

# **Ka'ū Community Development Plan**

## **Chapter III: Guidance to Agencies**

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## Section 1: Introduction

### 1.1 Purpose and Organization of this Guidance to Agencies

The Ka'ū Community Development Plan (CDP) Guidance to Agencies is a quick-reference guide for County, State, federal, and private agencies. It is one of several CDP Support Documents designed to make the Ka'ū CDP accessible to the diversity of its future users. The CDP strategies included in this Guide are identical to the strategies in the CDP, but they are re-organized for easy reference by agencies.

This Guide is organized into four substantive sections: Section 2: County Agencies, Section 3: State Agencies, Section 4: Federal Agencies, and Section 5: Private Organizations.

There are two types of references in parentheses at the end of CDP strategies included in this Guide. The first are references to existing policy in, for example, the General Plan or Hawai'i Revised Statutes. The second is to the section of the CDP where guidance to non-County agencies can be found.

### 1.2 What is a CDP, and what can it do?

"CDP" is short for "Community Development Plan." CDPs are the forum for community input into establishing Hawai'i County policy at the regional level and coordinating the delivery of County services to the community.

The Ka'ū CDP employs four types of strategies to achieve Community Objectives: two types of County policy, an advocacy platform aimed at non-County agencies and organizations that could help advance implementation of the CDP, and community-based, collaborative action.

The County policies articulated in the CDP are established with the adoption of the Ka'ū CDP. The two types of County policies in the CDP are "Land Use Policies" and "County Actions."

"County Actions" are the official County policies to guide future County priorities and initiatives related to land and open space protection, water, roads, transit, emergency services, and parks. These policies are not mandated, legally-binding, or self-implementing; rather, they often require additional legislative and administrative directives before being implemented (e.g., land acquisition, operating budgets, capital improvement appropriations, code changes, incentive measures).

"Advocacy" items in the CDP guide the policy and actions of State and federal agencies, whose work impacts resource protections, public access and trails, settlement patterns, and education. It is assumed that the CDP Action Committee, County agencies, and County, State, and federal elected officials will collaborate to encourage agencies and other organizations to advance these CDP strategies.

This Guide is focused on "County Actions" and "Advocacy" items in the CDP.

For more information about the purpose and scope of the Ka'ū CDP, see Appendix V1 and Section 2 of the CDP.

### 1.3 Relationship of CDPs to the General Plan

County of Hawai'i Community Development Plans (CDPs) implement but do not supersede the General Plan. In the case of conflicts between a CDP and the General Plan, the General Plan prevails. In order to

bring the Ka'ū CDP and the General Plan into alignment, the CDP recommends specific amendments to the General Plan (see Policies 15, 16, and 101).

## **1.4 Ka'ū CDP Planning Area**

The Ka'ū CDP planning area includes most of Judicial District 9 in the County of Hawai'i. Eastern portions of the district near and including Volcano Village were included in the Puna CDP planning area and were therefore not incorporated into the Ka'ū CDP (see Figure 1 in the CDP).

## **1.5 How does the Ka'ū CDP strengthen Ka'ū?**

Complete, sustainable, vibrant communities do three fundamental things. First, they protect the public trust – the natural and cultural resources that are fundamental to community character and a strong community and local economy. Second, they provide public facilities and services to residents and businesses. And third, they grow local businesses that provide goods, services, and jobs. The Ka'ū Community Development Plan serves as a road map to achieve those three ends.

First, strategies in Section 4 of the CDP focus on protecting and enhancing Ka'ū's rich heritage of natural and cultural resources, including coastal areas, agricultural land, mauka forests, scenic resources, ecosystems, historic and cultural features, and public access and trails. Four basic approaches are used: land preservation, land use policy protections, governmental initiative, and collaborative action by landowners, nonprofits, and the community.

Second, Section 5 prioritizes improvements in water systems, roads, mass transit, emergency and health services and facilities, waste management, education, and parks. These improvements will require County, State, and community leadership.

Third, the Ka'ū CDP supports economic development in three ways. First, it establishes firm foundations for growth through the protections and improvements in Sections 4 and 5 and by providing room for development in Section 3. Second, the CDP outlines strategic steps to seize sector-specific market opportunities. Third, the CDP provides a road map to guide coordinated, community-led economic development strategies.

The Land Use Policies in Section 3 of the CDP tie the environmental, infrastructure, and economic elements of the CDP together by clearly segregating protected areas (coastal areas and mauka forests), agricultural land, and settled areas.

