



INTRODUCTION

1.1 PURPOSE OF THE GENERAL PLAN

The County of Hawaii's General Plan is the policy document for the long range comprehensive development of the island of Hawaii. The purposes of the General Plan are to:

- Guide the pattern of future development in this County based on long-term goals;
- Identify the visions, values, and priorities important to the people of this County;
- Provide the framework for regulatory decisions, capital improvement priorities, acquisition strategies, and other pertinent government programs within the County organization and coordinated with State and Federal programs.
- Improve the physical environment of the County as a setting for human activities; to make it more functional, beautiful, healthful, interesting, and efficient.
- Promote and safeguard the public interest and the interest of the County as a whole.
- Facilitate the democratic determination of community policies concerning the utilization of its natural, man-made, and human resources.
- Effect political and technical coordination in community improvement and development.
- Inject long-range considerations into the determination of short-range actions and implementation.

1.2 HISTORY OF THE PLAN

General Plan studies in the County of Hawaii were initiated in the late 1950's and were limited to particular regions of the island such as the Hilo, Kona, Kohala, Hamakua, and Puna Districts. As such, these initial general plans lacked a comprehensive, coordinated, and integrated overview of the entire County. The first of these studies, "A Plan for Kona", was completed in 1960 and encompassed the districts of North and South Kona. "A Plan for the Metropolitan Area of Hilo" was completed in 1961 for the districts of South Hilo and Puna. "The Kohala-Hamakua Region General Plan" was completed in 1963 and covered part of the district of North Kona and the districts of North and South Kohala, Hamakua and North Hilo. These regional plans were adopted by Ordinance No. 317 in July 1965, as the General Plan for the County. The district of Ka'u was the only area in the County not covered by this plan.

§1.2: History Of The Plan

With the adoption and ratification of the County Charter in 1968, the General Plan emerged as a major policy document. Section 3-15 of the County Charter states:

"The county council shall adopt by ordinance a general plan which shall set forth the Council's policy for long-range comprehensive physical development of the County. It shall contain a statement of development objectives, standards and principles with respect to the most desirable use of land within the County for residential, recreational, agricultural, commercial, industrial, and other purposes which shall be consistent with proper conservation of natural resources and the preservation of our natural beauty and historical sites; the most desirable density of population in the several parts of the County; a system of principal thoroughfares, highways, streets, public access to the shoreline, and other open spaces; the general locations, relocations and improvement of public buildings; the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewers, light, power, transit and other purposes; the extent and location of public housing projects; adequate drainage facilities and control; air pollution; and such other matters as may, in the Council's judgment, be beneficial to the social, economic, and governmental conditions and trends and shall be designed to assure the coordinated development of the County and to promote the general welfare and prosperity of its people.

(a)The Council shall enact zoning, subdivision, and other such ordinances, which shall contain the necessary provisions to carry out the purpose of the General Plan.

(b)No public improvement, project, subdivision, or zoning ordinances, shall be initiated or adopted unless the same conforms to and implements the General Plan.

(c)Amendments to the General Plan may be initiated by the Council or the Planning Director."

The first General Plan document to be completed after the ratification of the County Charter in 1968 was adopted by ordinance on December 15, 1971 by the County Council. Upon adoption of the General Plan in 1971, the Council laid the foundation for establishing a comprehensive planning program for the County of Hawaii. This program consists of three interrelated parts arranged in a hierarchy as described below and illustrated in Figure I.

The General Plan represents the first level and encompasses long-range goals, policies, standards, and courses of action for the entire County. The General Plan also provides the legal basis for all of the other elements of the County's planning structure. As such, the General Plan is the highest order, or "umbrella" plan. It establishes the outer limits or boundaries within which the County must operate.

§1.4: The Current General Plan Comprehensive Review Program

The General Plan program is structured to investigate, analyze, and evaluate concurrently all aspects of the County under a common or standard methodology. The preparation of the General Plan involves the process of planning and provides the opportunity to broaden the base of citizen participation, review, and understanding.

