

HAWAI‘I COUNTY GENERAL PLAN REVISIONS

BILL NO. 163, DRAFT 2

**LIST OF LUPAG & FACILITIES MAPS REVISIONS
MODIFICATIONS & INITIATIONS (ADDITIONS)**

OVERALL AMENDMENTS

1. **Modify: Retain Intensive & Extensive Agriculture.** *(Delete Important Agricultural Land Designation.)*
2. **Modify: Rural Designation to Rural-Agriculture Designation.** *Rural-Agriculture would be in designated areas recommended by the Planning Director or as otherwise specified below.*
3. **Modify/Initiate: Orchards to Extensive Agriculture, except in those areas generally above the 1000-foot elevation of the Kona Coffee belt, which designation would be Intensive Agriculture.**

PUNA DISTRICT

Puna 1 Map (A-2 to A-5)

A-1 Resort to Urban Expansion Area

Location: Papai/Kings Landing Area

Rationale: While a portion of the Papai area has been identified for Resort use for the past 30 years, plans for resort development have not materialized during that period. The proposed change to an Urban Expansion Area would be more appropriate for the area.

Modification: Retain Resort.

A-2 Urban Expansion Area to Industrial

Location: Adjacent to and west of Shipman Industrial Park

Rationale: This area situated adjacent to the existing Shipman Industrial Park is already zoned for industrial uses. This change is to recognize the industrial zoning.

A-3 Orchards to Rural

Location: Keaau Agricultural Lots

Rationale: With the introduction of a new Rural land use designation, subdivisions such as the Keaau Agricultural Subdivision are being placed in the Rural category. Many of these types of subdivisions are used for residential-agricultural purposes and/or are non-conforming subdivisions situated within the current State Land Use Agricultural District.

Modification: Orchards to Rural-Agriculture

A-4 Urban Expansion Area to Important Agricultural Land

Location: Area to the west of Keaau Village and extending beyond Kurtistown

Rationale: The Urban Expansion Area is reduced since there are ample lands in the Keaau and Kurtistown areas for urban uses.

Modification: Retain Urban Expansion Area

A-5 Urban Expansion Area to Rural

Location: Happy Homes Subdivision

Rationale: The Happy Homes Subdivision is within the State Land Use Rural district. The majority of the lands within the State Land Use Rural district are placed in the new Rural land use category.

Modification: Rural-Agriculture

Puna 2 Map (A-6 to A-12)

A-6 Orchards to Rural

Location: Hawaiian Paradise Park, Orchidland Estates, and Ainaloa Subdivisions

Rationale: The Hawaiian Paradise Park, Orchidland Estates, and Ainaloa subdivisions fit into the new Rural category.

Modification: Orchards to Rural-Agriculture

A-7 Orchards to Medium Density Urban

Location: Hawaiian Paradise Park Subdivision

Rationale: The commercial areas proposed within the Hawaiian Paradise Park Master Plan (adopted by County Council Resolution) are designated as Medium Density Urban. The Medium Density Urban area within the Orchidland Estates Subdivision is where the existing Wiki Wiki Mart is located.

A-7a Initiate: Orchards to Medium Density Urban

Location: In the vicinity of Ainaloa Drive & Makuu Drive

A-8 Orchards to Industrial

Location: Hawaiian Paradise Park Subdivision

Rationale: The Planning Department supports the proposals within the Hawaiian Paradise Park Master Plan adopted by Resolution by the County Council. This area is designated for industrial-commercial uses.

A-9 Orchards to Extensive Agricultural Land

Location: Tiki Gardens Subdivision

Rationale: These lots are larger in size and would be more appropriate as Extensive Agricultural lands.

A-10 Orchards to Low Density Urban

Location: Nanawale Estates Subdivision

Rationale: The front portion of the Nanawale Estates Subdivision is designated as Low Density Urban. It is appropriate to place all of the lots within this subdivision into the LDU category.

A-11 Orchards to Rural

Location: Tangerine Acres Subdivision

Rationale: The Tangerine Acres Subdivision is situated within the State Land Use Rural District. Majority of the lands within the State Land Use Rural District is included in the Rural category.

Modification: Orchards to Rural-Agriculture

A-12 Orchards to Conservation

Location: Green Lake Area-Kapoho (SLU Conservation)

Rationale: Consistent with State Land Use Conservation District.

Puna 3 Map (A-13 to A-14)

A-13 Orchards to Rural

Location: Leilani Estates Subdivision

Rationale: The Leilani Estates Subdivision is a residential-agricultural subdivision that falls under the Rural category.

Modification: Orchards to Rural-Agriculture

A-14 Orchards to Rural

Location: Kalapana Sea View Estates, Puna Beach Palisades, Kehena Beach Estates, Kekala-Keokea, and Black Sand Beach subdivisions

Rationale: These are non-conforming subdivisions within the State Land Use Agricultural District that would be more appropriately placed in the Rural category.