## **1.6 Where did the Ka'ū CDP come from?**

The Ka'ū CDP was developed in three stages, which are described in Appendix V2 of the CDP. Each stage was driven by extensive community input and concluded with a clear decision by the CDP Steering Committee, the volunteer advisory committee charged with recommending a CDP to the County.

During the first stage, community members identified core community values and a vision of what they'd like to see in Ka'ū in 2030, as summarized in Sections 1.2.4 and 1.4.1 of the CDP. At the end of that stage, the Steering Committee affirmed a Values and Visions Statement that has since served as a compass point guiding the planning process.

Next, a detailed profile of the community (Appendix V3) was developed based on community knowledge and expertise as well as existing data, reports, and studies. Section 1.3 of the CDP summarizes the community assets and challenges identified in the profile. That stage concluded when the Steering



Committee integrated the Values and Vision Statement with the Community Profile to develop the twelve Community Objectives that the CDP is designed to achieve (listed in Section 1.5.1 of the CDP).

In the third stage, extensive research was conducted to identify the range of strategies that could be used to achieve those objectives. From those strategies, a combination of policies and actions was identified that, when implemented together, will realize the community’s vision for the future. Those strategies were compiled into the preliminary “working draft” of the CDP. The Ka’ū CDP Steering Committee reviewed that draft, discussed it, and made recommendations for revisions.

Next, the broader community and stakeholders had the same opportunity, and the Steering Committee used that input to make further revisions before it was satisfied that the CDP truly reflects community preferences.

### **1.7 How were CDP strategies identified?**

The Community Objectives are the foundation of the CDP. All of the CDP strategies are designed to implement one or more of the objectives. Appendix V2 explains the process followed to identify strategies to achieve Community Objectives.

To make that process as transparent as possible, supplements to Appendices V4A, VB, and VC include a “strategy identification matrix” that was developed using (and makes specific references to) the comprehensive content included in that appendix. The matrix summarizes current policies and action that are aligned with community objectives, remaining policy and action gaps, and the new policy, advocacy, and community-based, collaborative action needed to achieve community objectives.

In addition, Appendix V5 includes summaries of the rationale behind each of the CDP policies and advocacy strategies. Each rationale is based on the process represented in the corresponding strategy identification matrix. To keep the CDP as concise as possible, only limited information from the appendix is repeated, though references direct the interested reader to relevant sections of the analysis.









## Section 2: County Agencies

### 2.1 Civil Defense

- Policy 102** Formalize emergency alternative routes through Kapāpala Ranch between the highway and Wood Valley Road.
- Policy 105** Establish an emergency alternative route connecting Green Sands and Mark Twain subdivisions.
- Policy 113** Build the Kahuku Park Community/Senior Center, Gym, and Shelter. (Ordinance 12-87)
- Policy 114** Ensure adequate placement and maintenance of civil defense warning systems.
- Policy 117** Actively expand the Neighborhood Watch and CERT programs. (GP 10.3.2(g))
- Policy 118** In collaboration with residents, develop and adopt a hazard mitigation plan for each community in Kaʻū, including an evacuation clearance rate and evacuation plans and routes. (GP 13.2.5.9.2(d))

## 2.2 County Council

See also the separate “Land Use Policy Guide” for direction on preferred settlement patterns, land use policies, and changes of zone.

### Acquisition

- Policy 22** Secure in public trust (fee simple or by easement) priority coastal land that achieves one or more of the Community Objectives.
- Policy 61** Maintain a continuing program to identify, acquire and develop viewing sites on the island. (GP 7.3(c))
- Policy 82** In co-sponsorship with the State when possible, acquire land for public access to historic sites and objects and to the shoreline where safe transit does not already exist. (115-2 & 7; GP 6.3(d))
- Policy 126** Acquire land surrounding Whittington Beach Park to allow for its expansion and the construction of a parking area. (GP 12.5.9.2(h))

### Code Amendments

- Policy 45** 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.
- Policy 47** Amend the Hawai'i County Code and associated Planning Department Rules to establish reporting and inspection requirements, as well as enforcement and fine protocols, for additional farm dwellings to ensure that dwellings are used for farm-related purposes.
- 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 agricultural production where possible.
- Policy 51** Preserve open space in Green Sands, Mark Twain, and Ocean View subdivisions by streamlining the lot consolidation process with, for example, fee waivers and exemptions from signage requirements.
- Policy 59** Develop and establish view plane regulations to preserve and to protect from obstruction scenic resources, vistas, view planes, open space, prominent landscapes, and areas of natural beauty identified in the General Plan. (Charter 13-29, HRS 205A, GP 7.2(a), 7.2(b), 7.3(b), 7.3(e), 7.3(f), 7.3(h), 7.3(i), & 14.8.3(d))
- 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)
- Policy 143** Amend the Zoning Code to require Use Permits for commercial renewable energy projects, mills, and major processing facilities in the County Agricultural Zone.