The 1971 General Plan required five and ten year comprehensive reviews and updates. The reviews and updates are intended to maintain the dynamism and flexibility of the General Plan and to accommodate major changes and trends that may occur within the County. The County initiated a review of the Land Use Pattern Allocation Guide Map in 1978 that led to several changes to the map. Other changes included the addition of an Energy element and amendments to procedures for the comprehensive reviews and proposals for specific amendments to the General Plan.

The first comprehensive ten-year review of the General Plan was initiated by the Planning Department in the mid-1980's and completed with the adoption of Ordinance No. 89 142 by the Hawaii County Council on November 14, 1989. This comprehensive revision program resulted in various revisions to supporting data as well as to the individual study elements and Land Use Pattern Allocation Guide and Facilities maps.

1.4 THE CURRENT GENERAL PLAN COMPREHENSIVE REVIEW PROGRAM

The planning process utilized for the current comprehensive review and revision of the General Plan included an assessment of the General Plan elements relative to new data, laws, and methods of analysis. Each study element was then analyzed and evaluated in relation to all other elements, County and district goals, and the land use pattern. Potentially, a change in one element could affect other elements as well as the land use pattern. Similarly, a change in County and district goals could potentially be reflected in all elements and in the land use pattern.

The comprehensive review of the General Plan gathered and assessed the data related to each element to identify present conditions and problems and future possibilities. The study elements utilized in the General Plan included the following:

Economic: Describes the human, capital, and natural resources used to produce goods and services for consumption in local and overseas markets.

Energy: Describes the energy situation for the County and explains the incentive for promoting energy conservation and the development of indigenous energy resources including solar, wind, hydrologic, and geothermal.

Environmental Quality: Identifies the factors affecting the island's environmental quality and describes the precautions and safeguards necessary to maintain and im-

§1.4: The Current General Plan Comprehensive Review Program

Industrial: Includes uses that may not be compatible with commercial areas (such as manufacturing and processing, wholesaling, large storage and transportation facilities, power plants, and government baseyards) as well as other industrial, manufacturing, or wholesaling uses.

Multiple Residential: Includes duplexes, apartments, town houses and similar types of residential structures and ancillary community and public uses.

Open Space: Includes conservation lands, forest and water reserves, natural and scientific preserves, and potential natural hazard areas.

Public Lands: Includes Federal, State, County, and University owned lands.

Resort: Consists primarily of areas with basic amenities and attributes that attract developments of visitor accommodations and related facilities.

Single-Family Residential: Consists of single-family detached houses and ancillary community and public uses.

Each study element has been divided into sections described below.

Introduction and Analysis: Describes the element and summarizes findings, County-wide characteristics and features, trends, changes, and problems, as well as the outlook and opportunities for the immediate and distant future. The analysis also addresses the element's interrelationships with other elements.

Goals: Indicates the desired long-range directions and situations enunciated by community groups, officially expressed in the past or implied in governmental programs. Provides a cohesive and comprehensive framework for the coordination of social and economic programs and governmental effort.

Policies: States the methods or strategies that should be undertaken to attain the stated goals. These are action and program oriented and involve the formulation of standard procedures, program evaluation and review, rules and regulations, ordinances and laws, budgeting, specific projects, etc.

Standards: Concerned with qualitative and quantitative criteria by which situations can be evaluated or benchmarks established. Standards are basically "yardsticks" or indicators, minimum conditions or levels of quality necessary for the well-being of the public.

Courses of Action: Many study elements require a more precise and definitive discussion of community concerns and problems. These sections attempt to identify specific alternatives on a community, district or regional basis.