Modification: Orchards to Rural-Agriculture

Puna 4 Map (A-15 to A-17)

A-15 Orchards and Intensive Agriculture to Rural

Location: Hawaiian Fern Acres, Eden Roc; Ruddy Tong; and Royal Hawaiian Estates subdivisions

Rationale: These are non-conforming subdivisions within the State Land Use Agricultural District that would be more appropriately placed in the Rural category.

Modification: Orchards to Rural-Agriculture

A-16 Intensive Agriculture to Rural

Location: Portion of Volcano Cymbidium Acres, Orchid Isle Estates, and Aloha Estates subdivisions

Rationale: These subdivisions are residential-agricultural in character and would be more appropriate within the Rural land use category.

Modification: Intensive Agriculture to Rural-Agriculture

A-17 Orchards and Intensive Agriculture to Rural

Location: Pacific Paradise Mt. View Manor, Glenwood, Pacific Paradise Development, Hawaii Island Paradise Acres, Throm's, Olaa Scenic Lands, Kukui Heights Lots, Hilo Acres, and Malulani Tract subdivisions

Rationale: These subdivisions are residential-agricultural in character and would be more appropriate within the Rural category.

Modification: Orchards and Intensive Agriculture to Rural-Agriculture

SOUTH HILO DISTRICT

South Hilo 1 Map (B-1 to B-4)

B-1 Low Density Urban to Medium Density Urban

Location: Kulaimano

Rationale: Additional land area is set aside for future expansion of the Kulaimano commercial core.

B-2 Intensive and Extensive Agriculture to Industrial

Location: Former Pepeekeo Mill Site

Rationale: Additional industrial lands at the former Pepeekeo Mill are set aside for future need.

Initiation: Intensive and Extensive Agriculture to Urban Expansion Area

B-3 Urban Expansion Area to Low Density Urban

Location: Pepeekeo

Rationale: The area is currently in single family residential use, therefore, the Low Density Urban designation is appropriate.

B-4 Low Density Urban to Medium Density Urban

Location: Honomu Village

Rationale: The area could be developed as a possible retirement community and related commercial activities.

South Hilo 2 Map (B-5 to B-13)

B-5 Industrial to Resort

Location: C. Brewer Office Building at Wainaku

Rationale: The area is ideal for the establishment of a small minor resort complex.

B-6 Medium Density Urban to High Density Urban

Location: Along the west side of Kinoole Street from St. Joseph School and extension to Kawili Street. The area between Lanikaula Street & Kawili Street & east of Kinoole Street is also included.

Rationale: The purpose of this change is to implement the County Council's Resolution No, 286-96 of providing additional commercial lands in the vicinity of the University of Hawai'i at Hilo.

B-7 Open to Industrial

Location: Hilo Iron Works property

Rationale: The change is consistent with the existing industrial-commercial uses of the old Hilo Iron Works property.

B-8 Open to Industrial

Location: Adjacent to and southwest of Hilo Harbor along Ocean View Drive

Rationale: The area is proposed as Industrial to accommodate the State Department of Transportation's plans to utilize the area for its Hilo Harbor expansion.

B-9 Low Density Urban to Urban Expansion Area

Location: Mauka of the old Wainaku Mill (Brewer Office Building) and the Hawaii Belt Road

Rationale: Provide additional land mauka of the highway for possible resort related uses, such as a parking area.

B-10 Medium Density Urban to Industrial

Location: Waiakea Houselots (Hualani-Laukapu-Piilani)

Rationale: The area is becoming industrial-commercial in character. The Industrial designation would be appropriate for the area.

B-11 Low Density Urban to Industrial

Location: Waiakea Houselots

Rationale: The Waiakea Houselots area bordered by Kalanikoa Street Lanikaula Street, Laukapu Street, and Hualani Street, is an excellent area to provide industrial-commercial uses. A layer of lots along the north side of Lanikaula Street until Manono Street is also proposed for Industrial. Several of the lots within the area, particularly along Kalanikoa Street and Lanikaula Street, are already in industrial-commercial uses.

B-12 Low Density Urban to Medium Density Urban

Location: Waiakea Houselots

Rationale: The Waiakea Houselots area bordered by Laukapu, Mililani, Lanikaula, and Hualani Streets is well-suited for higher density residential uses and certain types of commercial activities.

B-13 Low Density Urban to Important Agricultural Land

Location: Puueo mauka area

Rationale: The lands in the area are considered to be Important Agricultural Land. Furthermore, there are ample lands in the immediate vicinity for future residential uses.

Modification: Retain Low Density Urban

South Hilo 3 Map (B-14 to B-23)

B-14 Low and Medium Density Urban to High Density Urban

Location: Kanoelehua Avenue-Puainako Street intersection

Rationale: The intersection of Kanoelehua Avenue and Puainako Street has developed into a high density commercial core. The area includes the KTA and Puainako Town Centers, Ginger Patch commercial development, and the Matsuno property. The area proposed for High Density Urban is also adjacent to the Price Kuhio Plaza.