**Policy 150** Amend the Zoning Code to require Plan Approval for commercial open area recreational uses in the County Agricultural District.

Resolutions

**Policy 60** Introduce a resolution to initiate the establishment of a scenic corridor.



## **2.3 Fire**

**Policy 110** 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))

**Policy 111** 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)

**Policy 112** Harden critical infrastructure to ensure its effective use after an earthquake, eruption, and/or hurricane, including the Ocean View Fire Station, the Pāhala Fire Station, the Ka'ū Police Station Generator Building, and the Ka'ū Police Station (Nā'ālehu Police Station).

**Policy 115** Establish a helipad to support the provision of emergency services in Ka'ū.

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



## 2.4 Environmental Management

- Policy 17** Pursue brownfields assessment grants to complete the Phase I and II environmental assessment for high priority sites in Ka'ū.
- Policy 120** 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 121** Build the solid waste transfer station in Ocean View. (GP 10.5.4.8.2(a))
- Policy 122** Implement plans to improve the recycling area at the Pāhala Transfer Station.
- Policy 123** In consultation with residents, farmers, and vector control experts, add green waste drop-off and mulch pick-up sites in Ka'ū, with strict control of invasive species, pests, and disease.



## 2.5 Finance

### Property Management

- Policy 20** Support the National Park Service’s expansion plans for the Hawai’i Volcanoes National Park. (GP 14.9.3(e))
- Policy 21** Support the efforts of landowners to establish conservation and agricultural easements.
- Policy 22** Secure in public trust (fee simple or by easement) priority coastal land that achieves one or more of the Community Objectives.
- Policy 61** Maintain a continuing program to identify, acquire and develop viewing sites on the island. (GP 7.3(c))
- Policy 65** Actively implement the Honu’apo Park Resources Management Plan.
- Policy 66** Complete and implement the Kāwā Stewardship plan.
- Policy 67** Develop and implement resource management plans for coastal properties secured by the County in the future.
- Policy 82** In co-sponsorship with the State when possible, acquire land for public access to historic sites and objects and to the shoreline where safe transit does not already exist. (115-2 & 7; GP 6.3(d))
- Policy 124** Support the development of charter and other public schools in Hawaiian Ocean View Estates subdivision, including on County-owned parcels.
- Policy 126** Acquire land surrounding Whittington Beach Park to allow for its expansion and the construction of a parking area. (GP 12.5.9.2(h))
- Policy 136** Collaborate with the public and private sectors to preserve and expand the agriculture, forestry, and fishing industries. (GP 2.3(a), 2.4.9.2(b), 14.2.2(c), 14.2.3(c, e, l), 14.2.4.7.2)
- In those cases where agricultural land is of high value for particular markets in which Ka’ū has a unique niche (e.g., coffee, macadamia nuts, grass-fed beef), the County should endeavor to protect that land for agricultural use and secure long-term tenure on that land for local farmers. Potential courses of action might include:
- Collaborate with the USDA, the State, and land trusts to establish agricultural conservation easements on the land. (see Policy 21 on page 50)
  - Secure the land in public trust using State, County, and private funds. (see Policy 22 on page 50).
  - Support the acquisition of the land by local agricultural organizations (e.g. community land trust, cooperative, community development corporation), using 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.
- Policy 137** Support the development of private and State agricultural parks to make agricultural land available for agricultural activities. (GP 14.2.3(k))

Real Property Tax

**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 agricultural production where possible.

Collaboration and Support

**Policy 91** Provide technical support to communities and organizations pursuing capital improvement financing through USDA Rural Development, infrastructure improvement financing districts, and other sources.



## **2.6 Housing**

**Policy 18** Develop and implement a County-wide, cross-agency affordable housing plan.





## 2.7 Management

**Policy 89** **Implement capital improvement priorities in Ka‘ū.** Current capital improvement priorities for Ka‘ū include:

- Water system improvements (Policy 93)
- Road improvements (Policy 95, Policy 96, Policy 97, Policy 98, Policy 99, Policy 100, and Policy 103)
- Emergency services and facilities (Section 5.6.2)
- Wood Valley Road bridge replacement (Policy 104)
- Environmental management facilities (Section 5.8.2)
- Park facilities (Policy 88, Section 5.10.2)
- Regional trail development (Section 4.9.3)
- Streetscape improvements (Policy 78).

