

APPENDIX A

Glossary

APPENDIX A – GLOSSARY

Archaeological District - A place or group of physical sites in which evidence of past human activity, either prehistoric or at least fifty years of age, has been designated for preservation, research, or both.

Beach Nourishment - A technique used to restore an eroding beach or to create a new sandy shoreline by placing sand fill, with or without supporting structures, along the shoreline to widen the beach.

Buffer - Generally refers to the designated area around a land use or geographic feature, deliberately left in a specific condition, typically to protect a natural resource, mitigate development impacts, or protect the character of a community.

Class ‘A’, low-silt sand - Coarse sand with no silt.

Community Development Corporation - A broad term referring to not-for-profit organizations incorporated to provide programs and offer services that often focus on serving lower-income residents or struggling neighborhoods.

Community Facilities Districts - A special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of infrastructure or public facilities.

Comprehensive Long Range Multi-modal Plan – A plan that provides a framework to guide transportation decisions and investments that enhance the economy, support local communities, and protects the natural/man-made environment. The plan also addresses the mobility of people, goods, services, and information across all transportation modes, including biking, walking, driving, transit, railway, ferries, ships, aviation, and electronic communications.

Conservation Easement – A legal mechanism whereby a landowner retains ownership of his land, but grants some right(s), which stipulate that the described land will remain in its natural state and preclude future or additional development. Conservation easements are typically used for the preservation of open space, environmentally sensitive areas, scenic views, wetland buffers, and agricultural land.

Conservation Subdivision Design – An approach to laying out subdivisions so that a significant percentage of buildable lands are permanently protected in such a manner as to create interconnected networks of conservation lands. This approach is distinct from clustering and planned unit development in terms of the higher open space ratios and conscious design to forge community-wide networks of open space. Conservation subdivisions are generally density-neutral, meaning that the overall number of dwellings built is not different from that done in conventional developments.

Cultural Impact Assessment - A report documenting cultural values, materials, and associations related to an area or a resource. A cultural impact assessment provides an analysis of the potential effect of any proposed physical alteration on cultural resources, practices or beliefs; the potential of the proposed action to isolate cultural resources, practices or beliefs from their setting; and the potential of the proposed action to introduce elements which may alter the setting in which cultural practices take place.

Cultural Landscape Report - A report that analyzes the history and integrity of a cultural landscape, including any proposed changes to its geographical context, features, materials, and use.

APPENDIX A – GLOSSARY

Design Guidelines - A set of guidelines or parameters to be followed in a site or building design and development.

Development - Any of the uses, activities, or operations on land or in or under water that are included below:

- (1) Placement or erection of any solid material or any gaseous, liquid, solid, or thermal waste;
- (2) Grading, removing, dredging, mining, or extraction of any materials;
- (3) Change in the density or intensity of use of land, including but not limited to the division or subdivision of land;
- (4) Change in the intensity of use of water, ecology related thereto, or of access thereto; and
- (5) Construction, reconstruction, demolition, or alteration of the size of any structure.

"Development" does not include the following:

- (1) Construction of a single-family residence that is not part of a larger development;
- (2) Repair or maintenance of roads and highways within existing rights-of-way;
- (3) Routine maintenance dredging of existing streams, channels, and drainage ways;
- (4) Repair and maintenance of underground utility lines, including but not limited to water, sewer, power, and telephone and minor appurtenant structures such as pad mounted transformers and sewer pump stations;
- (5) Zoning variances, except for height, density, parking, and shoreline setback;
- (6) Repair, maintenance, or interior alterations to existing structures;
- (7) Demolition or removal of structures, except those structures located on any historic site as designated in national or state registers;
- (8) Use of any land for the purpose of cultivating, planting, growing, and harvesting plants, crops, trees, and other agricultural, horticultural, or forestry products or animal husbandry, or aquaculture or mariculture of plants or animals, or other agricultural purposes;
- (9) Transfer of title to land;
- (10) Creation or termination of easements, covenants, or other rights in structures or land;
- (11) Subdivision of land into lots greater than twenty acres in size;
- (12) Subdivision of a parcel of land into four or fewer parcels when no associated construction activities are proposed; provided that any land which is so subdivided shall not thereafter qualify for this exception with respect to any subsequent subdivision of any of the resulting parcels;
- (13) Installation of underground utility lines and appurtenant aboveground fixtures less than four feet in height along existing corridors;
- (14) Structural and nonstructural improvements to existing single-family residences, where otherwise permissible;
- (15) Nonstructural improvements to existing commercial structures; and
- (16) Construction, installation, maintenance, repair, and replacement of civil defense warning or signal devices and sirens.

Endangered Species - A species or ecosystem that is so reduced or delicate that it is threatened with, or on the verge of, extinction.

Greenbelts – An extensive area of largely undeveloped or sparsely occupied land established along natural corridors to protect environmental resources and to separate distinct communities. Greenbelts may include accessory structures and ancillary uses consistent with the purpose and intent of the greenbelt area.

Greenway – Typically a long, narrow piece of land, often times used for recreation, pedestrian, and bicycle traffic. Greenways can include community gardens and can be used to link community

amenities (e.g. parks, shoreline). Greenways may include accessory structures and ancillary uses consistent with the purpose and intent of the greenway area.