B-15 Urban Expansion Area to Rural

Location: Hilo Heights and Akolea Plantation subdivisions

Rationale: These subdivisions are residential-agricultural in character.

Initiation: Urban Expansion Area to Low Density Urban

B-16 Orchards to Rural

Location: Kaumana City

Rationale: This is a non-conforming subdivision with the Agricultural category that would be more appropriate in the Rural category.

Modification: Orchards to Rural-Agriculture

B-17 Urban Expansion Area to Low Density Urban

Location: Along both sides of Kaumana Drive and includes the Kaumana Estates Subdivision

Rationale: Along both sides of Kaumana Drive and includes the Kaumana Estates Subdivision

B-18 Urban Expansion Area to Rural

Location: Sunrise Estates and Pacific Plantation subdivisions

Rationale: The lots within the subdivision are one-acre in size and are more appropriate in the Rural designation.

Initiation: Urban Expansion Area to Low Density Urban

B-19 Conservation to Extensive Agricultural Land

Location: Newton Family property off the south side of Kaumana Drive

Rationale: The reclassification of the area to Extensive Agriculture is appropriate. The State Land Use Commission recently reclassified the area to the Agricultural District.

B-20 Intensive Agriculture to Low Density Urban

Location: Kupulau Meadows Subdivision off Kupulau Street

Rationale: Area is already zoned and used for single family residential purposes.

B-21 Urban Expansion Area to Low Density Urban and Extensive Agriculture Land

Location: South of the residential subdivisions off Haihai Street

Rationale: The portion proposed for Low Density Urban would complement the abutting single family residential subdivisions, while the State-owned lands located further south would be more appropriately placed in the Extensive Agricultural Land category.

B-22 Industrial to Urban Expansion Area

Location: East side of Prince Kuhio Plaza and Railroad Avenue

Rationale: Rather than be limited to Industrial uses, the change to Urban Expansion Area will allow for a variety of urban-type uses.

B-23 Orchards to Low Density Urban

Location: Panaewa and north of the South Hilo-Puna District boundary

Rationale: The proposal will allow for low density residential uses.

South Hilo 4 Map (B-24)

B-24 Extensive Agriculture to Conservation

Location: Mauka of the South Hilo Forest Reserve area (SLU Conservation)

Rationale: Consistent with State Land Use Conservation District

NORTH HILO DISTRICT

North Hilo 1 Map (C-1 to C-3)

C-1 Low Density Urban and Intensive and Extensive Agriculture to Rural

Location: Ninole

Rationale: The change is to recognize the current State Land Use Rural designation of the Ninole area.

Modification: Low Density Urban and Intensive and Extensive Agriculture to Rural-Agriculture

C-2 Urban Expansion Area to Important Agricultural Land

Location: Laupahoehoe

Rationale: There are ample lands in Laupahoehoe to accommodate urban-type uses.

Modification: Urban Expansion Area to Intensive Agriculture

C-3 Intensive and Extensive Agriculture to Low Density Urban

Location: Laupahoehoe

Rationale: The area is in single family residential use, and therefore, the Low Density Urban designation is appropriate.

HAMAKUA DISTRICT

Hamakua 1 Map (D-1 to D-2)

D-1 Urban Expansion to Low Density Urban

Location: Along the east side of Nienie Gulch in Honokaa

Rationale: The lands east of Nienie Gulch are designated for either Low or Medium Density Urban uses.

D-2 Urban Expansion Area to Important Agricultural Land

Location: West of Nienie Gulch and mauka of Honokaa Town

Rationale: There are ample vacant lands in the Honokaa area to accommodate future urban-types uses.

Modification: Urban Expansion Area to Intensive Agriculture

NORTH KOHALA DISTRICT

North Kohala 1 Map (E-1 to E-3)

E-1 Intensive and Extensive Agriculture to Rural

Location: Halawa

Rationale: To recognize the current State Land Use Rural District as Halawa.

Modification: Intensive and Extensive Agriculture to Rural-Agriculture

E-2 Urban Expansion Area to Low Density Urban

Location: North side of Hawi

Rationale: The lands between Hawi and the Kohala High and Elementary School are more suited for Low Density Urban uses.

E-3 Intensive Agriculture to Low Density Urban

Location: West of Kahei Houselots in Hawi

Rationale: The area is used for single family residential uses, therefore, the Low Density Urban designation is more appropriate for the area.

E-3a Initiation: Intensive Agriculture to Rural-Agriculture

Location: Maliu Ridge

Rationale: Subdivision has one-acre lots similar to RA Designation

North Kohala 2 Map (E-4 to E-7)

E-4 Extensive Agriculture to Rural

Location: Portion of the Kohala Estates Subdivision

Rationale: This portion of the Kohala Estates Subdivision is residential-agricultural in character and will therefore fit the description of Rural.