**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.

**Policy 92** **Support use of the Air National Guard Innovative Readiness Training (ANG IRT) program in the development of infrastructure programs and projects.**

## **2.8 Mass Transit**

**Policy 106** Establish an intra-district bus loop route that circulates among and within all Ka'ū communities.

**Policy 107** Provide bus routes for evening trips to Hilo and Kona.

**Policy 108** Provide bus shelters in Nā'ālehu, Wai'ōhinu, Discovery Harbour, and Ocean View.

**Policy 109** Establish a bus route that circulates within Ocean View.



## 2.9 Parks and Recreation

- Policy 65** Actively implement the Honu‘apo Park Resources Management Plan.
- Policy 88** Establish the Punalu‘u-Ninole Springs region as a recreation area. (GP 12.5.9.2(c) & (g))
- Policy 113** Build the Kahuku Park Community/Senior Center, Gym, and Shelter. (Ordinance 12-87)
- Policy 125** Continually improve park facilities and services in Ka‘ū, including fields, courts, playgrounds, lighting, restrooms, signage, and youth programs.
- Policy 126** Acquire land surrounding Whittington Beach Park to allow for its expansion and the construction of a parking area. (GP 12.5.9.2(h))
- Policy 127** Develop parks in Ocean View, commensurate with population growth. (GP 12.5.9.2(b))
- Policy 128** Build a swimming facility in Nā‘ālehu and Ocean View. (GP 12.5.9.2(a))
- Policy 129** Collaborate with a “friends of the park” group to develop and manage an ATV track/course in an area of no ecological or cultural value.
- Policy 130** Collaborate with a “friends of the park” group to develop and manage skate parks in Nā‘ālehu and Ocean View.

## 2.10 Planning

See also the separate “Land Use Policy Guide,” which is a quick-reference guide for land use planners. It re-organizes CDP land use and permitting policies by type.

### General Plan Amendments

- Policy 15** Amend the General Plan Land Use Pattern Allocation Guide and, as needed, State Land Use boundaries, to conform with the official Ka’ū CDP Land Use Policy Map.
- Policy 16** Amend General Plan Table 14-5 to reflect the LUPAG map amendments in Policy 15.
- Policy 101** Remove the Nā’ālehu bypass from the General Plan transportation map.

### Code, Rule, and Related Amendments

- Policy 30** 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 28.
- Policy 31** Review SMA boundaries in Ka’ū and initiate appropriate amendments.
- Policy 45** 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.
- Policy 46** 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.
- Policy 47** Amend the Hawai’i County Code and associated Planning Department Rules to establish reporting and inspection requirements, as well as enforcement and fine protocols, for additional farm dwellings to ensure that dwellings are used for farm-related purposes.
- Policy 51** Preserve open space in Green Sands, Mark Twain, and Ocean View subdivisions by streamlining the lot consolidation process with, for example, fee waivers and exemptions from signage requirements.
- Policy 59** Develop and establish view plane regulations to preserve and to protect from obstruction scenic resources, vistas, view planes, open space, prominent landscapes, and areas of natural beauty identified in the General Plan. (Charter 13-29, HRS 205A, GP 7.2(a), 7.2(b), 7.3(b), 7.3(e), 7.3(f), 7.3(h), 7.3(i), & 14.8.3(d))
- Policy 60** Introduce a resolution to initiate the establishment of a scenic corridor.
- 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)
- Policy 143** Amend the Zoning Code to require Use Permits for commercial renewable energy projects, mills, and major processing facilities in the County Agricultural Zone.



**Policy 150** Amend the Zoning Code to require Plan Approval for commercial open area recreational uses in the County Agricultural District.

Scenic Resource Program

**Policy 61** Maintain a continuing program to identify, acquire and develop viewing sites on the island. (GP 7.3(c))

Cultural Resource Program

**Policy 76** Restore and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawai'i. (GP 6.2(a) and 6.3(e), (f), & (j))

**Policy 82** In co-sponsorship with the State when possible, acquire land for public access to historic sites and objects and to the shoreline where safe transit does not already exist. (115-2 & 7; GP 6.3(d))

Public Access and Trails Program

**Policy 82** In co-sponsorship with the State when possible, acquire land for public access to historic sites and objects and to the shoreline where safe transit does not already exist. (115-2 & 7; GP 6.3(d))

**Policy 83** Establish and maintain an active public access program.

**Policy 85** 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 island-wide route connecting major parks and destinations. (GP 12.3(m))

**Policy 86** Actively implement the Ala Kahakai National Historic Trail Memorandum of Understanding in Ka'ū.

**Policy 87** Appropriate, finance, allot, and encumber capital improvement projects in support of trail development as part of a regional trail system.