As an aid to the understanding of the inter-relationship of the components of the General Plan, the separate elements of the General Plan may also be described as follows:

- The Introduction and the Economic element describe the foundations and factors that generate population and economic opportunities and growth on the island of Hawaii.
- The Environmental Quality, Energy, Flooding and Other Natural Hazards, Historic Sites, Natural Beauty, and the Natural Resources and Shoreline elements describe those natural and social conditions that influence and set parameters for development opportunities on the island.
- The Housing, Public Facilities, Public Utilities, Recreation, and Transportation elements describe those services, facilities, and improvements necessary to accommodate the growth of population and support the economy.
- The Land Use element describes the distribution, pattern, and location of the various activities addressed in the other elements of the General Plan.

1.5 COUNTY PROFILE

The County of Hawaii encompasses the island of Hawaii, which is the southeastern-most and largest island of the Hawaiian archipelago. The land area of the County is approximately twice the combined land area of all the other islands of the State.

The island of Hawaii has a diverse climate, topography and scenic beauty. Environments include dense tropical forests; majestic snowcapped mountains; active volcanoes; black, white, and green sand beaches; deeply eroded valleys; and large expanses of grazing land. Each district provides a variety of settings for human activity, land and resource utilization, or wilderness areas of minimal human intrusion.

The County of Hawaii has expanded into new fields of industry such as astronomy, high technology, renewable energy, health and wellness, agricultural and eco-tourism, diversified agriculture and aquaculture. The County's continuing support of research and development in these emerging fields will ensure a promising future for the island's economy and its residents. Specific examples include the establishment of the Agricultural Research Center of the Pacific, conversion of the old sewer treatment plant near Puhi Bay in Hilo to an aquaculture facility, and the construction of an agricultural water system in Ka'u.

The County's overall economic outlook remains mixed due to the County's dependence on the condition of the State's economy. Since 1990, the State's economy has been in a period of decline. While there are opportunities for expansion into new and existing industries, external factors such as the world economy may have an impact on the County's future economy.

§1.5: County Profile

Throughout the County's history, agriculture has played an important role in the County's economy. In the late 1700's, Hawaii's agricultural industry began by provisioning ships. During the 1800's, sugar production and cattle ranching emerged as leaders of the modern agricultural industry. These industries dominated the island's economy and social fabric well into the 1900s. The 1980's and 1990's saw the demise of sugar cultivation and the steady decline in cattle production. These once dominant industries have been replaced by fully diversified agriculture including flowers and nursery products, coffee, macadamia nuts, tropical fruits, vegetable crops, orchards, aquaculture, and forestry. Import replacement and expansion of export products and markets are increasing. The three leading agricultural industries within the County are flowers and nursery products, vegetables, and macadamia nuts. Combined, these three agricultural industries accounted for over 50 per cent of the total value of agricultural production in the County in 1997. When compared statewide, the County of Hawaii produces 35 per cent of fresh vegetables, 72 per cent of bananas, 30 per cent of coffee, 95 per cent of macadamia nuts, and 51 per cent of flowers and nursery products. Agriculture's future remains favorable with the strong diversification and development of new export protocol and technology.

Within the past forty years, tourism has emerged as the primary economic activity on the island. Much of the economic growth experienced during this period can be linked with the expansion of the visitor industry. Both the statewide and local economies have been faced with an economic downturn since 1990. Visitor arrivals to the island peaked in 1991 at 1,189,000 and subsequently declined to a low of 1,079,000 in 1994 before rebounding to 1,286,000 in 1998. The mainland economic recession of the early 1990's and the Asian economic crisis in 1997 significantly impacted Hawaii's visitor industry. These events emphasized the dependency of the local economy upon the visitor industry and its vulnerability to external influences. While the tourist industry is expected to continue growing, it has matured to a point where healthy growth will demand a reinvestment in the infrastructure supporting the visitor industry. The County must continue to preserve, protect and enhance the unique qualities of the Big Island and promote the island as a vacation and business destination to respond to growing competition from tourist destinations around the world.

In 1970, just prior to the initial adoption of the General Plan, the population in the County of Hawaii numbered 63,468. The 1970 census count was the first to show an increase, albeit small, since 1930 when the population peaked at 73,325, largely as a result of the importation of labor for the sugar industry. The population decline between 1930 and the 1960s was primarily due to the increasing mechanization of the sugar plantation, limited job opportunities in other economic sectors, and the out-migration of residents. This decline was reversed during the 1960s with a modest growth of 2,140 residents between the 1960 and 1970 census.