Modification: Extensive Agriculture to Rural-Agriculture

E-5 Medium Density Urban to Low Density Urban

Location: Kohala Makai Area situated northwest of the North and South Kohala district boundary

Rationale: The area was subdivided into single family residential sized lots.

E-6 Extensive Agriculture to Conservation

Location: Along the makai side of Akoni Pule Highway in the vicinity of the Kohala Ranch entrance

Rationale: The area is currently within the State Land Use Conservation District.

E-7 Extensive Agriculture and Urban Expansion to Conservation

Location: South of Mahukona, the majority being makai of Akoni Pule Highway

Rationale: The area is currently within the State Land Use Conservation District

SOUTH KOHALA DISTRICT

South Kohala 1 Map (F-1 to F-6)

F-1 Intensive Agriculture to Rural

Location: Puukapu area in Waimea (Lakeland Subdivision, Puukapu Acres, Wailani Ranchos, Waimea Vacationlands, Kamuela Meadows, Pleasant Acres, Nani Waimea, Kamuela Havens, Hoonani Subdivision

Rationale: The following non-conforming subdivisions within the Puukapu area would be more appropriately designated Rural: Lakeland, Puukapu Acres, Wailani Ranchos, Waimea Vacationlands, Kamuela Meadows, Pleasant Acres, Nani Waimea, Kamuela Havens, and Hoonani subdivisions.

Modification: Intensive Agriculture to Rural-Agriculture

F-2 Low Density Urban to Extensive Agricultural Land

Location: Along both sides of the Kohala Mountain Road

Rationale: The area would be more suitable for agricultural uses.

F-3 Intensive Agriculture to Urban Expansion Area

Location: West side of Waimea town and the Lalamilo Farm Lots

Rationale: Since the Parker Ranch Museum area is already in urban use, the Urban Expansion Area designation would be appropriate.

F-4 Extensive Agriculture to Rural

Location: Anekona Estates, Kanehoa, Waimea Landmark, and Hale Wailani subdivisions

Rationale: These subdivisions are currently residential-agricultural in character. Some of the lots within these subdivisions were recently reclassified into the State Land Use Rural district.

Modification: Extensive Agriculture to Rural-Agriculture

F-5 Urban Expansion Area to Low Density Urban

Location: Along the south side of Kawaihae Road and in the vicinity of the Kawaihae Road-Kohala Mt. Road intersection

Rationale: The area is in single family residential use.

F-6 Urban Expansion Area to Important Agricultural Land

Location: Off the south side of Kawaihae Road

Rationale: The Important Agricultural Lands designation for these State-owned lands would be more appropriate.

Modification: Urban Expansion Area to Intensive Agriculture

South Kohala 2 Map (F-7 to F-11)

F-7 Urban Expansion Area to Low Density Urban

Location: Makai of the Akoni Pule Highway at the south side of the North-South Kohala boundary

Rationale: The area is already subdivided into single family residential lots.

F-8 Resort and Medium Density Urban to Open

Location: Lands between Spencer Beach Park/PuuKohola Heiau National Historic Park and Mauna Kea Resort

Rationale: These lands are adjacent to the PuuKohola Heiau National Historic Site and Spencer Beach Park and should therefore be designated Open to provide additional open space buffers.

F-9 Resort, Medium and Low Density Urban, and Open to Resort Node and Open

Location: Mauna Kea Resort properties

Rationale: The Mauna Kea Major Resort Area would be consistent with the concept of establishing Resort Nodes. Pockets of urban lands are designated Open.

F-10 Urban Expansion Area to Medium Density Urban

Location: Mauka of Queen Kaahumanu Highway and the Mauna Kea Resort

Rationale: These lands are developed for residential uses and part of the Hapuna Golf Course.

F-11 Urban Expansion Area to Industrial

Location: Mauka of Queen Kaahumanu Highway and the Mauna Kea Resort

Rationale: The area is currently zoned for industrial uses.

South Kohala 3 Map (F-12 to F-20)

F-12 Medium Density Urban to Open

Location: Wailea Bay and part of the Hapuna Beach Park expansion

Rationale: The area is part of the Hapuna Beach Park expansion and would be more appropriate in the Open designation.

F-13 Resort to Low Density Urban

Location: Puako Beach Lots area

Rationale: The area is developed into single family residential lots.

F-14 Resort to Medium Density Urban

Location: Puako Beach Apartments and Puako General Store area

Rationale: The change to the Puako Beach Apartments and Puako General Store properties would be consistent with the uses allowed within the Medium Density Urban category.

Modification: Retain Resort

F-15 Resort to Low Density Urban

Location: At the southwestern end of Puako Beach Road

Rationale: The property at the end of Puako Beach Road is already developed for single family residential purposes.

F-16 Urban Expansion Area to Open

Location: Between Puako and Queen Kaahumanu Highway and northeast of Mauna Lani Resort (proposed White Sands Golf Course)

Rationale: The area is proposed for the development of a golf course; thus, the Open designation would be appropriate.

