

**Proposed Revisions to the March 2015 Draft Ka'ū Community Development Plan (CDP)
As Preliminarily Agreed on by the Steering Committee during its August 11, 15, & 25
and September 24, 2015 Meetings**

Revisions are **red**, additions are **bolded**, deletions are ~~struck-out~~

STRUCTURAL IMPROVEMENTS

- **Provide a narrative Executive Summary, including how the CDP addresses resilience/ sustainability/ Blue Zones**
- **Provide an executive summary for each major section (for example, adapt portions of the information packet prepared for the Steering Committee's recent discussion of economic development)**
- **Provide HRS language in the rationale where missing**
- **Consider glossary additions (as suggested during public review)**
- **Integrate additional planned components of the CDP as follows**
 - **After final Steering Committee recommendations but before adoption:**
 - **Land Use Policy Guide**
 - **Guidance to Agencies**
 - **After adoption:**
 - **Community Implementation Tools, including the Action & Monitoring Matrix and the Finance Plan.**

SECTION 1: INTRODUCTION

1.6 Ka'ū Today: Community Assets and Challenges

1.6.1 Assets

1.6.1.4 Economic Development

Amend the fourth bullet to read: "Co-op to **assist in the management of old ~~plantation~~ fresh water tunnels/springs resources previously used for plantation** agriculture."

SECTION 3: ADVANCE PREFERRED CONSERVATION AND SETTLEMENT PATTERNS

3.1.4 Land Use Policy

Policy Controls

Land Use Policy Map

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.

Policy 7 (and Figures 2, 6 and 7)

- Change the Land Use Policy Map category for Discovery Harbour (except for the golf course) to “Low Density Urban” (LDU).
- Change the Land Use Policy Map category for Ocean View makai to “Rural,” except in areas otherwise designated Medium Density Urban (MDU) or Industrial.
- Add to the Conservation category the parcel in Kahuku that was recently acquired by the National Park.
- Change the properties in DHHL’s Wai’ōhinu tract from the “Extensive Agriculture” to the “Rural” category to reflect DHHL’s land use policies.

3.1.5 County Action

~~Policy 17—Explore with the community the possibility of establishing a “Low Density Urban” or “Retreat Resort Area” node on TMKs 9-4-024:025 and 9-4-001:020, and amend GP Table 14-5 accordingly.~~

Note: See the related, proposed Land Use Policy Map change in Policy 7.

Policy 20 ~~Explore the feasibility of establishing a redevelopment area, plan, and agency to comprehensively address community challenges in nonconforming subdivisions. If community-based redevelopment strategies are feasible,~~ Provide technical assistance to communities and organizations **implementing community-based strategies to create safe, sustainable, and connected communities** ~~pursuing those strategies.~~

3.1.6 Community-Based, Collaborative Action

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

SECTION 4: PROTECT AND ENHANCE NATURAL AND CULTURAL RESOURCES

4.2 PROTECT THE COAST FROM DEVELOPMENT

4.2.2 Land Use Policy

Policy Controls

Policy 22 Support the efforts of ~~the Olson Trust, Kamehameha Schools, and other~~ landowners to establish conservation and agricultural easements, ~~with Pu‘u‘Enuhe, Makaanau, Pu‘u Pākua, and Pu‘u‘Iki as priorities.~~

Policy 29 **On lots that are at least partially within the Special Management Area (SMA) in the Ka‘ū CDP Planning Area, Site-specific shoreline setbacks shall be established shoreline setbacks** at the earliest stages of the land use planning and development process ~~either 1) at a~~ **minimum of 1,320 feet (1/4-mile); however, the applicant may request that the setback be reduced by providing information to the Department, including information required for SMA review, which would allow for an assessment of the proposed activity’s impacts-or 2) as far as practicable from the shoreline using a science-based assessment and in consideration of the physical limitations of the property. **For lots created prior to the date of adoption of the CDP with an average lot depth of two hundred feet or less, the shoreline setback line shall be 40 feet.** ~~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.

4.2.3 County Action

New Policy Amend Planning Department Rule 11 to specify that the Planning Department establish shoreline setbacks in the Ka‘ū CDP Planning Area in accordance with Policy 29.

