

LAND USE

INTRODUCTION AND ANALYSIS

The General Plan expresses both the integrated and [specified] **specific** concerns and problems as well as alternative solutions and guidance regarding the use of County resources. Land use is one of the principal focal points of public concern and policy. The other study elements of the General Plan, [which] **that** depict the various aspects of the County, directly involve land use in varying degrees.

[The land use element provides the primary basis for direct control and guidance of publicly and privately owned resources.] The land use element sets forth goals, policies, and standards to guide the location and density, and building intensities of land uses in particular areas. [From these, other implementive area plans designate detailed land use patterns and are the most appropriate and convenient references for the County Administration and the County Council in their consideration of routine land use, zoning, subdivision and development matters. They are also a source of information to the public as to the anticipated use of private and public properties and the future form and nature of their communities.] **Regional and/or Community Development Plans are intended to implement the broad goals within the General Plan on a regional basis. They serve to designate and coordinate detailed development patterns and infrastructure needs throughout the County. The Plans detail land use policies and infrastructure priorities, transportation, recreation and other major land use policies within each area, and must be developed with participation by the affected communities and adopted by ordinance by the County Council.**

The land use element is intended to be used as a policy guide for the coordinated growth and development [of all sectors] of the County. It seeks to accommodate growth without congestion; to designate and preserve the lands needed for residential use, commercial and visitor services, industry, agriculture, and open space; and [to] coordinate these uses with the County's service and circulation systems.

[The County Planning Department has maintained its land use inventory to keep a current account of the physical status of the land use patterns in Hawaii County. As a result of the parcel-by-parcel inventory, some of the potential land needs have become evident.]

[According to findings, the] **The** total area of the island of Hawaii is approximately [2-1/2] **2.5** million acres or [4,038] **4,028** square miles: [4,037] **4,023** square miles of land and [one square mile] **4.4 square miles** of inland water. All of these lands are divided into approximately [120,353] **125,000** parcels.

Previous General Plans

[The first General Plan, adopted in 1965, consisted of three separate documents and used different criteria for classifying land uses. All districts, with the exception of Ka'u, were general planned. The documents which had been adopted as the official General Plan for the County included:

"A Plan for the Metropolitan Area of Hilo," by Belt, Collins & Associates, Ltd.

"A Plan for Kona," by Harland Bartholomew and Associates.

"The Kohala-Hamakua Region General Plan," by Robert I. Bush and Andrew Gerakas.

Subsequent amendments to the preceding General Plan documents.]

The first General Plan for the County of Hawaii, adopted in 1965, was a compilation of three separate documents: A Plan for the Metropolitan Area of Hilo, A Plan for Kona, and The Kohala-Hamakua Region General Plan. The first General Plan provided for the general planning for all districts except Ka'u.

In 1971, the County adopted its first comprehensive General Plan that provided for the general planning of all nine judicial districts on the island. Included within this General Plan was a requirement for ten year comprehensive reviews and updates to the General Plan. The first of these comprehensive reviews and updates resulted in the adoption of the first comprehensive revision to the General Plan in 1989 that updated supporting information, the Land Use Pattern Allocation Guide and Facilities maps, and the various study elements.

Several other documents are used in local planning including regional and functional plans, the Zoning Code [including the official zoning map,] and Subdivision Code. These are specific and detailed pieces of legislation and plans [which are] intended to carry out the [proposals] **goals, policies, standards and courses of action** of the General Plan. [The General Plan documents adopted in 1965 relied heavily on the use of detailed maps. Because the maps were detailed, they were often confused with the zone maps.]

State Land Use

Hawaii was the first of the fifty States to have a State Land Use Law and a State[-wide] General Plan. Today, Hawaii remains unique among the fifty states with respect to the extent of control that the State exercises in land use regulation. [Indeed, the land use regulatory process in the State of Hawaii is the most complex in the world.] Some of the actions leading to the passage of the **State** Land Use Law resulted from concerns and discussions predating World War II. In the post-World War II period, there was a perception that government action to control land uses was desirable because of the very limited area of the islands. It was also perceived that development of land for urban uses in many cases tended to occur in areas where it was uneconomical for public agencies to provide proper and adequate service facilities, and that there was a consequent lag in the provisions of such facilities. Further, **there was a perception** that development of land for urban uses in many cases occurred on land having a higher capacity for contributing to the basic economy of the State, namely agriculture, than the uses [which] **that** were developed thereon.