F-17 Urban Expansion Area to Conservation

Location: Off the mauka side of Queen Kaahumanu Highway at the proposed Bridge Aina Lea development

Rationale: The area is placed into Conservation to comply with the State Land Use Commission's condition of retaining a Conservation Easement at that location.

F-18 Resort, Low and Medium Density Urban, Urban Expansion Area, and Open to Resort Node

Location: Mauna Lani Resort

Rationale: The new Resort Node category is used to designate the Mauna Lani Major Resort Area.

F-19 Resort, Medium Density Urban, Urban Expansion Area and Open to Resort Node

Location: Waikoloa Beach Resort

Rationale: The new Resort Node Category issued to designate the Waikoloa Beach Major Resort Area

F-20 Urban Expansion Area to Open

Location: Along the lower portion of Waikoloa Road

Rationale: To provide a greenbelt along the road.

South Kohala 4 Map (F-21 to F-24)

F-21a Initiate: Low Density Urban to Medium Density Urban

Location: Area north of County land in Waikoloa Village

F-21 Low Density Urban to Medium Density Urban

Location: Area north of the Waikoloa Village owned by the County

Rationale: An area is set aside for limited commercial and higher density residential uses within the County's property.

F-22 Medium Density Urban and Open to Industrial

Location: Waikoloa Village

Rationale: Additional industrial lands are proposed at Waikoloa Village for future industrial uses.

F-23 Extensive Agriculture to Rural and Open

Location: Proposed Waikoloa Highlands Estates Subdivision and golf course located mauka of Waikoloa Village

Rationale: The proposed Waikoloa Highlands Estate Subdivision area is designated for residential-agricultural and open uses. The residential-agricultural uses will be consistent with the proposed Rural designation while the proposed golf course would be more appropriately designated Open.

F-24 Intensive and Extensive Agriculture to Industrial

Location: West Hawaii Concrete and surrounding area located mauka of the Mamalahoa Highway and in the land division of Waikoloa (Upper)

Rationale: The West Hawai'i Concrete Quarry and Processing Plant and other related quarry operations are consistent with the Industrial category. Some of these uses were established through the Special Permit process several decades ago.

NORTH KONA DISTRICT

North Kona 1 Map (G-1 to G-4)

G-1 Extensive Agriculture to Rural

Location: Puu Lani Ranch and Big Island Country Club area at Puuanahulu

Rationale: The Puu Lani Ranch and Big Island Country Club area are residential-agricultural in character and would fit the description of Rural.

Modification: Extensive Agriculture to Rural-Agriculture

G-2 Urban Expansion Area to Conservation

Location: Kaupulehu and Kona Village areas

Rationale: These lands are currently within the State Land Use Conservation District.

G-3 Orchards and Intensive Agriculture to Extensive Agriculture Land

Location: Along both sides of the mauka Hawaii Belt Road from Puuanahulu to the Kukio mauka area

Rationale: These lands are not within the Important Agricultural Lands category and therefore would be more suited in the Extensive Agricultural category.

G-4 Urban Expansion Area, Resort, Medium Density Urban, Open to Resort Node

Location: Kaupulehu, Kona Village, Kukio Area

Rationale: The new Resort Node category is used to designate this major resort designation area.

North Kona 2 Map (G-5 to G-13)

G-5 Urban Expansion Area to University Use

Location: Mauka of the Keahole Agricultural Park and north of Kaiminani Drive

Rationale: This change in designation is to recognize the approximate 500 acres set aside for the University of Hawai'i Center at West Hawai'i campus located north of Kaiminani Drive below the Kona Palisades Subdivision

G-6 Extensive Agriculture to Urban Expansion Area

Location: HELCO generation power plant site in Keahole

Rationale: The existing Urban Expansion Area is extended to include the HELCO site. A previous interpretation was made that the site was within the Urban Expansion Area.

G-7 Urban Expansion Area to Open

Location: Ooma situated south of the airport

Rationale: The Open area will provide protection for a complex of anachialine ponds and historic sites and burials that lie within a coastal band. IT will also buffer the public use of the shore from incompatible development.

G-8 Resort to Open

Location: Ooma situated south of the airport

Rationale: Same reasons as G-7 above.

G-9 Resort and Medium Density Urban to Open

Location: Kohanaiki

Rationale: Portion of the Kohanaiki property is designated Open for the same reasons as noted in G-7 above.

Modification: Open area as negotiated.

G-10 Low and Medium Density Urban, and Open to Urban Expansion Area

Location: Kohanaiki

Rationale: Allow a flexibility of urban-type uses.

G-10a Initiation: Low and Medium Density Urban, and Open to Low Density

G-10b Initiation: Low and Medium Density Urban, and Open to Urban Expansion

G-11 Orchards to Conservation

Location: Kalaoa mauka area

Rationale: Consistent with the State Land Use Conservation District.