Since 1970, the County's population has continued to grow. The 1980 census registered an island-wide resident population of 92,053 people representing a growth of

§1.5: County Profile

28,585 residents or a 45 per cent increase over the 1970 census. The 1990 census revealed a resident population of 120,317 residents, or an increase of 31 per cent over the 1980 resident population. The census registered 148,677 residents in 2000, a 24 per cent increase over the 1990 resident population. The County anticipates that its resident population will grow at an annual rate of 1.95 per cent to 2005, 2.04 per cent between 2005 to 2010, and 2.1 per cent between 2010 and 2020. Projected estimates for 2020 indicate an island resident population of 217,718, or an increase of 46 per cent over the estimated 2000 population of 148,677.

Table 2 summarizes the growth in Hawaii County's job count, by industry, from 1970 to 1997. Since 1980, employment trends within the County have appeared to shift from the non-service industry to the service industry in jobs such as wholesale and retail trade, finance, hotels, etc. In 1980, the service industries accounted for approximately 61 per cent of the private industry workforce and 49 per cent of the total wages earned. By 1997, the service industries have dominated the private industry, accounting for 79 per cent of the workforce and 74 per cent of the total wages earned. This growth in the service industry is mainly attributable to the growth in the County's tourism sector.

Employment within the County in 1980 totaled 40,850 on a population base of 92,053 residents. In 1990, employment increased to 55,200 on a population base of 120,317, representing a 3.05 per cent and 2.71 per cent annual compounded increase, respectively. The 2000 census showed a population of 148,677 and an employment base of 69,937. For the year 2020, the Planning Department anticipates a population of 217,718 with an employment base of 106,492. Average annual employment growth rates are anticipated at 2.05 per cent between 1999 and 2005, 2.11 per cent between 2005 and 2010, and 2.16 per cent between 2010 and 2020. These employment projections are below the robust 3.05 per cent average annual employment growth rates during the 1980s, but above the 1.61 per cent average annual growth rate during the 1990s.

Unemployment rates for the County of Hawaii dropped drastically from 1980 (6.2 per cent) to 1990 (3.8 per cent) due to the strong economy during this period. As the County entered the economic downturn that extended throughout the 1990s, its unemployment rate increased to 10.2 per cent by 1997. Per capita income during these same periods also saw a corresponding strong increase during the 1980s and a decline in growth during the 1990s.

§1.5: County Profile

Table 1-1. Population, Hawaii County, 1930-2000, Change From Previous Census

Year	Population	Change in Population	Percentage
1930	73,325	N/A	N/A
1940	73,276	- 49	- 0.1%
1950	68,350	-4,916	- 6.7%
1960	61,332	-7,018	-10.3%
1970	63,468	2,136	3.5%
1980	92,053	28,585	45.0%
1990	120,317	28,264	30.7%
2000	148,677*	28,360*	23.6%

