded**, deletions are ~~struck out~~

Section 3: Advance Preferred Conservation and Settlement Patterns

3.1.4 Land Use Policy

Policy Controls

Policy 7: Land Use Policy Map: The Medium Density Urban (MDU) boundary was adjusted in Ocean View to exclude residential areas that are not appropriate for commercial development.

4.2 Protect the Coast from Development

4.2.2 Land Use Policy

Policy Intent

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

Policy Controls

~~Policy 28 — Those developments that are not coastal dependent shall be located in inland areas. (HRS 205A-2(c)(3(D))~~

Policy 29 ***Note: The following five options are being considered for Policy 29:***

1) Site-specific shoreline setbacks shall be established at the earliest stages of the land use planning and development process either 1) at 1,320 feet (1/4-mile) or 2) as far as practicable from the shoreline using a science-based assessment and in consideration of the physical limitations of the property. The science-based assessment shall consider:

- A regional, landscape perspective
- Viewplane and line-of-sight analysis, toward the sea from the state highway nearest the coast and along the shoreline
- Shoreline public access
- The Ala Kahakai National Historic Trail corridor
- Cultural and historic resources
- Coastal hydrology, including drainage ways, springs, anchialine pools, and wetlands
- Coastal ecosystems, including native, endemic, and threatened species and other sensitive coastal and near shore species
- Coastal erosion rates
- Geologic appraisals
- Projected sea level rise
- Flooding and flood zones, including storm surge inundation
- Subsidence.

2) Eliminate Policy 29 entirely

3) Remove the following language from Policy 29: ~~“either 1) at 1,320 feet (1/4 mile) or 2)”~~

4) Make the following revision to Policy 29 (**additions bolded, deletions struck out**):
~~“1,320 feet (1/4 mile) [a distance to be determined with community input]”~~

- 5) Reconsider comprehensively all sections pertaining to coastal development to determine how best to achieve the related community objectives.

4.3 Protect Agricultural Lands & Open Space

4.3.2 Land Use Policy

Policy Controls

Policy 39 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.

Policy 42 Special permits of any kind in the "Important Agricultural Land" and "Extensive Agriculture" Land Use Policy Map categories should not be permitted in the Ka'ū CDP planning area, except for the following uses (as defined in HCC chapter 25):...

- **Quarries that include a mining site master plan that comprehensively addresses geotechnical, engineering, safety, ownership, private road use, oversight, and any site-specific issues.**

4.7 Protect and Enhance Cultural Assets

4.7.3 County Action

Policy 76 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)

5.1 Coordinate Infrastructure, Facility, and Service Improvements

5.1.2 Land Use Policies

Policy Controls

New Policy Implement protocols for receiving community input at meetings in Ka'ū during capital project siting and design.

5.2 Improve Water Infrastructure

5.2.2 County Action

Policy 91 Water system improvements shall correlate with the County's desired land use development pattern. (GP 11.2.2(a))...

- Improve the water system in Ocean View, including **improved water quality with, for example, enhanced filtration systems**, the development of a backup source, and, if possible, additional pumping capacity and service to the commercial areas. (Ocean View Business District Water Infrastructure Improvements, Ordinance 12-152)

5.3 Enhance the Roadway Network

5.3.3 County Action

~~Policy 93 Improve safety along Kamā'oa Road, Ka'alu'alu Road through Green Sands, and South Point Road to Kamā'oa Road.~~

New Policy 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))

New Policy Improve safety on Wood Valley Road, possibly including posted speed limits, lane markers, and stop signs.

New Policy Make intersection improvements at Pikake, Koali, and Wood Valley Roads.

5.3.4 Advocacy

5.3.4.1 Department of Transportation

- **Continue to improve Māmalahoa Highway, realigning where necessary and prioritizing shoulder safety (particularly for bicyclists), including on the stretch of highway between Honu‘apo and the Ka‘ū Police Station. (GP 13.2.5.9.2(a))**

5.4 Formalize Alternative Routes

5.4.2 County Action

New Policy Establish an emergency alternative route connecting Green Sands and Mark Twain subdivisions.

5.5 Expand Mass Transit Facilities and Services

5.5.2 County Action

Policy 101 Provide bus shelters in Pāhala, Nā‘ālehu, Wai‘ōhinu, Discovery Harbour, and Ocean View.

New Policy Establish a bus route that circulates within Ocean View.

5.6 Strengthen Emergency Facilities

5.6.2 County Action

Policy 102 The number and location of emergency services facilities **and personnel** in Ka‘ū shall be based on the population to be served and response time. (GP 10.3.2(e))

5.7 Expand Emergency Services

5.7.2 County Action

Policy 106 **Ensure adequate police protection by maintaining at least four** police officers on duty each shift in the Ka‘ū District.

5.8 Improve Environmental Management Facilities

5.8.2 County Action

New Policy Extend the primary wastewater collection lines in Pāhala and Nā‘ālehu so that infill development projects can connect wastewater systems built for new subdivisions to the County systems.

~~Policy 111 Implement plans to improve the recycling area at the Pāhala Transfer Station.~~

New Policy In consultation with residents, farmers, and vector control experts, add greenwaste drop-off and mulch pick-up sites in Ka‘ū, with strict control of invasive species, pests, and disease.

5.8.3 Advocacy

5.8.3.1 Department of Health

- **Rather than universally prohibit cesspools, establish place-specific policies based on analysis of local environmental conditions.**
- **Make an affordable financing mechanism available for cesspool-to-septic conversions.**

5.9 Strengthen and Expand Education Facilities and Services

5.9.3 Advocacy

5.9.3.1 State Legislature

- **Appropriate funding for a K-8 school in Ocean View.**

5.10 Expand Parks and Recreation Facilities

5.10.2 County Action

Policy 115 Build a swimming facility in Nā'ālehu ~~or~~ and Ocean View. (GP 12.5.9.2(a))

New Policy Collaborate with a “friends of the park” group to develop and manage skate parks in Nā'ālehu and Ocean View.

5.10.3 Community-Based, Collaborative Actions

New Community Action: Collaborate with the County Department of Parks and Recreation to develop and manage skate parks in Nā'ālehu and Ocean View.

6.8 Develop the Local Visitor Sector

6.8.3 County Action

Policy 133 Encourage the visitor industry to provide ~~resort~~ facilities that offer an educational experience as well as recreational activities. (GP 14.7.3(h))

New Policy Amend the Zoning Code to require Plan Approval for commercial open area recreational uses in the County Agricultural District.