Studies

**Policy 49** Conduct a feasibility study for a County-wide Transfer of Development Rights (TDR) and/or Save Land for the Future (SLF) program. If feasible, adopt any necessary enabling County legislation.

**Policy 50** Recommend lands to be designated State Important Agricultural Lands. (GP 14.2.2(a) & 14.2.3(i))

**Policy 135** Commission a study of Economic and Financial Impact Reviews and propose recommendations for their integration into the regulatory review and approval process (e.g., the Environmental Impact Statement process and community benefits agreements). (GP 2.2(h), 2.3(y))

Technical Assistance

**Policy 19** Provide technical assistance to communities and organizations implementing community-based strategies to create safe, sustainable, and connected communities.

- Policy 68** 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.
- Policy 139** Encourage the establishment of open farmers markets to allow local agricultural producers to market their products. (GP 2.3(u))
- Policy 140** Encourage, where appropriate, the establishment of visitor-related uses and facilities that directly promote the agriculture industry. (GP 14.2.3(r))
- Policy 147** 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))
- Policy 148** Encourage the visitor industry to provide facilities that offer an educational experience as well as recreational activities. (GP 14.7.3(h))
- Policy 149** Encourage the development of small family or “bed and breakfast” type visitor accommodations. (GP 14.7.5.9.2(b))

Collaboration

- Policy 64** Collaborate with the Department of Health, the Three Mountain Alliance, the USDA Natural Resource Conservation Service, and the Soil and Water Conservation District to reduce runoff, maximize soil and water conservation, and protect and effectively manage watersheds and natural areas. (HRS 342D, HAR 11-54-3, GP 4.3(g), 5.2(e) & (f), 5.3(e), (n), & (o), and 8.2(e) & (j))

Support for Other Initiatives

- Policy 20** Support the National Park Service’s expansion plans for the Hawai’i Volcanoes National Park. (GP 14.9.3(e))
- Policy 21** Support the efforts of landowners to establish conservation and agricultural easements.
- Policy 124** Support the development of charter and other public schools in Hawaiian Ocean View Estates subdivision, including on County-owned parcels.



## 2.11 Police

**Policy 110** 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))

**Policy 111** Address the backlog of facilities improvements in Ka'ū (GP 10.3.4.8.2(a)), including:

- 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)

**Policy 112** Harden critical infrastructure to ensure its effective use after an earthquake, eruption, and/or hurricane, including the Ocean View Fire Station, the Pāhala Fire Station, the Ka'ū Police Station Generator Building, and the Ka'ū Police Station (Nā'ālehu Police Station).

**Policy 116** Ensure adequate police protection by maintaining at least four police officers on duty each shift in the Ka'ū District.

**Policy 117** Actively expand the Neighborhood Watch and CERT programs. (GP 10.3.2(g))

## 2.12 Public Works

### Collaboration

**Policy 64** Collaborate with the Department of Health, the Three Mountain Alliance, the USDA Natural Resource Conservation Service, and the Soil and Water Conservation District to reduce runoff, maximize soil and water conservation, and protect and effectively manage watersheds and natural areas. (HRS 342D, HAR 11-54-3, GP 4.3(g), 5.2(e) & (f), 5.3(e), (n), & (o), and 8.2(e) & (j))

### Technical Assistance

**Policy 68** 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.

### Code, Rule, and Related Amendments

**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)

### Capital Improvements

**Policy 78** Install an historic streetscape on Kamani Street in Pāhala.

**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))

**Policy 96** Improve safety along Kamā'oa Road, Ka'alu'alu Road through Green Sands, and South Point Road from Highway 11 to Kamā'oa Road.

**Policy 97** Improve safety on Wood Valley Road, possibly including posted speed limits, lane markers, and stop signs.

**Policy 98** Make intersection improvements at Pikake, Koali, and Wood Valley Roads.

**Policy 104** Replace Wood Valley Road bridges.

### Road Maintenance

**Policy 99** Prioritize the maintenance of County roads, including street lights, street signs, and mowing.

**Policy 100** Continue to maintain "roads-in-limbo" in coordination with the Department of Hawaiian Homelands and shoreline public access plans.

