

NOTE: Princeville Phase II is a non-entitled area. It's general plan resort designation was removed by the Planning Department in past plan drafts but has been restored in this current draft. By showing up and submitting testimony you assist the planning department in doing what they already have suggested, and continue to support in the language of the plan.

In the General Plan, Future Land Use

GP-future Land Use 4-7 (pdf pg233)

H. Resort

Entitled or partially entitled resort development could add more than 3,000 resort units to the existing visitor unit inventory. Most of these entitlements have no expiration date. Given concerns regarding stressed infrastructure including roads, wastewater systems, and parks, the policy is to prohibit expansion of Visitor Destination Area (VDA), and where possible, to reduce VDA boundaries and **remove Resort areas where entitlements do not exist.** Many in the community desired a shift toward a “use it or lose it” approach toward resort development. Use it or lose it refuses lack of action toward entitling over the past few decades, indicates the market’s ability to start and absorb this type of product in that spatial location, or a developer’s willingness to make forward progress toward utilizing the General Plan designation. Given this community desire, the General Plan Update reduces the island’s total resort acreage.

Changes from the Previous General Plan Land Use Map

Consistent with the policy to not expand the Visitor Destination Area (VDA), Resort Designation was removed or reduced in unentitled areas (without County Resort Zoning or Visitor Destination Area) and where there was little community support for resort expansion such as Nukoli'i. **Further restrictions are required on remaining areas without entitlements, by policy in Actions by Sector VI Economy Section 1 Permitting Actions, to insure furtherance of the “use it or lose it” policy, and provide a short window for areas like Princeville and Kikiaola to either require the developer to commit investment toward using the areas as resort or it will revert to agricultural usage.**