* U.S. Census, 2000

Table 1-2. Job Count By Industry, 1970-1997

Industry	1970	% of Total	1984	% of Total	1997	% of Total	% Change 1970 - 1997
Contract Construction	1,670	5.72%	1,150	2.72%	3,810	7.33%	128.14%
Manufacturing	2,990	10.24%	2,800	6.62%	1,920	3.70%	- 35.79%
Durable Goods	120	0.41%	100	0.24%	210	0.40%	75.00%
Non-durable goods	2,870	9.83%	2,700	6.38%	390	0.75%	- 86.41%
Food Processing	2,350	8.05%	2,350	5.56%	1,320	2.54%	- 43.83%
Transportation, Commercial, and Utilities	1,400	4.80%	1,950	4.61%	3,260	6.28%	132.86%
Trade	5,110	17.51%	8,250	19.50%	14,810	28.51%	189.82%
Wholesale	1,260	4.32%	1,450	3.43%	2,370	4.56%	88.10%
Retail	3,850	13.19%	6,800	16.08%	12,440	23.95%	223.12%
Finance, Ins. & Real Est.	890	3.05%	1,350	3.19%	2,740	5.27%	207.87%
Services & Miscellaneous	3,760	12.88%	8,100	19.15%	16,090	30.97%	327.93%
Hotels	1,750	6.00%	3,800	8.98%	6,980	13.44%	298.86%
Other Services & Misc.	2,010	6.89%	4,300	10.17%	9,110	17.54%	353.23%
Government	4,370	14.97%	6,700	15.84%	9,440	18.17%	116.02%
Federal	360	1.23%	600	1.42%	650	1.25%	80.56%
State	2,950	10.11%	4,350	10.28%	6,530	12.57%	121.36%
Local	1,060	3.63%	1,750	4.14%	2,260	4.35%	113.21%
Agriculture	5,830	19.97%	6,200	14.66%	4,950	9.53%	- 15.09%
Sugar	1,900	6.51%	1,350	3.19%	0	0.00%	-100.00%
Self-Employed	2,280	7.81%	2,400	5.67%	1,800	3.46%	- 21.05%
Other	1,700	5.82%	2,400	5.67%	3,150	6.06%	85.29%



Table 1-2. Job Count By Industry, 1970-1997 (Continued)

Industry	1970	% of Total	1984	% of Total	1997	% of Total	% Change 1970 - 1997
Total Non-Ag. Wage & Sal.	20,190	69.17%	33,200	78.49%	49,450	95.19%	144.92%
Total Non-Ag. Self Emp.	3,170	10.86%	2,900	6.86%	N/A	N/A	N/A
Total Self-Employed	4,360	14.94%	5,300	12.53%	N/A	N/A	N/A
TOTAL JOBS	29,190		42,300		51,950		77.97%

County of Hawaii Data Book, 1998; State Department of Agriculture Statistics, 1997; N/A – not available

1.6 STATEMENT OF ASSUMPTIONS

The following assumptions were the basis by which the General Plan was developed:

- **Agriculture**

Since the mid-1980s, the County of Hawaii has seen a dramatic shift in its agricultural employment profile. The sugar industry was the island's most significant economic contributor from the mid-1800s to its peak production year of 1983. Since 1983, the sugar industry steadily declined until its ultimate demise in 1997 with the closure of the last sugar operation in Ka'u. The island of Hawaii has since established itself as the center of diversified agriculture production, research, and education in the State. Hawaii's new agriculture industry is characterized by a few large operations such as agroforestry and ranching along with many smaller family-owned farms that produce a multitude of high quality fresh and processed products for local and export markets. Agricultural employment will increase significantly as former sugarcane lands are brought into production with import replacement, export and value added crops and products. Additional employment will be derived from expanding agrotourism enterprises. The expansion of the industry will be facilitated by the establishment of a new air cargo distribution center and post-harvest processing facilities that will allow for significant increases in the volume and types of products exported to the continental United States and foreign countries. Agricultural research and education will be greatly enhanced.

- **Tourism**

The County will continue to pursue the development of a strong multi-market base for the visitor industry that includes direct oversea flights to Kona, growth of the cruise ship industry, strong resort-based employment centers and integrated product development for local products that can generate a healthy small business economic base. The County's visitor industry will continue to successfully grow and expand. Likewise, employment in the visitor industry and its related industries will continue to grow.

- **Other Basic Industries**

§1.7: Employment And Population Projections

There is tremendous potential for expansion in other industries such as aquaculture, astronomy, renewable energy, research and development, and special events such as cultural festivals and athletic events.

1.7 EMPLOYMENT AND POPULATION PROJECTIONS

The County's General Plan is a policy document that sets forth the direction for future activities on the island of Hawaii for the next few decades. In order to plan for the future, it is necessary to understand both historical and future trends related to the number of residents and visitors to be served and the kinds of facilities and resources needed to fulfill their needs.