4.3 PROTECT AGRICULTURAL LANDS & OPEN SPACE

4.3.2 Land Use Policy

Policy Intent

~~Policy 38 Discourage intensive development in areas of high volcanic hazard. (GP 5.3(r))~~

Policy Controls

~~Policy 41 Change of zone (i.e., rezones) or Agricultural Project Districts (APDs) in the “Important Agricultural Land” and “Extensive Agriculture” Land Use Policy Map categories in the Ka‘ū CDP planning area shall not be permitted if they increase the allowable residential density.~~

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):

- Agriculture and Related Economic Infrastructure: Animal hospitals, Veterinary establishments, Fertilizer yards utilizing only manure and soil, for commercial use
- Cottage Industry related to Agriculture: Bed and breakfast establishments, Guest ranches, **Lodges**, Home occupations
- Community Facilities: Community buildings, Public uses and structures, Shooting ranges, ATV courses (in areas without cultural, natural resource, or scenic value)
- Quarries **whose permit conditions that include a mining site master plan that comprehensively** addresses geotechnical, engineering, safety, **ownership,** private road use, oversight, and any site-specific issues.
- Urban Uses in Ocean View: Uses consistent with the LDU, MDU, and Industrial LUPAG categories indicated on the Ka’ū CDP Land Use Policy Map in Ocean View, until the SLU boundaries are amended (from Agriculture to Urban).

The Planning Commission shall also include in any Special Permit approval (or recommend for approval to the State Land Use Commission) appropriate performance conditions to achieve CDP objectives and implement CDP policies. (HRS 205-6(c) and Planning Commission Rules 6-3(a)(5)(G), 6-7, & 6-8)

Policy 43 Special permits of any kind in the “Rural” Land Use Policy Map category should not be permitted in the Ka’ū CDP planning area, except for the following uses (as defined in HCC chapter 25):

- Agriculture and Related Economic Infrastructure: Animal hospitals, Veterinary establishments, Kennels
- Cottage Industry: Bed and breakfast establishments, Home occupations, **Commercial or personal service uses, on a small scale**
- Health and Dependent Care: Day care centers, Family child care homes, Adult day care homes, Group living facilities
- Community Facilities: Community buildings, Meeting facilities, Schools, Churches, temples and synagogues, Public uses and structures, including those privately managed (e.g., road maintenance facilities), Tennis courts, Swimming pools
- Urban Uses in Ocean View: Uses consistent with the LDU, MDU, and Industrial LUPAG categories indicated on the Ka’ū CDP Land Use Policy Map in Ocean View, until the SLU boundaries are amended (from Agricultural to Urban).
- Quarries in Hawaiian Ocean View Estates **whose permit conditions once a mining site Master Plan has been developed that comprehensively** addresses areas of concern with current mining operations, including geotechnical, engineering, safety, **ownership,** private road use, **and regular oversight by agencies with the necessary expertise and capacity, site restoration plans, and any other site-specific issues.**

The Planning Commission shall also include in any Special Permit approval (or recommend for approval to the State Land Use Commission) appropriate performance conditions to achieve CDP objectives and implement CDP policies. (HRS 205-6(c) and Planning Commission Rules 6-3(a)(5)(G), 6-7, & 6-8)

Note: See the related, proposed Land Use Policy Map change in Policy 7.

Policy 44 Landowners interested in subdivision of agricultural land in the Ka'ū CDP planning area shall be encouraged to subdivide pursuant to ~~HRS section 205-4.5(f) and~~ HCC section 23-112 related to farm subdivisions.

~~Policy 46—Water variances pursuant to HCC sections 23-15 and 25-2-51, including Planned Unit Developments (PUDs), in the “Important Agricultural Land” and “Extensive Agriculture” Land Use Policy Map categories shall not be granted in the Ka'ū CDP planning area. Variances for catchment water are exempt from this policy provided that the subdivision allows no more than six lots (or 20 lots, if lots are at least 20 acres in size and average four times the minimum lots size allowed by zoning). (Planning Department Rule 22)~~

New Policy Through permit conditions, development agreements, deed restrictions, and/or other means, ensure that areas in the “Important Agricultural Land” and “Extensive Agriculture” Land Use Policy Map categories continue to be utilized for agricultural uses and not for speculative or other residential development.

4.3.3 County Action

Policy 48 Update the County of Hawai'i's tax reduction programs to ensure that public tax incentives for agricultural land use result in actual public benefits and promote local ~~food~~ **agricultural** production where possible.