The passage of the Land Use Law in 1961 established the State Land Use Commission. It called for the classification of all lands in the State and authorized the adoption of rules of practice and procedures and regulations for land use within the various State land use districts. The four land use districts created by the State Land Use Commission provide the basic legal framework [of] **for** land uses in the State of Hawaii. The Urban District is generally defined as lands in urban use with sufficient reserve to accommodate foreseeable growth. In the County of Hawaii this district is [made up] **comprised** of [about 39,638] **approximately 54,267** acres[.] **or two per cent of the island's total land area.** Rural Districts are defined as lands primarily comprised of small farms mixed with low density residential lots [which] **that** have a minimum lot size of one-half acre under the State Land Use Law. Of the four districts, this is the smallest, [having about 689] **with approximately 807** acres of the island's total land area. The Agricultural District includes lands with a high capacity for intensive cultivation as well as those with low capacity. The minimum lot size in this district under the State Land Use Law is one acre. The Agricultural District has the second greatest land area with approximately [1,186,674] **1,184,599** acres or slightly over [47%] **46 per cent** of the total land area of the island. Conservation Districts are primarily those lands in the existing forest and water reserve zones. This district has the largest land area with [about 1,296,095] **approximately 1,338,135** acres or [51%] **52 per cent** of the total land area of the island.

Land uses within the Urban Districts are administered exclusively by the counties [in which they are located]. In the Agricultural and Rural Districts, the State Land Use Commission establishes use regulations and the counties are responsible for their administration. The counties, however, may adopt more stringent controls than those imposed by the State within these two districts. [Although over 50% of the island's land is in the Conservation District, the County has no land use jurisdiction in these areas except in coastal areas where conservation district lands are overlaid with special regulations relating to coastal zone management. In the Conservation district, land uses are administered by the State Board of Land and Natural Resources.] **Land use in the Conservation District is regulated by the State Board of Land and Natural Resources, except that the County has concurrent permitting power within the Special Management Area near the coast. The County has no land use control over Federal property, and the Hawaiian Homes Commission has the ultimate control over uses of the Hawaiian home lands leased to native Hawaiians.**

State Land Use Acreage (as of May, 2000)

	<u>Agricultural</u>	<u>Conservation</u>	<u>Rural</u>	<u>Urban</u>	<u>Total</u>
Puna	175,104	138,563	146	6,329	320,142
South Hilo	70,695	169,493	0	12,814	253,002
North Hilo	53,587	120,110	71	608	174,376
Hamakua	162,729	235,805	13	1,041	399,588
North Kohala	64,713	13,187	16	2,434	80,350
South Kohala	150,426	15,356	53	10,608	176,443
North Kona	158,853	188,331	477	17,787	365,448
South Kona	110,749	35,051	31	845	146,676
Ka'u	237,743	422,239	0	1,801	661,783
Total	1,184,599	1,338,135	807	54,267	2,577,808

State of Hawaii, DBEDT, Office of Planning GIS Data
 County of Hawaii Planning Department

County Zoning

The Zoning Code for the County of Hawaii is the legal instrument [which] **that** regulates the use of land. The Zoning Code implements the General Plan and is a document dealing with existing conditions and shorter range needs. **The Zoning Code is the County's primary land use control. The Zoning Code implements the General Plan. It deals with existing conditions and shorter range needs. The Zoning Code sets out the various types of zoning districts and the allowable uses for each. Zoning maps, established by ordinance, set out the zoning for the island on a parcel-by-parcel basis.**

Rezoning is the primary method for changing the allowed uses of land. Rezoning must be consistent with the General Plan, including the Land Use Pattern Allocation Guide Map. Other factors beside the map consistency must be taken into account during the rezoning process, which requires specific consideration of a number of factors to determine the suitability of the property for the proposed zone. These include proximity to roads, utilities, and public services, environmental factors such as drainage, slope, and soil types, and other public concerns.

[Besides the General Plan, several other factors contribute to the basis for changing zoning districts. These include the State Land Use Regulations, existing land use distribution, existing public facilities, utilities and services, and public concern and changing needs of the community.]

The tabulation of zoned lands based on the County zoning as of [1985] **December 2000** is as follows:

Single-family residential: [17,850 acres; 9,117 acres or 51% vacant.] **20,189 acres**

Multiple residential (including duplex): [2,006 acres; 1,383 acres or 69% vacant.] **3,065 acres**

Resort: [794 acres; 395 acres or 50% vacant.] **1,353 acres**

Commercial: [1,173 acres; 428 acres or 36% vacant.] **2,859 acres**

Industrial: [4,158 acres; 1,091 acres or 26% vacant.] **6,039 acres**

Industrial-Commercial Mixed: 27 acres

Family Agriculture: 100 acres

Residential-Agriculture: [1,175 acres; 773 acres or 66% vacant.] **2,105 acres**

Agricultural: [Approximately 1,069,514 acres.] **1,219,773 acres***
***includes lands changed from Unplanned to Agriculture as part of the 1996 amendments to the Zoning Code**

Open: [319,968] **317,262** acres.

[Unplanned and no zone (Forest Reserve): About 1,106,456 acres.]