**Policy 103** Secure improvement easements along Ka'alāiki Road. Ka'alāiki Road will continue to be used as a minor, rural street for local traffic and as an alternate route to Highway 11 as needed, so it will require safety improvements.





## 2.13 Research and Development

- Policy 50** Recommend lands to be designated State Important Agricultural Lands. (GP 14.2.2(a) & 14.2.3(i))
- Policy 131** Collaborate with the private sector to identify business needs, strengthen existing industries, and diversify the economy by attracting new endeavors. (GP 2.2(c, d, e), 2.3(m, p))
- Policy 132** Advance economic development that enhances and is balanced with the County’s natural, cultural, and social environments. (GP 2.2(a, b, d), 2.4.9.2(a, c))
- Policy 133** Promote a distinctive identity for Ka’ū. (GP 2.3(o))
- Policy 134** Align the clusters and priority projects in the Comprehensive Economic Development Strategy (CEDS) with the objectives, policies, and actions in the Ka’ū Community Development Plan.
- Policy 135** Commission a study of Economic and Financial Impact Reviews and propose recommendations for their integration into the regulatory review and approval process (e.g., the Environmental Impact Statement process and community benefits agreements). (GP 2.2(h), 2.3(y))
- Policy 136** Collaborate with the public and private sectors to preserve and expand the agriculture, forestry, and fishing industries. (GP 2.3(a), 2.4.9.2(b), 14.2.2(c), 14.2.3(c, e, l), 14.2.4.7.2)
- In those cases where agricultural land is of high value for particular markets in which Ka’ū has a unique niche (e.g., coffee, macadamia nuts, grass-fed beef), the County should endeavor to protect that land for agricultural use and secure long-term tenure on that land for local farmers. Potential courses of action might include:
- Collaborate with the USDA, the State, and land trusts to establish agricultural conservation easements on the land. (see Policy 21 on page 50)
  - Secure the land in public trust using State, County, and private funds. (see Policy 22 on page 50).
  - Support the acquisition of the land by local agricultural organizations (e.g. community land trust, cooperative, community development corporation), using 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.
- Policy 137** Support the development of private and State agricultural parks to make agricultural land available for agricultural activities. (GP 14.2.3(k))
- Policy 138** Cooperate with appropriate State and Federal agencies and the private sector to develop, improve and expand agricultural water systems. (GP 11.2.2(j))
- Policy 139** Encourage the establishment of open farmers markets to allow local agricultural producers to market their products. (GP 2.3(u))

- Policy 140** Encourage, where appropriate, the establishment of visitor-related uses and facilities that directly promote the agriculture industry. (GP 14.2.3(r))
- Policy 141** Assist in the promotion of products produced in Ka'ū. (GP 2.3(t))
- Policy 142** 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 144** The land and water shall be considered essential resources for present and future generations and should be protected and enhanced through the use of economic incentives and soundly managed for potential economic benefit. (GP 2.2(a, d), 2.3(h), 8.3(g))
- Policy 145** Encourage the health/wellness and retirement industries. (GP 2.3(n, x))
- Policy 146** Promote and develop the island of Hawai'i into a unique scientific and cultural model. (GP 2.2(h))
- Policy 147** 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))
- Policy 148** Encourage the visitor industry to provide facilities that offer an educational experience as well as recreational activities. (GP 14.7.3(h))
- Policy 149** Encourage the development of small family or "bed and breakfast" type visitor accommodations. (GP 14.7.5.9.2(b))



## 2.14 Water Supply

**Policy 93** Water system improvements shall correlate with the County’s desired land use development pattern. (GP 11.2.2(a))

Importantly, County water distribution systems shall not be extended outside the growth boundary defined in the Ka’ū CDP Land Use Policies and Policy Map, with the exception of water designated specifically for and limited to agricultural irrigation and livestock.