G-12 Urban Expansion Area to Low Density Urban

Location: Kona Palisades and other single family residential subdivisions in the Kalaoa to Hina Lani Street area

Rationale: These lands are in single family residential use and therefore, can be identified as Low Density Urban

G-13 Urban Expansion Area to Medium Density Urban

Location: Upper Hina Lani Street area (Former Y-O Partnership property)

Rationale: The area is zoned for higher density residential use, and therefore, the Medium Density Urban designation would be appropriate.

G-13a Initiation: Extensive Agriculture to Rural-Agriculture

Location: Makalei Estates and Country Club

North Kona 3 Map (G-14 to G-27)

G-14 Urban Expansion Area to Industrial

Location: West Hawaii Concrete and the area south of the Kaloko Industrial Subdivision

Rationale: West Hawai'i Concrete has for many years utilized the area south of the Kaloko Industrial Subdivision for quarry and related activities. The change to Industrial would recognize the existing industrial use of the area. The area south of the Kaloko Industrial Subdivision along the mauka side of Queen Kaahumanu Highway is being developed for a mix of industrial and commercial uses. The Industrial designation would allow for further expansion of these types of mixed industrial-commercial uses.

G-15 Resort and Urban Expansion Area to Open

Location: Kaloko-Honokohau National Historic Park and surrounding area

Rationale: The Federal and State governments now own these lands. The Federal lands are part of the Kaloko-Honokohau National Historic Park.

G-16 Resort to Urban Expansion Area

Location: Hawaiian Home Lands situated south of Honokohau Harbor

Rationale: The resort designation is no longer appropriate at this location. The Urban Expansion Area designation would mesh in with the surrounding UEA designated lands.

- G-16a Initiation: Open to Resort**
Location: South of Honokohau Harbor (6/16/03 DLNR letter)
- G-17 Resort to Open**
Location: South of Honokohau Small Boat Harbor
Rationale: This State land that is part of the Honokohau Small Board Harbor is situated makai of the Kealakehe Wastewater Treatment Plant. A resort development would not be appropriate at this location. The Open designation would be consistent with the surroundings lands.
- Modification: Combine Resort area with G-16a Resort area (6/16/03 DLNR letter)*
- G-17a Initiation: Open to Urban Expansion Area (6/16/03 DLNR letter)**
Location: South of Honokohau Small Boat Harbor
- G-18 Urban Expansion Area to Open**
Location: Between Queen Kaahumanu Highway and Kealakehe High School
Rationale: The area makai of the Kealakehe High School is proposed as a municipal golf course site and the Open designation will reflect this open recreational type use.
- G-19 Industrial to Urban Expansion Area and Open**
Location: Former Kona landfill site and the Kealakehe Police Station
Rationale: Similar to G-18 above, portion of this area is also part of the proposed municipal golf course that will be placed in the Open category. The remaining area is designated Urban Expansion Area. The old landfill site is no longer in operation.
- G-20 Resort, Open, and Urban Expansion Area to Resort Node**
Location: Kailua Village
Rationale: The new Resort Node applies to the Kailua-Kona Major Resort Destination Area.
- G-21 Urban Expansion Area and Resort to Medium Density Urban**
Location: Along both sides of Alii Drive between Kahului Bay and the Holualoa Bay area
Rationale: The lands in this area are basically in higher density residential uses and some limited commercial uses. These uses would be consistent with the Medium Density Urban designation.
- G-22 Urban Expansion Area to Low Density Urban**
Location: Kona Chocho Subdivision along the west side of Palani Road and mauka of Kealakehe
Rationale: Lots in this subdivision are basically identified as low density residential in character.
- G-23 Urban Expansion Area to High Density Urban**
Location: Makalapua Center area and extending south of Palani Drive
Rationale: This area includes part of the Makalapua Center and the Crossroads commercial developments that are zoned for General Commercial uses. The High Density Urban category is a more appropriate designation for the area.
- G-24 Urban Expansion Area to Low Density Urban**
Location: Makai of Kuakini Highway and north of Alii Kai Subdivision
Rationale: The lands in the area are conducive for single family residential uses; thus, the Low Density Urban designation would be more appropriate for the area.

G-25 Urban Expansion Area, Low Density Urban, and Orchards to Rural
Location: Area between mauka Holualoa Village and Kuakini Highway
Rationale: These lands are currently within the State Land Use Rural District.

Modification: Urban Expansion Area, Low Density Urban, and Orchards to Rural-Agriculture

G-26 Orchards and Extensive Agriculture to Conservation
Location: Honuaula Forest Reserve area mauka of Kailua
Rationale: Consistent with the State Land Use Conservation District.

G-27 Medium Density Urban and Urban Expansion Area to Open
Location: Keakealaniwahine complex
Rationale: The Keakealaniwahine complex is being placed in the Open category for its protection from future development.