New Policy Establish agricultural subdivision standards that 1) lower barriers to the creation of viable farmsteads by reducing infrastructure requirements and expenses; 2) ensure public safety with appropriate rural water systems and roads; and 3) mitigate against speculative development.

New Policy Amend Planning Department Rule 22 to increase the number of allowable lots with a water catchment variance, in consideration of zoning, the size of the existing lot, and other site-specific characteristics.

4.6 PROTECT AND ENHANCE ECOSYSTEMS

4.6.3 County Action

New Policy Encourage the use of Hawaiian plants (indigenous and Polynesian-introduced plants) by state, county, and private landowners in order to support a Hawaiian sense of place, to ensure that our cultural heritage is reflected in landscaping, and to help reverse the displacement and decline of Hawaiian plants.

4.6.4 Advocacy

4.6.4.2 Army Corps of Engineers

- Expedite the removal of unexploded ordnance in the vicinity of Pakini Nui, **including additional surveying of potential sites with unexploded ordnance.**

4.6.4.6 Department of Hawaiian Home Lands

- Maintain the Ka Lae (South Point) coastal areas and related infrastructure for recreational, cultural, education, and/or scientific uses in a manner that is protective of resources and is **of the maximum benefit to the general public consistent with the Hawaiian Homes Commission**

Act and all applicable laws related to Native Hawaiian rights and public shoreline access. (GP 8.3(c) & 12.5.9.2(d)).

4.7 PROTECT AND ENHANCE CULTURAL ASSETS

- **Add “cultural resources” to the descriptive introduction**
- **Add appropriate legal references to Policy 69**

4.8 ESTABLISH AND MANAGE PUBLIC ACCESS

4.8.2 Land Use Policy

Policy Intent

Policy 78 Ensure appropriate public access to the shoreline, public trails, hunting areas, scenic places and vistas, and significant historic sites, buildings, and objects of public interest. (GP 6.2(b), 7.3(a), and 8.3(r)) **Additionally, ensure access for cultural practitioners.** (Hawai'i State Constitution, Article 12, section 7)

4.8.5 Community-Based, Collaborative Action

Community Action 12

- **Include and designate differences of: 1) open public access, 2) managed access, and 3) no access/reserve.**
- **Integrate bike and horse trails, where appropriate.**

4.10 ESTABLISH AND MANAGE ACCESS AND TRAIL FACILITIES

4.10.3 Advocacy

4.10.3.1 Department of Land and Natural Resources

- Establish Ka'alu'alu Bay **or nearby coastal areas** as a remote camping-beach park **provided that the state and private landowners can resolve liability and resource management issues.** (GP 12.5.9.2(e))

4.10.4 Community-Based, Collaborative Action

Community Action 13

- **Detail specific facilities improvements needed, as noted during community review of the Draft CDP.**

SECTION 5: STRENGTHEN INFRASTRUCTURE, FACILITIES, AND SERVICES

5.1 COORDINATE INFRASTRUCTURE, FACILITY, AND SERVICE IMPROVEMENTS

5.1.3 County Action

Policy 89 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.**

Add an Advocacy section, including the need for Nā'ālehu civic center improvements.

5.3 ENHANCE THE ROADWAY NETWORK

5.3.3 County Action

New Policy (was Policy 93 in September 2014 draft): Improve safety along Kamā'oa Road, Ka'alu'alu Road through Green Sands, and South Point Road to Kamā'oa Road.

New Policy Prioritize the maintenance of County roads, including street lights, street signs, and mowing.

5.6 STRENGTHEN EMERGENCY AND HEALTH FACILITIES

5.6.2 County Action

Policy 108: Address the backlog of facilities improvements in Ka'ū (GP 10.3.4.8.2(a)), including:

- Build a new fire station in Nā'ālehu (Ordinance 12-87), Pāhala, and Ocean View, in that order of priority.
- Upgrade trucks, **ambulances**, and other equipment for fire crews.
- Make improvements in the Nā'ālehu Police Station, including repairs, hardening, hazardous materials abatement, energy efficiency, and ADA. (Ordinances 11-60 & 12-150)
- Build a new Ocean View Police Substation. (Ordinance 14-082)

New Policy Ensure adequate placement and maintenance of civil defense warning systems.