Implementation of this policy is supported by several existing policies and capital projects appropriated by the County Council:

- Continue to evaluate growth conditions to coordinate improvements as required to the existing water systems in Nā’ālehu, Wai’ōhinu, and Pāhala. (GP 11.2.4.8.2(a, c)) The focus shall be on improvements to existing systems to support infill growth within the CDP growth boundary.
- Pursue groundwater source investigation, exploration, and well development at Ocean View, Pāhala, and Wai’ōhinu. (GP 11.2.4.8.2(b))
- 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)
- Support Department of Hawaiian Home Lands (DHHL) efforts to increase the availability of water to existing lots in the South Point area. (South Point Road Water Infrastructure Expansion Project, Ordinance 12-87)

**Policy 138** Cooperate with appropriate State and Federal agencies and the private sector to develop, improve and expand agricultural water systems. (GP 11.2.2(j))





## Section 3: State Agencies

### 3.1 Accounting and General Services

- Improve the Nā'ālehu Civic Center, including additional parking and building updates. (Section 5.1.4.1)

### 3.2 Agriculture

- Appoint a task force to explore the feasibility of a State agricultural park in Ka'ū, identify potential sites, and consider possibilities for joint ventures with private entities and/or the County. (Section 6.3.4.2)

### 3.3 Agribusiness Development Corporation

- Expedite the redevelopment of the Ka'ū irrigation system, including surveying of each of the source tunnels, securing easements, completing the needed repairs, and executing a Memorandum of Understanding for the management of the water system. (Section 6.3.4.1)

### 3.4 Education

- Continually improve existing educational facilities. (GP 10.2.4.6.2(a)) (Section 5.9.3.2)
- Plan a K-8 School at Ocean View. (GP 10.2.4.6.2(b)) (Section 5.9.3.2)
- Support the development of charter schools in Ka'ū. (Section 5.9.3.2)
- Continually improve educational opportunities in Ka'ū, including the diversity of course offerings, additional qualified staff, and expanded extra-curricular activities. (Section 5.9.3.2)
- Collaborate to use existing and new facilities (e.g., schools, community centers, Ka'ū Resource and Distance Learning Center, Ho'omalū Ka'ū, Honu'apo, Punalu'u) to offer place-based and distance education opportunities to adults. (Section 5.9.3.4)

### 3.5 Hawai'i Health Systems Corporation

- Harden the Ka'ū Hospital to ensure its effective use after an earthquake and/or hurricane. (Section 5.6.3.1)
- Expand facilities and services to communities throughout the Ka'ū district. (Section 5.6.3.1)

### 3.6 Hawaiian Affairs

- Collaborate to use existing and new facilities (e.g., schools, community centers, Ka'ū Resource and Distance Learning Center, Ho'omalū Ka'ū, Honu'apo, Punalu'u) to offer place-based and distance education opportunities to adults. (Section 5.9.3.4)

### 3.7 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 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)) (Section 4.6.4.6)

- Collaborate with the Department of Water Supply to implement the DHHL Regional Plan for Kaʻū by increasing capacity of the South Point water system to accommodate existing lots. (Section 5.2.3.1)

### **3.8 Health**

- Require implementation of management measures to prevent nonpoint source pollution. (Section 4.6.4.4)
- Rather than universally prohibit cesspools, establish place-specific policies based on analysis of local environmental conditions. (Section 5.8.3.1)
- Make an affordable financing mechanism available for cesspool-to-septic conversions. (Section 5.8.3.1)

### **3.9 Land and Natural Resources**

- Following the recommendation of the South Kona-Kaʻū Coastal Conservation Task Force, amend HAR 13-5-40(b) to require that public hearings before the Board of Land and Natural Resources be held in the judicial district in which the land is located. (Section 4.6.4.5)
- Actively implement the Ala Kahakai National Historic Trail Memorandum of Understanding in Kaʻū. (Section 4.9.4.2)
- Establish Kaʻaluʻalu 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)) (Section 4.10.3.1)
- Develop wilderness recreation uses in Manukā. (Section 4.10.3.1)

### **3.10 Land Use Commission**

- Amend HAR 13-5 to designate the coastal Conservation District subzones in Kaʻū Limited or Protective. (Section 4.2.4.1)
- Following the recommendation of the South Kona-Kaʻū Coastal Conservation Task Force, amend HAR 13-5-40(b) to require that public hearings before the Board of Land and Natural Resources be held in the judicial district in which the land is located. (Section 4.2.4.1)

### **3.11 Legislature**

- Appropriate funds to the County of Hawaiʻi to develop recommendations of lands to be designated State Important Agricultural Lands. (Section 4.3.4.1)
- Pass legislation enabling land banks that counties can use to acquire tax-delinquent properties and use them to preserve agricultural land and open space. (Section 4.3.4.1)
- Provide the Department of Land and Natural Resources (DLNR) the resources necessary to actively support local Soil and Water Conservation Districts (SWCD). (Section 4.6.4.3)
- Authorize and fund a South Hawaiʻi Marine Protected Area (MPA). (Section 4.6.4.3)