Project District: 1,748 acres

Agricultural Project District: 23 acres

Lands not zoned (includes Forest Reserves and National Parks): 933,842 acres

Number of Acres Zoned Per District in 1989

<u>1989</u>	<u>Puna</u>	<u>South Hilo</u>	<u>North Hilo</u>	<u>Hamakua</u>	<u>North Kohala</u>	<u>South Kohala</u>	<u>North Kona</u>	<u>South Kona</u>	<u>Ka'u</u>	<u>Total</u>
<u>Single Family</u>	<u>2,684</u>	<u>7,645</u>	<u>391</u>	<u>636</u>	<u>616</u>	<u>3,099</u>	<u>2,254</u>	<u>390</u>	<u>783</u>	<u>18,498</u>
<u>Multi-Family</u>	<u>4</u>	<u>380</u>	<u>0</u>	<u>4</u>	<u>43</u>	<u>1,109</u>	<u>1,029</u>	<u>0</u>	<u>101</u>	<u>2,670</u>
<u>Resort</u>	<u>1</u>	<u>138</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>350</u>	<u>742</u>	<u>0</u>	<u>45</u>	<u>1,276</u>
<u>Commercial</u>	<u>60</u>	<u>975</u>	<u>10</u>	<u>37</u>	<u>38</u>	<u>329</u>	<u>314</u>	<u>101</u>	<u>59</u>	<u>1,923</u>
<u>Industrial</u>	<u>479</u>	<u>2,182</u>	<u>38</u>	<u>15</u>	<u>59</u>	<u>241</u>	<u>2,245</u>	<u>0</u>	<u>52</u>	<u>5,311</u>
<u>Residential Agriculture</u>	<u>625</u>	<u>0</u>	<u>55</u>	<u>0</u>	<u>20</u>	<u>0</u>	<u>468</u>	<u>144</u>	<u>0</u>	<u>1,312</u>
<u>Agriculture</u>	<u>198,796</u>	<u>71,359</u>	<u>61,954</u>	<u>165,076</u>	<u>62,958</u>	<u>79,493</u>	<u>116,184</u>	<u>44,363</u>	<u>252,620</u>	<u>1,052,803</u>
<u>Open</u>	<u>5,041</u>	<u>2,063</u>	<u>39</u>	<u>963</u>	<u>15</u>	<u>11,747</u>	<u>176,082</u>	<u>7,634</u>	<u>115,740</u>	<u>319,324</u>
<u>Unplanned</u>	<u>0</u>	<u>3,451</u>	<u>0</u>	<u>185</u>	<u>5,085</u>	<u>41,953</u>	<u>52,480</u>	<u>67,735</u>	<u>223</u>	<u>171,112</u>

Estimate - Planning Department

Number of Acres Zoned Per District in 2000

	<u>Puna</u>	<u>South Hilo</u>	<u>North Hilo</u>	<u>Hamakua</u>	<u>North Kohala</u>	<u>South Kohala</u>	<u>North Kona</u>	<u>South Kona</u>	<u>Ka'u</u>	<u>Total</u>
<u>Single Family</u>	<u>2,677</u>	<u>8,374</u>	<u>391</u>	<u>631</u>	<u>652</u>	<u>3,382</u>	<u>2,887</u>	<u>414</u>	<u>781</u>	<u>20,189</u>
<u>Multi-Family</u>	<u>4</u>	<u>380</u>	<u>0</u>	<u>4</u>	<u>43</u>	<u>1,507</u>	<u>1,026</u>	<u>0</u>	<u>101</u>	<u>3,065</u>
<u>Resort</u>	<u>1</u>	<u>136</u>	<u>0</u>	<u>42</u>	<u>14</u>	<u>360</u>	<u>740</u>	<u>15</u>	<u>45</u>	<u>1,353</u>
<u>Commercial</u>	<u>74</u>	<u>1,088</u>	<u>10</u>	<u>38</u>	<u>39</u>	<u>426</u>	<u>1,015</u>	<u>108</u>	<u>61</u>	<u>2,859</u>
<u>Industrial</u>	<u>490</u>	<u>2,185</u>	<u>38</u>	<u>15</u>	<u>59</u>	<u>291</u>	<u>2,909</u>	<u>0</u>	<u>52</u>	<u>6,039</u>
<u>Industrial-Commercial Mixed</u>	<u>23</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>27</u>
<u>Family Agriculture</u>	<u>22</u>	<u>26</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>39</u>	<u>7</u>	<u>0</u>	<u>100</u>
<u>Residential Agriculture</u>	<u>625</u>	<u>185</u>	<u>55</u>	<u>0</u>	<u>22</u>	<u>585</u>	<u>489</u>	<u>144</u>	<u>0</u>	<u>2,105</u>
<u>Agriculture</u>	<u>198,747</u>	<u>73,750</u>	<u>61,954</u>	<u>165,223</u>	<u>67,977</u>	<u>119,813</u>	<u>167,415</u>	<u>112,051</u>	<u>252,843</u>	<u>1,219,773</u>
<u>Open</u>	<u>5,029</u>	<u>2,065</u>	<u>38</u>	<u>963</u>	<u>27</u>	<u>11,951</u>	<u>173,821</u>	<u>7,628</u>	<u>115,740</u>	<u>317,262</u>
<u>Project District</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,748</u>	<u>0</u>	<u>0</u>	<u>1,748</u>
<u>Agricultural Project District</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>23</u>	<u>0</u>	<u>23</u>