North Kona 4 Map (G-28 to G-33)

G-28 Urban Expansion Area to Medium Density Urban
Location: Along the northwest side of Kamehameha III Road at Keauhou
Rationale: Since the area is zoned for Multiple Residential use, the Medium Density Urban designation would be appropriate.

G-29 Urban Expansion Area to Medium Density Urban, Low Density Urban and Open
Location: South and southeast side of Kamehameha III Road and mauka of the Alii Highway extension at Keauhou
Rationale: The current zoning designations of these areas are consistent with the proposed Low and Medium Density Urban and Open designations.

G-30 Resort, Medium Density Urban, Urban Expansion Area, and Open to Resort Node
Location: Keauhou-Kona Resort
Rationale: The new Resort Nodes apply to the Keauhou Major Resort Area.

G-31 Orchards and Extensive Agriculture to Rural
Location: Keauhou mauka area along Mamalahoa Highway
Rationale: These lands situated at Keauhou Mauka are currently in the State Land Use Rural District.

Modification: Orchards and Extensive Agriculture to Rural-Agriculture

G-32 Orchards to Rural
Location: In the vicinity of Kona Hospital and north of the North-South Kona District boundary
Rationale: This area below the Mamalahoa Highway and the Kona Hospital is currently within the State Land Use Rural District.

Modification: Orchards to Rural-Agriculture

G-33 Low Density Urban to Medium Density Urban
Location: Vicinity of Kona Hospital and north of the North-South Kona district boundary
Rationale: Most of the areas below the Kona Hospital and along both sides of the Mamalahoa Highway are currently zoned and in commercial and multiple residential areas.

G-34 *Initiation: Extensive Agriculture to Rural-Agriculture*
Location: Hokulia

G-35 *Initiation: Extensive Agriculture and Orchards to Extensive Agriculture*
Location: Below (makai of) the 1,000' elevation level generally. Above 1,000' elevation would be in Kona coffee belt and, therefore, in Intensive Agriculture.

SOUTH KONA DISTRICT

South Kona 1 Map (H-1 to H-8)

H-1 Extensive Agriculture and Orchards to Conservation

Location: Around Kealakekua Bay and portion of the Keopuka property to the northwest
Rationale: Kealakekua Bay is one of the most important places on the island because of its historical significance and value as a marine park. The expanded conservation area will provide additional protection to Kealakekua Bay and to historical sites and burials located in the proposed conservation area. Portions of the area are currently within the State Land Use Conservation District.

Initiation: Extensive Agriculture and Orchards to Conservation.

Location: Keopuka

H-1a Modification: Retain Extensive Agriculture.

Location: Kaawaloa

H-1b Initiation: Extensive Agriculture to Rural-Agriculture

Location: Keopuka (A-1a area)

H-2 Medium Density Urban to Low Density Urban

Location: Along the mauka side of Puuhonua Road in the vicinity of Kealakekua Bay
Rationale: The Low Density Urban designation would be more reflective of the current land use activity of the area.

H-3 Low Density Urban to Open

Location: Makai of Puuhonua Road and south of Kealakekua Bay
Rationale: The area makai of the Puuhonua Road is designated Open to preserve the open character and recreational potential of the area.

H-4 Extensive Agriculture to Open

Location: Makai of Puuhonua Road and south to Kealakekua Bay
Rationale: Same reasons as noted in H-3 above.

H-5 Resort, Low and Medium Density Urban to Open

Location: Makai of Puuhonua Road and south of Kealakekua Bay
Rationale: Same reasons as noted in H-3 above. Furthermore, the lack of infrastructure to the area would make the area unsuitable for higher density urban uses.

H-6 Low Density Urban and Open to Extensive Agriculture and Important Agricultural Land

Location: Mauka of Puuhonua Road and north of Keala O Keawe Road
Rationale: The lack of infrastructure to the area would not make the area feasible for urban-type uses.

Modification: Low Density Urban and Open to Extensive Agriculture

H-7 Extensive Agriculture to Rural

Location: Kealia

Rationale: The Kealia area is currently within the State Land Use Rural District.

Modification: Extensive Agriculture to Rural-Agriculture

H-7a *Initiation: Extensive Agriculture to Rural-Agriculture*

Location: Captain Cook lands makai of Napoopoo Road (zoned RA and SLU Urban)

H-8 **Orchards to Conservation**

Location: Honaunau Forest Reserve Area

Rationale: Consistent with the State Land Use Conservation District.

South Kona 2 Map (H-9 to H-110)

H-9 **Orchards and Extensive Agriculture to Conservation**

Location: Hookena Mauka area

Rationale: Consistent with the State Land Use Conservation District.

H-10 **Extensive Agriculture to Conservation**

Location: South Kona Forest Reserve-Kaohe area

Rationale: Consistent with the State Land Use Conservation District.

H-11 **Orchards and Extensive Agriculture to Conservation**

Location: South Kona Forest Reserve-Honomalino Area

Rationale: Consistent with the State Land Use Conservation District.

