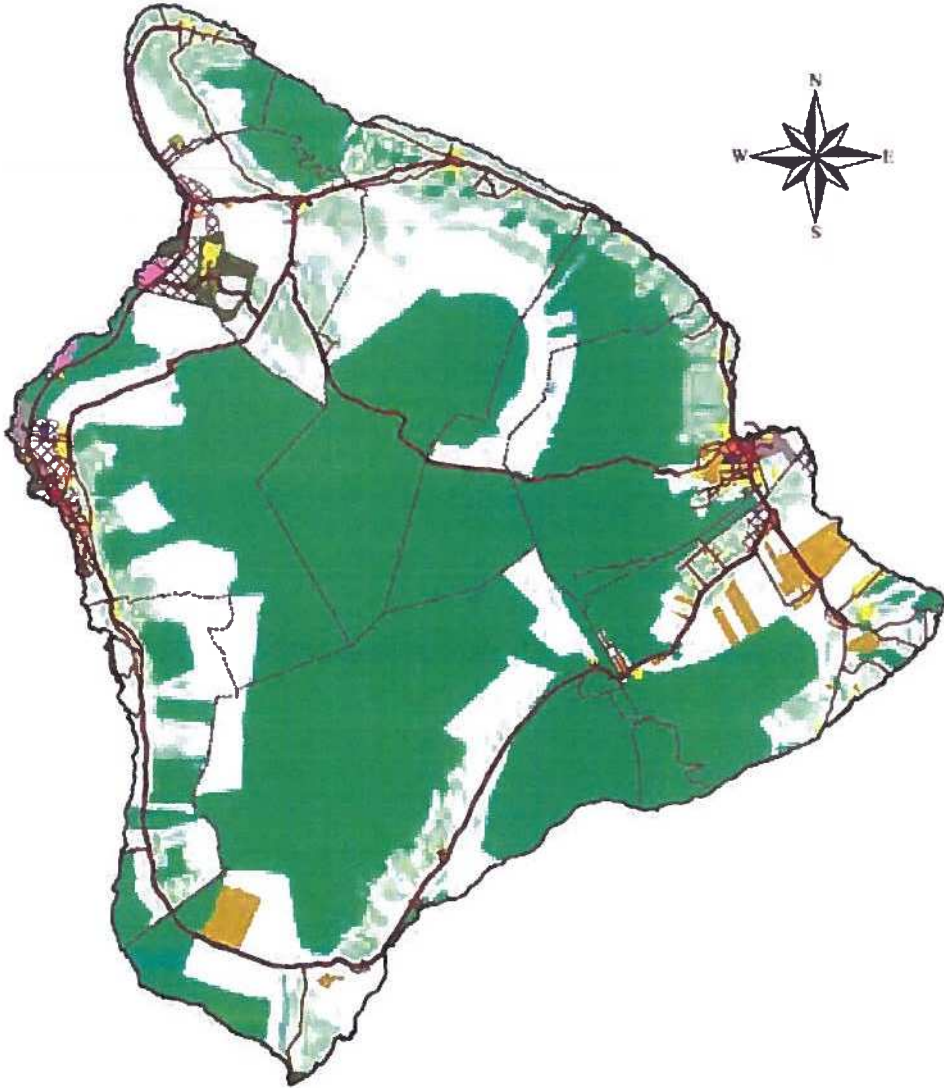


COUNTY OF HAWAII GENERAL PLAN



FEBRUARY 2005
(As Amended)

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 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 Designations**

High Density: General commercial, multiple family residential and related services (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 (multiple family residential -- up to 35 units per acre).

Low Density: 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 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.

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