Estimate - Planning Department

Lands designated Residential-Agriculture (RA) saw the largest percentage increase in acreage between the years 1989 and 2000 at 60 per cent, although the total acreage of RA zoned lands accounted for less than one-tenth of 1 per cent of the total land area within the County. During the same period, Commercial zoned lands increased by 49 per cent, Multiple Family Residential zoned lands increased by 15 per cent and Industrial zoned lands increased by 14 per cent. Acreages of Open zoned lands fell by 0.6 per cent. Lands designated as Agricultural, excluding lands zoned Unplanned prior to the comprehensive revision to the Zoning Code in 1996, account for 77 per cent of all zoned lands within the County.

[Existing Land Use and Acreage Distribution

The following summarizes the distribution of land uses based on actual uses:

Residential: 15,850 acres. Includes all residential uses, including boarding houses and dormitories.

Manufacturing, manufacturing services, and warehousing: 4,430 acres. Includes areas used for the manufacturing of durable and non-durable goods, as well as for construction services and industrial utilities and storage.

Commercial: 520 acres. Includes uses in the retail and wholesale trades.

Services: 32,950 acres. Includes areas used for consumer, professional, governmental (including military installations), business, and health and welfare services.

Social and Cultural: 1,510 acres. Includes areas used for the personal development of an individual or individuals, such as educational institutions, cultural centers, and religious institutions.

Recreation: 251,220 acres. Includes areas used for public and private recreation.

Agricultural: 810,670 acres. Includes all areas used for agricultural purposes.

Transportation: 8,360 acres. Includes all areas used for transportation terminals, facilities and private roads.

Unused and Open Space: 1,397,680 acres. Includes developable, subdivided, and unsubdivided vacant lands and areas such as forest reserves, rivers, and steep land.]

LAND USE CONCEPTS

Proposed Land Use Pattern

A well-balanced land use pattern capable of meeting the future needs of the County is an essential part of the General Plan.

There are no universal standards for determining the [amounts] **amount** of land needed in the future for each land use or activity located within an area. Estimates can be made, however, of the future land use acreage allocation for each use. The land use pattern is a broad, flexible design intended to guide the direction and quality of future developments in a coordinated and rational manner. The General Plan Land Use Pattern Allocation Guide (**LUPAG**) Map indicates the general location of various land uses in relation to each other.

Land uses are designated generally on the map in reference to the following categories:

Urban [and Rural] Designations

High Density: [Commercial,] **General commercial**, multiple **family** residential and related services ([general and office commercial;] multiple **family** residential -- up to 87 units per acre).

Medium Density: Village and neighborhood commercial and **single family and multiple family** residential and related functions ([3-story commercial;] **multiple family** residential -- up to 35 units per acre).

Low Density: [Single family residential in character] **Residential, with** ancillary community and public uses, and **neighborhood and** convenience-type commercial uses[.]; **overall residential density may be up to six units per acre.**

Resort Node: These areas include a mix of visitor-related uses such as hotels, condominium-hotels (condominiums developed and/or operated as hotels), single family and multiple family residential units, golf courses and other typical resort recreational facilities, resort commercial complexes and other support services. Only Major Resort Areas are identified as Resort Nodes on the LUPAG Map.

Resort Area: These areas include **a mix of** uses such as hotels, condominium-hotels (condominiums developed and/or operated as hotels), and [supporting] **support** services. **Intermediate Resort, Minor Resort, and Retreat Resort Areas are identified as Resort Areas on the LUPAG Map.**

Urban Expansion Area: Allows for a mix of high density, medium density, low density, industrial, **industrial-commercial** and/or open designations in areas where new settlements may be desirable, but where the specific settlement pattern

and mix of uses have not yet been determined. [Within areas designated for development as resorts, portions of the resort area may be included in the urban expansion area.]

Industrial Area: These areas include uses such as manufacturing and processing, wholesaling, large storage and transportation facilities, [and] light industrial **and industrial-commercial** uses.

Rural Designation

Rural: This category includes existing subdivisions in the State Land Use Agricultural and Rural districts that have a significant residential component. Typical lot sizes vary from 9,000-square feet to two acres. These subdivisions may contain small farms, wooded areas, and open fields as well as residences. Allowable uses within these areas, with appropriate zoning, may include commercial facilities that serve the residential and agricultural uses in the area, and community and public facilities. The Rural designation does not necessarily mean that these areas should be further subdivided to smaller lots. Most lack the infrastructure necessary to allow further subdivision.