In traditional public planning efforts, entire plans have been based on the achievement of the projected levels of population. In many of these cases, where population numbers are goals, plans become obsolete when the projected number of residents is not achieved or is surpassed. Thus, the population projections presented within the General Plan are not intended to be used as goals. Rather, this General Plan effort uses the projected levels of population as a guideline in land use planning. The projections represent what could reasonably be expected to occur in the future. The goals, policies, standards, and recommendations of this plan are intended to be flexible enough to accommodate population levels below or above the projections stated in this section.

Employment and population projections for the County of Hawaii were developed through the analysis of relationships between economic activity, employment, and population. The analytical approach used entails the forecasting of employment in basic industries and the relationship that changes in employment have upon population.

Primary Income Generators are those industries that generate income from outside the County. They are assumed to be the foundation of the local economy and the key to the development of the island. Primary Income Generators include agriculture, tourism, the manufacturing of export products, and research and development. These Primary Income Generators, in turn, "drive" the secondary industries, or those enterprises that service the Primary Income Generators or the local population and includes wholesaling, retailing and services. The Primary Income Generators determine the long-run pattern of population and income growth for the County.

Three sets of projections were developed for the comprehensive review program, Series A, B, and C. The major variables in each of these projections were the rate of growth of the visitor industry, the construction of the proposed State prison, the expansion of the University of Hawaii at Hilo, and the utilization of a post-harvest treatment facility for export agricultural products. It should be emphasized that the projections are not statements of goals. The population projections, and the strength of the correlation between primary economic generators and population growth, must be viewed with caution. The 1989 General Plan contained a similar set of economic and popula-

§1.7.2: Series B

Table 1-4. Series A, Employment Projections, Hawaii County, 1985-2020

Year	PRIMARY SECTORS			New Industries	Total Primary	Total Secondary	Total Jobs
	Hotel Services	Agriculture	Manufacture				
1985	3,950	5,650	2,800	0	12,400	30,000	42,400
1990	6,250	5,700	2,300	0	14,250	42,736	56,986
1995	5,550	4,850	1,750	0	12,150	39,800	51,950
2000	6,620	5,103	1,650	356	13,729	56,154	69,883
2005	6,936	5,358	1,650	517	14,461	62,349	76,810
2010	7,295	5,665	1,650	690	15,300	69,338	84,638
2015	7,636	6,135	1,650	774	16,195	77,089	93,284
2020	7,969	6,969	1,650	870	17,458	85,992	103,450

Economic Assessment, PKF Hawaii, January 2000

1.7.2 Series B

Series B projections were developed as a medium series. These projections represent a moderate growth rate between Series A and C. The overall per annum employment growth rate anticipated in Series B ranges between 2 per cent and 2.2 per cent. It also assumes a modest 2 per cent annual growth rate for visitor arrivals, compared to a historical growth rate of 1.45 per cent between the years 1977 and 1998. This projection also assumes that an additional 70 new positions will be created at the University of Hawaii at Hilo to accommodate the additional 1,000 students expected to be enrolled within the next ten years. Finally, the establishment of the Hilo Call Center will ultimately create an additional 300 new jobs.

Table 1-5. Series B, Population and Visitor Industry Projections, Hawaii County, 1985-2020

	Resident Population	Total Visitors to County	Hotel Room Inventory
1985	105,900	760,000	7,511
1990	120,317	1,171,000	8,952
1995	137,290	1,084,000	9,575
2000	148,677	1,265,700	10,041
2005	159,908	1,401,800	10,513
2010	176,937	1,551,100	10,892
2015	195,965	1,712,500	11,200
2020	217,718	1,890,700	11,452