Heritage Area - A designated area where natural, cultural, historical and scenic resources combine to form a cohesive and distinct landscape arising from patterns of human activity shaped by geography. The focus of the designation is on the protection and conservation of critical resources including the natural, cultural, historical, and scenic resources that uniquely identify an area and give a community a sense of place. Areas typically have the following characteristics:

- (1) Contains an outstanding example of a particular type of resource;
- (2) Possesses exceptional value or quality in illustrating or interpreting the natural or cultural themes of the Island's heritage;
- (3) Offers superlative opportunities for recreation, public use, and enjoyment or for scientific study; and
- (4) Retains a high degree of integrity as a true, accurate and relatively unaltered example of a resource.

Heritage Area Plan - A plan that documents the history, significance, and treatment of a heritage area; the plan includes detailed guidelines and recommendations for the protection of the environmental and cultural integrity of a designated heritage area.

Infill Development – Development of land that is largely vacant or underutilized within areas that are already largely developed.

Jobs/Housing Balance - The ratio of jobs to households when both the type (such as single family, multi-family, rental) and quantity of housing opportunities match the job opportunities within an area.

Level-of-service Standards - Measures of the amount and/or quality of a public facility or infrastructure that must be provided to meet a community's basic needs and expectations. Level-of-service standards measures are typically quantitative and are expressed as ratios of facility capacity to demand by existing and projected future users. Level-of-service standards measures the size, amount, capacity, or quality of the capital facility.

Linkage - A physical or economic concept pertaining to the time and distance between land use and support facilities, or between people and their activities.

Livable Community - An urban, suburban, rural, or neighborhood community that:

- (1) Provides safe and reliable transportation choices;
- (2) Provides some affordable, energy-efficient, and location-efficient housing choices for people of all ages, incomes, races, and ethnicities;
- (3) Supports, revitalizes, and encourages the growth of existing communities and maximizes the cost effectiveness of existing infrastructure;
- (4) Promotes economic development and economic competitiveness;
- (5) Preserves the environment and natural resources;
- (6) Protects agricultural land, rural land, and green spaces; and
- (7) Supports public health and improves the quality of life for residents of and workers in the community.

Long Term Care Home – A variety of homes, dwellings, and buildings ranging from traditional nursing homes to buildings that provide home-like environments on a twenty-four-hour basis to

APPENDIX A – GLOSSARY

persons who need constant care and supervision. Long term care homes include, but are not limited to, care homes, foster homes, assisted living, and nursing homes.

Low Impact Development - An approach to land development or re-development that incorporates a suite of landscaping and design techniques known as “better site design” that attempts to maintain the natural, pre-development hydrology of a site and the surrounding watershed. Low impact development also integrates a range of structural best management practices for road design and storm water and wastewater management systems that minimize environmental impacts.

Marine Life Conservation Districts - A type of marine managed area; usually prohibits or only allows for limited fishing and other consumptive uses.

Marine Managed Area / Marine Protected Areas - Any area of the marine environment that has been reserved by federal, state, territorial, tribal, or local laws or regulations to provide lasting protection for part or all of the natural or cultural resources contained therein.

Native Species - A species that occurs naturally in an area and is not introduced.

New Towns - A form of urban development designed as a unified concept of sufficient scale to provide its residents with a full range, or substantial range, of necessary land uses, public facilities, services, and employment opportunities. New towns typically include multiple pedestrian neighborhoods and they have a substantial employment base with a regional commercial or civic focus.

New Urbanism - The process of reintegrating the components of modern life, such as housing, workplace, shopping, and recreation, into compact, pedestrian-friendly, and mixed-use neighborhoods linked by transit and set in a larger regional open space framework.

Overlay District - An area where certain additional requirements are superimposed upon a base zoning district or underlying district and where the requirements of the base or underlying district may or may not be altered.

Productive Agricultural Land – Land that is capable of supporting sustained high yields of agriculture when treated and managed according to accepted farming methods and technology.

Pyramid Zoning - A zoning scheme that allows lower, less intense uses, such as residences, to be located in higher, more intensive zoning districts, such as commercial or industrial.

Resort Destination Area - One of the planned resort destination areas of Kā`anapali, Kapalua, Mākena, and Wailea, which is intended as a major tourist destination area, consistent with the general and community plans.

Threatened Species - A species likely to become endangered if limiting factors are not reversed.

Transfer of Development Rights - A program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable to another site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

Transportation Demand Management - Various strategies that change travel behavior to increase transport system efficiency and achieve specific planning objectives.

Transportation Impact Fees - Charges assessed by local governments against new development projects to recover the cost incurred by government in providing the public facilities required to serve this new development. Impact fees are only used to fund facilities (e.g., roads, bus stops, transit centers) that are directly associated with the new development.

Transportation System Management - Transportation strategies designed to improve both the movement of people and goods and the operational efficiency of the existing transportation system at minimal cost.

Urban Expansion – New growth areas typically located at the edge of an existing community and often include urban uses, such as housing, commercial, retail, or recreational uses.

Wetland - Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Wildland – An area or region where the habitat remains in a natural state due to the minimization or prohibition of development and human activities that would alter the landscape and potentially harm the species that rely on the health of the ecosystem.

Xeriscaping - The practice of using native species and hardscape materials to create low-water-use landscaping.