New Policy Establish a helipad to support the provision of emergency services in Ka'ū.

5.6.3.1 Hawai'i Health Systems Corporation

- **Expand facilities and services to communities throughout the Ka'ū district.**

5.7 EXPAND EMERGENCY SERVICES

5.7.2 County Action

Policy 113 In collaboration with residents, develop and adopt a hazard mitigation plan **for each community in Ka'ū ~~Ocean View~~**, including an evacuation clearance rate and evacuation plans and routes. (GP 13.2.5.9.2(d))

5.8 IMPROVE ENVIRONMENTAL MANAGEMENT FACILITIES

5.8.2 County Action

New Policy (was Policy 111 in September 2014 draft): Implement plans to improve the recycling area at the Pāhala Transfer Station.

5.9 STRENGTHEN AND EXPAND EDUCATION FACILITIES AND SERVICES

5.9.3 Advocacy

5.9.3.2 Department of Education

- **Continually improve educational opportunities in Ka'ū, including the diversity of course offerings, additional qualified staff, and expanded extra-curricular activities.**

5.9.3.3 State Libraries

- **Continually improve library facilities, services, and inventory in Ka'ū.**

5.10 EXPAND PARKS AND RECREATION FACILITIES

5.10.2 County Action

New Policy Continually improve park facilities and services in Ka'ū, including fields, courts, playgrounds, lighting, restrooms, signage, and youth programs.

SECTION 6: BUILD A RESILIENT, SUSTAINABLE LOCAL ECONOMY

6.3 STRENGTHEN LOCAL AGRICULTURE

6.3.4 Advocacy

Board of Agriculture: Appoint a task force to explore the feasibility of a State agricultural park in Kaʻū, identify potential sites, and consider possibilities for joint ventures with private entities and/ or the County.

6.3.5 Community-Based, Collaborative Actions

Community Action 23: Strengthen the local agriculture value chain.

Need: Kaʻū has a diverse, robust agricultural sector. Much of it is cash crops (macadamia, coffee, forestry), but the landscape is dominated by pasture for beef, and vegetable, fruit, and flower farms are also growing. Yet there is even greater potential, including thousands of acres of unused agricultural land, abundant water sources (largely unavailable until redeveloped), and strong demand for local food, with \$19 million spent annually on food in Kaʻū alone.

Barriers to tapping this potential include the “cheap food-expensive land” dynamic in Hawaiʻi, limited land tenure for most producers, challenging environmental conditions (pests, vog, drought), limited water access, high input costs (energy, fuel, amendments, feed), labor availability, limitations on business capacity, and incomplete supply chain infrastructure.

These impediments can be remedied, in part, through coordinated collective efforts. For example, communities across the country are addressing the national phenomenon of supply-side imbalances in local food systems by re-engineering their food supply chains at three basic levels:

- Nodes – food-related businesses
- Food hubs – a business or organization that manages aggregation, distribution, and marketing of locally produced food products to meet wholesale, retail, and institutional demand
- Food innovation districts – a regional network that connects food nodes and hubs to bring all the parts of the local food system together.

By addressing supply, market, and processing/aggregation/distribution (PAD) opportunities and challenges through the cooperative strategies, the supply chain is built into a “value chain” that links supply with markets efficiently in ways that promote:

- Equity and fair pay – for farmers and workers in the supply chain
- Community capacity – improving the community’s ability to meet its own food needs and to build a more self-reliant economy through locally owned infrastructure and assets
- Health and food access – for all, especially for those with limited means.

Potential Community Lead: Farm Bureau, Farmers’ Union

Potential Community Partners: producers (farmers, ranchers, fishermen), land owners and managers, Kaʻū Agricultural Water Cooperative District, Kaʻū Coffee Growers Cooperative, The Olson Trust, Kamehameha Schools, farmers’ markets

Potential Allies: State Department of Agriculture, Department of Hawaiian Home Lands, USDA (Natural Resource Conservation Service, Rural Development), Hawaiʻi County Department of Research and Development, University of Hawaiʻi, Agribusiness Incubator Program (AIP), The Kohala Center – Laulima

Immediate Next Steps:

- Test the feasibility of different mechanisms for improving producer tenure, including public agricultural parks, agricultural land trusts, and cooperatives.
 - **For agricultural parks, request that the Board of Agriculture appoint a task force to explore feasibility, identify potential sites, and consider possibilities for joint ventures with private entities and/ or the County.**
 - **For agricultural land trusts, study successes in other communities, consider model organizational and legal structures, and explore financing from Farm Credit Services of Hawai'i, the USDA, the Farm Service Agency, the Small Business Administration, or other lenders that focus on funding small-scale agriculture.**
- Test the feasibility of “closed-loop” input supply strategies, including local energy production and business opportunities for producing agricultural inputs.
- Identify market niches in Ka'ū, on Hawai'i Island, statewide, nationally, and internationally.
- Identify value chain gaps, opportunities, and barriers to determine opportunities for food nodes and the need for processing, aggregation, and distribution (PAD) infrastructure.
- Build “supply side” capacity with workforce and enterprise development. Building a reliable supply that meets market demands is among the most challenging aspects of strengthening the value chain. Strong commitments from buyers are unlikely without this critical component. Developing a system for attracting, building the capacity of, and providing on-going support to farmers, ranchers, fishermen, and other producers is essential to addressing this issue.
- Prioritize the development of local food nodes and community food enterprises.
- Prioritize the development of centralized and/or mobile, value-added PAD facilities that are linked and coordinated with existing processing facilities.
 - Consider the desirability and feasibility of establishing a local food hub to provide operational, producer, and/or community services.
 - Assess the Agricultural Business Accelerator in Waimea, funded by the Economic Development Administration.
 - Assess the Hawai'i Island Mobile Slaughter Unit being proposed.
- Connect food nodes in a Ka'ū food innovation district that builds relationships, facilities, and systems to more effectively manage the processing, aggregation, distribution, and marketing of local food products.
- Connect Ka'ū producers to consumers and stronger, more stable urban markets by enhancing and expanding farmers markets, community supported agriculture/fisheries, and other mechanisms that more effectively deliver affordable, healthy foods to residents and visitors.
- Connect Ka'ū producers to anchor institutions such as the Department of Education, hospitals and clinics in the region, the National Park Service, and hotels by:
 - Conducting an assessment of the produce needs of anchor institutions and identifying what demand can be met by Ka'ū farm production
 - Addressing farm to school and hospital issues such as procurement, infrastructure, processing, and food safety questions.
- Market agricultural products in coordination with regional efforts to differentiate Ka'ū products and services.

Other Resources:

- The national Niche Meat Processor Assistance Network (NMPAN) has researched options for small-scale, local meat processing models, innovations, and lessons learned from successful processors around the country.
- Existing agriculture promotion programs: Buy Local, It Matters; Hawai'i Seals of Quality
- Grants
 - The federal Local Foods, Local Places program provides direct technical support to communities to help them develop and implement action plans promoting local food and downtown revitalization. Special consideration will be given to communities that are in the early stages of developing or restoring local food enterprises and creating economically vibrant communities.
 - The USDA Local Food Promotion Program offers grants to support the development and expansion of local and regional food business enterprises to increase domestic consumption of, and access to, locally and regionally produced agricultural products, and to develop new market opportunities for farm and ranch operations serving local markets.
 - The USDA also offers Value-Added Producer Grants (VAPG) to help agricultural producers enter into value-added activities related to the processing and/or marketing of bio-based value-added products.
 - The Hawai'i Department of Agriculture offers grants to enhance the competitiveness of specialty crops and provides direct loans after farmers have been declined through commercial banks, loan participation programs, and loan guarantee programs.

For more information about supporting organizations and resources, see pages 20-30, 112-119, 135, 138-142, 144-147, and 174 of Appendix V4C.

6.4 DEVELOP COMMUNITY RENEWABLE ENERGY

6.4.3 County Action

Policy 134 Encourage the development of alternate energy resources, providing they complement existing agricultural uses and preserve ecologically **and culturally** significant areas. (GP 3.3(a, b, e, k, l), 14.2.3(u))

Policy 135 Amend the Zoning Code to require Use Permits for commercial renewable energy projects, **mills, and major processing facilities** in the County Agricultural District.

Advocacy

Legislature Amend Hawai'i Revised Statutes §205 to exclude commercial renewable energy projects, mills, and major processing facilities as permitted uses in areas designated "Rural" on the County of Hawai'i's Land Use Pattern Allocation Guide (LUPAG) map.