KA‘U DISTRICT

Ka‘u 1 Map (I-1 to I-7)

I-1 Extensive Agriculture and Orchards to Rural

Location: Hawaiian Ocean View Estates Subdivision

Rationale: The subdivisions at Ocean View are designated Rural to recognize their residential-agricultural character.

Modification: Extensive Agriculture and Orchards to Rural-Agriculture

I-2 Extensive Agriculture to Urban Expansion Area

Location: Ocean View, makai side of the Hawaii Belt Road

Rationale: Additional lands are needed to accommodate future industrial, commercial, and higher density residential uses at Ocean View.

I-2a Initiation: Extensive Agriculture to Urban Expansion

Location: Ocean View, mauka side of the Hawaii Belt Road across from I-2

I-3 Resort to Conservation

Location: Along the coastline and in the vicinity of Pohue Bay

Rationale: The area is within the State Land Use Conservation District. The original designation of this 3,000 + acre area was based upon a vision of a mega-resort that shows no signs of feasibility. The owners have not returned to the State Land Use Commission after the court remand of the original LUC boundary amendment petition. Although a lower key development like a retreat resort might be feasible, it would be better to have that reviewed on its own merits.

Modification: Retain Resort.

I-4 Industrial to Extensive Agricultural Land

Location: Midway between the Hawaii Belt Road and coastline in the land division of Kahuku

Rationale: This area was initially proposed as a private airport for the Hawaiian Riviera project. However, it is felt that the industrial designation is no longer needed at this location.

Modification: Retain Industrial

I-5 Low and Medium Density Urban to Extensive Agricultural Land

Location: Along the makai side of Hawaii Belt Road in the land division of Kahuku

Rationale: This area was initially proposed as a residential support community for the Hawaiian Riviera project. However, it is felt that adequate lands are available at Ocean View.

Modification: Retain Low and Medium Density Urban

I-6 Open to Conservation

Location: South Point area

Rationale: The area is within the State Land Use Conservation District.

I-7 Extensive Agriculture and Orchards to Rural

Location: Mark Twain Estates and Discovery Harbor subdivisions

Rationale: Mark Twain Estates and Discovery Harbor are non-conforming subdivisions that would be more appropriate within the Rural category.

Modification: Extensive Agriculture and Orchards to Rural-Agriculture

Ka‘u 2 Map (I-8 to I-14)

I-8 Extensive Agriculture to Conservation

Location: Makai of the Hawaii Belt Road between Honuapo and Punaluu

Rationale: The area is within the State Land Use Conservation District.

Modification: Retain Extensive Agriculture

I-9 Urban Expansion Area to Extensive Agricultural Land

Location: East of Naalehu

Rationale: There is ample land within Naalehu to accommodate future developments.

Modification: Retain Urban Expansion Area

I-10 Low Density Urban to Industrial

Location: Naalehu

Rationale: The area is currently zoned and used for industrial-commercial purposes.

Initiate: Low Density Urban to Medium Density Urban

I-11 Urban Expansion Area to Medium Density Urban

Location: Naalehu

Rationale: The existing Medium Density Urban is extended to include additional lands zoned for higher density residential uses.

I-12 Urban Expansion Area to Low Density Urban

Location: West of the Naalehu commercial area

Rationale: These lands are in single family residential uses and therefore, should be more appropriately designated Low Density Urban.

I-13 Orchards to Urban Expansion Area

Location: Waiohinu Area

Rationale: Provision of additional land area for urban uses.

I-14 Orchards, Extensive Agriculture and Intensive Agriculture to Conservation

Location: Ka‘u Forest Reserve-Mauka of Waiohinu, Naalehu, and Pahala

Rationale: Consistent with the State Land Use Conservation District.

Ka‘u 3 Map (I-15 to I-16)

I-15 Low Density Urban to Industrial

Location: Pahala, adjacent to the former mill site

Rationale: Additional Industrial lands are provided adjacent to the old sugar mill at Pahala to accommodate future industrial uses.

I-16 Orchards, Extensive Agriculture, and Intensive Agriculture to Conservation

Location: Ka'u Forest Reserve-Mauka of Pahala and the Kapapala Ranch
Rationale: Consistent with the State Land Use Conservation District.

Ka'u 4 Map (I-17 to I-18)

I-17 Orchards and Extensive Agriculture to Conservation

Location: Ka'u Forest Reserve-Northeast of Pahala
Rationale: Consistent with the State Land Use Conservation District.

I-18 Extensive Agriculture to Conservation

Location: Kapapala Forest Reserve
Rationale: Consistent with the State Land Use Conservation District.

FACILITIES MAPS

Modify: Roadways Maps A, B, C, D, E, F, G (7/22/03 Planning Director letter)

Modify: Transportation-Roadway
D & E: Transportation-Roadways
Action: Retain Government Beach Road in Puna

Modify: Public Utilities: Electricity Map (7/22/03 Planning Director letter)

Initiate: Other: Natural Beauty Areas