Agriculture Designations

[Intensive Agriculture: Sugar, orchard, diversified agriculture, and floriculture.

High: Fertile soil.

Low: Less fertile soil.

Extensive Agriculture: Pasturage and range lands.

Orchard: Those agricultural lands which though rocky in character and content support productive macadamia nuts, papaya, citrus and other similar agricultural products.]

Important Agricultural Land: Important agricultural lands are those with better potential for sustained high agricultural yields because of soil type, climate, topography, or other factors. Important agricultural lands were determined by including the following lands:

- **Lands identified as “Intensive Agriculture” on the 1989 General Plan Land Use Pattern Allocation Guide maps.**
- **Lands identified in the Agricultural Lands of Importance to the State of Hawaii (ALISH) classification system as “Prime” or “Unique”.**

- Lands classified by the Land Study Bureau’s Soil Survey Report as Class B “Good” soils. (There are no Class A lands on the island of Hawaii)
- Lands classified as at least “fair” for two or more crops, on an irrigated basis, by the USDA Natural Resource Conservation Service’s study of suitability for various crops.
- In North and South Kona, the “coffee belt”, a continuous band defined by elevation, according to input from area farmers.
- State agricultural parks.

Some areas that meet the criteria for important agricultural lands on an irrigated basis only were included in the “Extensive Agricultural Land” category due to their remoteness from potential sources of irrigation.

Certain areas that could have been classified as Important Agricultural lands have been placed within urban land use categories. Generally, these are adjacent to existing urban areas. This represents a decision that the orderly development of those urban areas justifies the eventual conversion of those lands to urban use.

Because of the scale of the Land use Pattern Allocation Guide maps used to designate Important Agricultural Land, the location of these lands should be verified by more detailed mapping when considering specific land use decisions.

Extensive Agricultural Land: Lands not classified as Important Agricultural Land. Includes lands that are not capable of producing sustained, high agricultural yields without the intensive application of modern farming methods and technologies due to certain physical constraints such as soil composition, slope, machine tillability and climate. Other less intensive agricultural uses such as grazing and pasture may be included in the Extensive Agricultural land category.

Other Designations

University: [University and support community services.] Public university, including ancillary public uses, residential, and support commercial uses.

Open: Parks and other recreational areas, historic sites[.], and open shoreline areas.

Conservation Area: Forest and water reserves, natural and scientific preserves, [open,] **areas in active management for conservation purposes, areas to be kept in a largely natural state, with minimal facilities consistent with open space uses, such as picnic pavilions and comfort stations, and** lands within the State Land Use Conservation District.

[Commercial centers in urban areas]**The urban centers** include high, medium and low density designations [and in rural areas, includes medium and low density designations]. These centers and clusters provide physical, social, governmental and economic concentrations so that the total activities of the community can be more readily and easily conducted. In the County [of Hawaii], several of these centers have political and social antecedents, while others have been influenced by economic practices. Some of the County's possible future centers may result from the development of resort areas.

The future improvement and development objectives are directed toward making urban and rural centers more efficient, livable, and safe. Growth should be encouraged in terms of renewing older areas or [as extensions of existing ones.] **extending existing areas.** The creation of new urban and rural centers should be initiated only when it is in the public interest and [they] must be accompanied by commitments [by] **from** both government and the private sector for the [current] development of basic community and public facilities and services. **Infrastructure costs less when new residential areas are located near existing highways, water and sewer lines, and employment centers. Within the rapidly growing districts of South Kohala and North and South Kona, the Land Use Pattern Allocation Guide maps focus future urban development around Waimea and Waikoloa Village, Kawaihae, and between Keahole and Keauhou.**

The location of urban and rural uses should be evaluated from the standpoint of how each use services existing and future land uses of the surrounding area. The direction and form of growth in accord with future demand will be influenced by many factors.

The General Plan Land Use Pattern Allocation Guide Map shall also designate areas for urban expansion. **An area is designated as urban expansion when the specific settlement pattern and types of uses have yet to be determined.** [In addition, a "floating zone" concept may be effected for industrial and retreat resort uses.]

[The "floating zone" concept for industrial and retreat resort areas will enable their locating in areas so as to take advantage of new concepts and trends, economic influences, unique resources and other situations which may occur. Compliance and compatibility with other pertinent elements of the General Plan and with the objectives and standards of the industrial and retreat resort land use classifications shall be required].

The methodology used to develop the land use pattern reflects estimates of future population based on economic and employment evaluations, existing land uses and zoned areas, determination of community facility needs, and transportation demands for the entire island. The topography and other physical features of each area were also analyzed, and other factors, [particular] **particularly** economic, social, and physical characteristics, were noted.