Economic Assessment, PKF Hawaii, January 2000
U.S. Census, 2000

Table 1-6. Series B, Employment Projections, Hawaii County, 1985-2020

Year	PRIMARY SECTORS			New Industries	Total Primary	Total Secondary	Total Jobs
	Hotel Services	Agriculture	Manufacture				
1985	3,950	5,650	2,800	0	12,400	30,000	42,400
1990	6,250	5,700	2,300	0	14,250	42,736	56,986
1995	5,550	4,850	1,750	0	12,150	39,800	51,950
2000	6,642	5,103	1,650	356	13,751	56,186	69,937
2005	7,014	5,358	1,650	607	14,629	62,797	77,426
2010	7,417	5,665	1,650	870	15,602	70,359	85,961
2015	7,819	6,135	1,650	954	16,558	78,865	95,423
2020	8,221	6,969	1,650	1,050	17,890	88,602	106,492

Economic Assessment, PKF Hawaii, January 2000

1.7.3 Series C

Series C projects a more rapid growth. It assumes that visitor growth rates are in the 3 per cent-plus range as compared to the Series B assumption of a 2 per cent growth rate. The construction of the proposed State prison will generate 2,000 construction jobs over three years and 1,000 permanent jobs to support the facility. This projection also assumes that the papaya industry will grow at 4 per cent, rather than 2 per cent, because of the utilization of a post-harvest treatment facility.

Table 1-7. Series C, Population and Visitor Industry Projections, County of Hawaii, 1985-2020

	Resident Population	Total Visitors to County	Hotel Room Inventory
1985	105,900	760,000	7,511
1990	120,317	1,171,000	8,952
1995	137,290	1,084,000	9,575
2000	148,677	1,278,700	10,041
2005	166,576	1,489,900	10,519
2010	188,031	1,729,200	10,906
2015	211,357	2,004,600	11,223
2020	237,323	2,323,900	11,487

Economic Assessment, PKF Hawaii, January 2000
 U.S. Census, 2000

Table 1-8. Series C, Employment Projections, Hawaii County, 1985-2020

Year	PRIMARY SECTORS			New Industries	Total Primary	Total Secondary	Total Jobs
	Hotel Services	Agriculture	Manufacture				
1985	3,950	5,650	2,800	0	12,400	30,000	42,400
1990	6,250	5,700	2,300	0	14,250	42,736	56,986
1995	5,550	4,850	1,750	0	12,150	39,800	51,950
2000	6,651	5,126	1,650	356	13,783	56,205	69,988
2005	7,071	5,420	1,650	1,607	15,748	65,784	81,532
2010	7,534	5,797	1,650	1,870	16,851	75,466	92,317
2015	8,010	6,280	1,650	1,954	17,894	86,087	103,981
2020	8,506	7,146	1,650	2,050	19,352	97,954	117,306

Economic Assessment, PKF Hawaii, January 2000

Economic activity within the County is anticipated to grow at a moderate rate with a continuing, although declining, dependency upon the tourism industry. In 2000, approximately 9.3 per cent of the County's employees were employed by hotels. By 2020, hotel workers may account for employment in the total workforce ranging from 7.7 per cent in Series A to 7.3 per cent in Series C.

1.8 POPULATION DISTRIBUTION

From the estimates of the islandwide resident population, other estimates have been made to project the distribution of population over the districts of the island. These are not intended to be included as population achievement levels for the districts, nor as firm statements or descriptions of future conditions. They are based on assumptions of potential employment growth rates described in the previous islandwide employment and population estimates, past district growth trends, and trends in the distribution of population on the island.

Table 1-9. District Resident Population Distribution, Year 2020

	A	B	C
Puna	57,105	58,246	63,491
S. Hilo	48,815	49,791	54,274
N. Hilo	1,842	1,879	2,048
Hamakua	7,184	7,328	7,988
N. Kohala	11,053	11,273	12,289
S. Kohala	23,947	24,426	26,625
N. Kona	41,447	42,275	46,082
S. Kona	13,816	14,092	15,361
Ka'u	8,243	8,408	9,165
Total	213,452	217,718	237,323

Economic Assessment, PKF Hawaii, January 2000

§1.8: Population Distribution