- Following HRS 6E, provide the Department of Land and Natural resources sufficient staff and funding for the State Historic Preservation Division to fulfill its mandate. (Section 4.7.4.1)
- To facilitate greater public access to and along the shoreline and elsewhere, amend HRS 520, Hawai'i's Recreational Use Statute (RUS), to make it less ambiguous and to discourage frivolous lawsuits. (Section 4.8.4.1)
- Appropriate funding for a K-8 school in Ocean View. (Section 5.9.3.1)
- 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. (Section 6.4.4.1)

### 3.12 Libraries

- Establish a library branch in Ocean View. (Section 5.9.3.3)
- Continually improve library facilities, services, and inventory in Ka'ū. (Section 5.9.3.3)
- Establish joint community-school library facilities, where a separate community library may not be feasible, in proximity to other community facilities. (GP 10.2.2(c)) (Section 5.9.3.3)

### 3.13 Office of Planning

- Designate forest and watershed areas into the Conservation District during State land use boundary comprehensive reviews. (GP 8.3(m)) (Section 4.4.4.1)
- Align the clusters and priority projects in the Comprehensive Economic Development Strategy (CEDS) with the objectives, policies, and actions in the Ka'ū Community Development Plan. (Policy 134)

### 3.14 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)) (Section 5.3.4.1)
- Implement Bike Plan Hawai'i. (Section 5.3.4.1)
- When implementing the Statewide Pedestrian Master Plan in Nā'ālehu (Project H3), address community concerns about the preservation of the trees and stone walls along the highway. (Section 5.3.4.1)

### 3.15 University of Hawai'i

- Collaborate to use existing and new facilities (e.g., schools, community centers, Ka'ū Resource and Distance Learning Center, Ho'omalū Ka'ū, Honu'apo, Punalu'u) to offer place-based and distance education opportunities to adults. (Section 5.9.3.4)







## Section 4: Federal Agencies

### 4.1 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. (Section 4.6.4.2)

### 4.2 Congress

- Advance legislation to complete the requisite special resource study to assess the feasibility of designating the Ka'ū coast as a unit of the National Park System or otherwise protect coastal resources, in full collaboration with County, State, and private interests and with the cooperation of private citizens and property owners within the study area. (Section 4.1.3.1)
- Provide sufficient funding to the Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Pacific Islands Area (PIA), the Farm Service Agency, the National Park Service (NPS), and the Fish and Wildlife Service (FWS) to adequately implement critical conservation programs. (Section 4.6.4.1)

### 4.3 National Park Service

- As outlined in the Hawai'i Volcanoes National Park General Management Plan (GMP), continue to pursue acquisition priorities, such as the Great Crack parcels (TMKs (3)9-6-013:003, (3)9-6-013:008, (3)9-6-013:009) and other properties adjacent to current HVNP boundaries. (Section 4.1.3.2)
- Actively implement the Ala Kahakai National Historic Trail Memorandum of Understanding in Ka'ū. (Section 4.9.4.1)

### 4.4 Postal Service

- Improve the Nā'ālehu Civic Center, including additional parking and building updates. (Section 5.1.4.1)





## Section 5: Private Organizations

### 5.1 Kamehameha Schools

- Collaborate to use existing and new facilities (e.g., schools, community centers, Ka'ū Resource and Distance Learning Center, Ho'omalū Ka'ū, Honu'apo, Punalu'u) to offer place-based and distance education opportunities to adults. (Section 5.9.3.4)

### 5.2 Three Mountain Alliance

- Strengthen the community and County role in the TMA. (Section 4.6.4.7)
- Actively implement the Ocean Resources Management Plan (ORMP), the Rain Follows the Forest plan, and the Ka'ū Forest Reserve Management Plan. (Section 4.6.4.7)
- Develop watershed management plans for high priority watersheds. (Section 4.6.4.7)
- Actively implement the TMA and Ka'ū Forest Reserve management plans, including steps to:
  - Maintain existing public access roads
  - Increase public access for hiking and other recreational activities on public lands
  - Support public hunting on appropriate lands, where compatible with watershed protection values
  - Establish access agreements and management partnerships with landowners and local ranchers, farmers, and hunters
  - Develop new access routes to increase access in cooperation with neighboring uses, particularly on existing roads or other alignments just within the Reserve boundary, and across private and State-leased lands below the Reserve
  - Develop a mauka access management system, building on lessons learned from the Kapāpala Ranch access system.