The following table illustrates the Proposed Land Use Pattern Acreage Allocation by districts. The high, medium, and low density allocations are included within the residential and commercial allocations [in the table. The General Plan Land Use Pattern Acreage Allocation should be reviewed at ten-year intervals. This review should re-examine the elements of the General Plan, and as certain substantial changes or trends occur, new levels of community needs would be estimated and the land use pattern re-established].

[Proposed Land Use Pattern Acreage

Districts	Residential	Commercial	Industrial	Resort	Total Acreage
Puna	22,535	2,254	3,380	91	28,260
S. Hilo	24,045	2,405	6,259	293	33,002
N. Hilo	650	65	98	--	813
Hamakua	2,878	288	437	60	3,663
N. Kohala	2,951	295	661	120	4,027
S. Kohala	11,056	1,106	2,034	746	14,942
N. Kona	25,066	2,507	5,068	1,160	33,801
S. Kona	5,122	512	768	90	6,492
Ka'u	2,062	206	525	135	2,927
TOTAL	96,365	9,638	19,230	2,695	127,928]

**Land Use Pattern Allocation Guide (LUPAG) Map
Estimated Land Use Allocation Acreage**

<u>LUPAG Map Designations</u>	<u>Puna</u>	<u>South Hilo</u>	<u>North Hilo</u>	<u>Hamakua</u>	<u>North Kohala</u>	<u>South Kohala</u>	<u>North Kona</u>	<u>South Kona</u>	<u>Ka'u</u>	<u>Total</u>
<u>High Density Urban</u>	<u>0</u>	<u>847</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>458</u>	<u>0</u>	<u>0</u>	<u>1,305</u>
<u>Medium Density Urban</u>	<u>478</u>	<u>1,481</u>	<u>69</u>	<u>292</u>	<u>176</u>	<u>1,282</u>	<u>1,456</u>	<u>292</u>	<u>421</u>	<u>5,947</u>
<u>Low Density Urban</u>	<u>8,013</u>	<u>10,073</u>	<u>617</u>	<u>2,293</u>	<u>2,668</u>	<u>5,084</u>	<u>6,287</u>	<u>1,070</u>	<u>1,148</u>	<u>37,253</u>
<u>Industrial</u>	<u>669</u>	<u>4,264</u>	<u>29</u>	<u>132</u>	<u>51</u>	<u>1,869</u>	<u>3,889</u>	<u>0</u>	<u>74</u>	<u>10,977</u>
<u>Important Agricultural Land</u>	<u>49,770</u>	<u>37,237</u>	<u>21,632</u>	<u>78,023</u>	<u>41,314</u>	<u>51,500</u>	<u>26,703</u>	<u>32,804</u>	<u>47,300</u>	<u>386,283</u>
<u>Extensive Agricultural</u>	<u>88,573</u>	<u>26,078</u>	<u>31,755</u>	<u>82,924</u>	<u>21,885</u>	<u>71,299</u>	<u>105,074</u>	<u>66,368</u>	<u>167,426</u>	<u>661,382</u>
<u>Rural</u>	<u>29,251</u>	<u>2,542</u>	<u>71</u>	<u>0</u>	<u>102</u>	<u>1,908</u>	<u>1,001</u>	<u>31</u>	<u>13,090</u>	<u>47,996</u>
<u>Resort/Resort Node</u>	<u>0</u>	<u>84</u>	<u>0</u>	<u>0</u>	<u>47</u>	<u>3,212</u>	<u>2,289</u>	<u>15</u>	<u>29</u>	<u>5,676</u>
<u>Open Area</u>	<u>2,335</u>	<u>1,798</u>	<u>434</u>	<u>1,266</u>	<u>2,119</u>	<u>14,074</u>	<u>6,233</u>	<u>2,699</u>	<u>4,738</u>	<u>35,696</u>
<u>Conservation</u>	<u>137,210</u>	<u>167,779</u>	<u>119,710</u>	<u>235,212</u>	<u>11,217</u>	<u>13,957</u>	<u>199,585</u>	<u>43,395</u>	<u>426,956</u>	<u>1,355,021</u>
<u>Urban Expansion Area</u>	<u>3,844</u>	<u>122</u>	<u>62</u>	<u>0</u>	<u>258</u>	<u>12,264</u>	<u>11,995</u>	<u>0</u>	<u>597</u>	<u>29,142</u>
<u>University Use</u>	<u>0</u>	<u>664</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>461</u>	<u>0</u>	<u>0</u>	<u>1,125</u>

Planning Department Estimates – GIS Data

The following is a list of urban and rural centers, industrial areas and resort areas of the County by district.

District	Urban and Rural Center	Industrial Areas	Resort Areas
Puna	Keaau Pahoa [Kalapana] [Kapoho] Kurtistown Mt. View <u>Hawaiian Paradise Park</u> <u>Orchidland Estates</u> Volcano	Keaau <u>Keaau-Gateway Center (I-C)</u> [Kapoho] Pahoa Panaewa <u>Hawaiian Paradise Park (I-C)</u>	[Papai (Intermediate)]
S. Hilo	[City of] Hilo Papaikou Pepeekeo- <u>Kulaimano</u> Honomu	[City of] Hilo <u>Hilo Iron Works (I-C)</u> <u>Waiakea Houselots (I-C)</u> Papaikou Pepeekeo	Waiakea Peninsula-Reeds Bay (Intermediate) Keaukaha (Minor) <u>Wainaku (Minor)</u>
N. Hilo	Laupahoehoe-Papaaloa [Ninole] Ookala	Laupahoehoe-Papaaloa Ookala	
Hamakua	Honokaa Paauiilo	Haina Honokaa Paauiilo	[Hamakua-Kohala Mountain Forest Reserve (Retreat) Kalopa (Retreat)]
N. Kohala	Hawi Halaula Kapaaui Kahua (<u>Kohala Ranch</u>) <u>Niulii</u>	Halaula Hawi	Mahukona (Minor) [Kohala Mountains (Retreat)]
S. Kohala	Kawaihae Puako [Mauka] Lalamilo Waikoloa <u>Village</u> Waimea [Kawaihae Harbor]	Kawaihae Waikoloa <u>Village</u> Waimea <u>Waikoloa Mauka</u>	Anaehoomalu (Major) [Kawaihae] <u>Kaunaoa Bay-Hapuna Bay</u> (Major) [Puako] <u>Pauoa Bay-Honokaope Bay</u> (Major)
N. Kona	<u>Keahole to Kailua</u> Kailua-Keauhou [Keahole-O'oma] [Kealakehe] [Holualoa-Along Kuakini Highway] Holualoa Mauka [Keopu] <u>Kainaliu-Honalo</u>	Kailua <u>Kona Industrial Subdivision and adjacent area (I-C)</u> <u>Honokohau (I-C)</u> Kainaliu-Honalo [Ke-ahole] <u>Keahole</u> Kaloko	Kailua (Major) Keauhou-Kahaluu (Major) [Kealakehe (Intermediate) Kohanaiki (Intermediate) Kukio (Intermediate) O'oma (Intermediate) Honokohau (Minor) Kaupulehu (Intermediate)] <u>Kaupulehu-Kukio (Major)</u>
S. Kona	Captain Cook Kealakekua	Kealakekua-Captain Cook	[Honaunau-Kei (Intermediate)] <u>Keekee-Kalukalu (Retreat)</u>
Ka'u	Naalehu Pahala Waiohinu <u>Ocean View</u>	Honuapo Naalehu Pahala <u>Ocean View</u>	Ninole-Punaluu [(Intermediate)] <u>(Minor)</u> [Volcano (Retreat)]

Note: I-C refers to Industrial-Commercial

[Zoning Guide Map

In the implementation of the General Plan land use pattern concerning the allocation of acreage for zoning, the Planning Department shall prepare zoning guide maps which delineate specific uses in conformance to the designated uses in the land use pattern. Taking into consideration all elements of the General Plan, the zoning guide maps shall also indicate alternative or appropriate sites. At a minimum every five years, these zoning guide maps shall be reviewed by the Planning Commission and adopted by Council resolution. During the preparation period of the zoning guide maps, zoning changes may be granted, as long as they conform to the General Plan.

Land Zoning Bank

In conjunction with the development of the Zone Guide Map, a Land Zoning Bank will also be developed. Of the estimated total acreage for the County, an appropriate proportion will be allocated throughout the districts in a "district bank" and the remainder will be retained in a County zone bank. The district bank totals will be further allocated to the urban and rural centers, industrial and resort areas. The allocations serve as a guide and shall not be construed to be the absolute desired acreage allowed. Acreage allocation may be shifted within a district from one area to another if the needs increase or accelerate within the initial allocation period. Similarly, land use may be reallocated within a district without any change in the total allocated acreage for a given land use if no appreciable development or change is evidenced or indicated within the initial allocation period.

In the event that the allocated acreage is absorbed within the districts, additional allocation may be made from the County "Land Zoning Bank."

The following table illustrates the Proposed Zoning Acreage Allocation for all districts and may be used during the preparation period of the zone guide map and land zoning bank. The allocated residential areas are to include those areas set aside within the resort complexes.

Zone of Mix

The concept of "zone of mix" shall be incorporated in the Zoning Code for the purpose of achieving a housing mix as well as to permit the more efficient development of residential lands which have topographic and/or drainage problems. Although the zone of mix allows a mixture of housing types within an area, the density shall not exceed that which is designated for the area. In an area which allows a zone of mix, a certain percentage of the density will be allocated for multiple residential and the remainder will be single-family residential units.

Proposed Zoning Acreage Allocation (In Acres)¹

	Residential	Commercial	Industrial	Resort
County Allocation	38,546	3,855	7,691	1,558
Land Zoning Bank	(9,636)	(964)	(1,924)	(201)
Puna	9,014	901	1,352	55
South Hilo	9,618	...962	2,504	195
North Hilo	261	26	39	--
Hamakua	1,152	115	174	6
North Kohala	1,181	118	264	12
South Kohala	4,422	442	814	439
North Kona	10,027	100	2,027	733
South Kona	2,050	205	307	54
Ka'u	930	93	210	64

¹Net acres]

Zone of Mix

The concept of "zone of mix" shall be incorporated in the Zoning Code for the purpose of achieving a housing mix as well as to permit the more efficient development of residential lands that have topographic and/or drainage problems. Although the zone of mix allows a mixture of housing types within an area, the density shall not exceed that which is designated for the area. In an area that allows a zone of mix, a certain percentage of the density will be allocated for multiple residential and the remainder will be single-family residential units.

The clustering of housing in the zone of mix concept may be a means of minimizing grading, preserving the natural appearance of topography, and making optimum use of the terrain for residential structures and recreational and open spaces.

Mixed Use Zones

The **revision to the** Zoning Code, **completed in 1996,** [shall be re-evaluated to incorporate] **incorporated** the concept of mixed use zones to allow compatible commercial uses to mix with light industrial uses, and [to allow] the mixing of residential and commercial uses. Mixed use light industrial and commercial zones may include, but are not limited to, wholesale, retail, office uses and personal and business services. Mixed use zones are appropriate in areas of economic transition, such as light industrial areas [which] **that** are in demand as sites for commercial uses, and older residential areas [which are] needed as sites for more intensive development.

[Important Agricultural Lands

Includes Intensive, Extensive or Orchard lands which (a) possess certain physical properties or setting capable of producing sustained high agricultural yields when treated and managed according to modern farming methods and technology; (b) contribute to the County's economic base and produce commodities for export and for local consumption; and (c) are not characterized by the above categories but are considered and designated by public policy as important agricultural lands because of some unique quality, setting or use. Important agricultural lands exclude lands which fall into the categories described, but have been designated by County policy or plans to be of greater benefit to the general public in some current or potential non-agricultural use.]

Through the careful analysis and examination of past and present situations, the following goals, policies, and standards are set forth to physically plan the lands in the County in the best interest of the island's residents.

GOALS

- Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.
- Protect and encourage the intensive **and extensive** utilization of the County's important agricultural lands.
- Protect and preserve forest, water, natural and scientific reserves and open areas.

POLICIES

- Zone urban- [and rural-] types of uses in areas with ease of access to community services and employment centers and with adequate public utilities and facilities.
- Promote and encourage the rehabilitation and use of urban [and rural] areas [which] **that** are serviced by basic community facilities and utilities.
- Allocate appropriate requested zoning in accordance with the existing or projected needs of neighborhood, community, region and County.
- [• Maintain the "land zoning bank" from which land use zoning may be allocated to specified urban and rural centers and districts.]
- Conduct a review and re-evaluation of the real property tax structure to assure compatibility with land use goals and policies.
- Incorporate innovations such as the "zone of mix" and "mixed use zones" into the Zoning Code.

- [• Incorporate the concept of a "floating zone" for future industrial and retreat resort areas, to allow flexibility in locating future needed developments which cannot be pinpointed at this time, especially in the more rural and/or remote areas.]
- [The County shall encourage] **Encourage** the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.
- [Conduct a review and re-evaluation] **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.
- [The County shall develop, in cooperation with community residents] **Develop** community development or regional plans for all of the districts or combinations of districts **in cooperation with community residents** and periodically review and amend these documents as necessary or as mandated.
- **Ensure that condominium property regimes (CPR) comply with the requirements of the Zoning Code, Subdivision Control Code and other applicable rules and regulations.**
- **Encourage urban development within existing zoned areas already served by basic infrastructure, or close to such areas, instead of scattered development.**

STANDARDS

- The designated land uses will be delineated on the General Plan Land Use Pattern Allocation Guide Map. The broad-brush boundaries indicated are graphic expressions of the General Plan policies, particularly those relating to land uses. They are long-range guides to general location and will be subject to: a) existing zoning; **and** b) State Land Use District [; and c) zone guide map and interpretation]. Similarly, the acreages allocated represent alternatives for the various levels of economic activity and supporting functions, such as resort, residential, commercial and industrial activities. Land required for community and governmental services and programs as well as new towns and resort centers may be accommodated within the allocated acreages.
- 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.
- Zoning may be recommended on an incremental basis depending upon construction schedule, development of supporting services and facilities, and other pertinent factors bearing upon the performance of the petitioner.

- [• Zoning may be reallocated as to location within districts according to need with or without change in total zoned acreage.
- Zoning of areas for industrial and retreat resort uses under the “floating zone” concept shall be required to meet all pertinent elements of the General Plan.]
- **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.**