



City and County of Honolulu

**DEPARTMENT OF
PLANNING & PERMITTING**

**DEVELOPMENT PLAN AND SUSTAINABLE
COMMUNITIES PLAN REVISION PROGRAM
As of October 2009**

The Development Plans are required by City Charter. Together with the General Plan, they guide population and land use growth over a 20+-year time span. As part of the annual city budget process, all capital improvement projects are reviewed to determine if they are consistent with the respective Development Plan. Development Plans are also intended to guide City land use approvals and permits and influence private sector investment decisions.

O'ahu is divided into eight planning areas. Each area has a Development Plan (DP) which is adopted by City Council ordinance and administered by the Department of Planning and Permitting. (See Map on page 2.)

A major revision of the Development Plans, based on a 1992 City Charter change, was completed in 2004. The revised plans are visionary, conceptual plans without the parcel-specific detail of the earlier DPs. Eight new Plans have been adopted; 'Ewa (in 1997), East Honolulu (in 1999), Ko'olau Loa (in 1999), North Shore (in 2000), Wai'anae (in 2000), Ko'olau Poko (in 2000), Central O'ahu (in 2002), and the Primary Urban Center (in 2004).

Six of the Plans (for East Honolulu, Ko'olau Loa, North Shore, Wai'anae, Ko'olau Poko, and Central O'ahu) are designated "Sustainable Communities Plans" to highlight the intent that these areas are not to be heavily developed, and that existing communities and special qualities of each region should be sustained and improved.

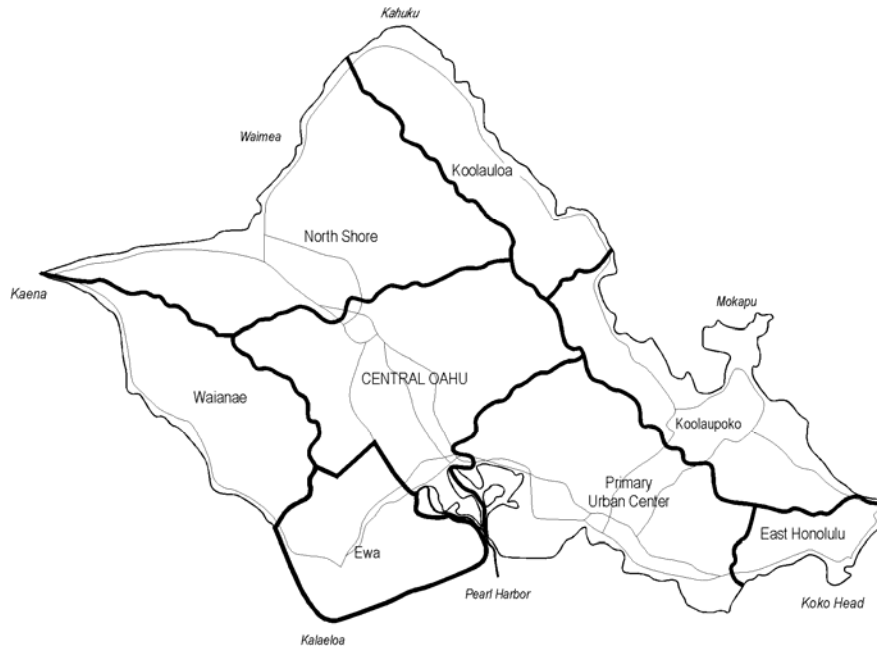
The revised Plans are reviewed every five years to revalidate the Plan vision, make appropriate adjustments to policies, principles, and guidelines, and evaluate how implementation can be improved. Reviews are underway for seven of the eight Plans.

The **'Ewa Development Plan** and the **Wai'anae Sustainable Communities Plan**. A Public Review Draft Revised Plan has been distributed and Public Review meetings held. Contact Bob Stanfield (768-8051) for 'Ewa and Randy Hara (768-8041) for Wai'anae.

- The **North Shore Sustainable Communities Plan**, **Ko'olau Loa Sustainable Communities Plan**, **Central O'ahu Sustainable Communities Plan**, and **East Honolulu Sustainable Communities Plan**. Based on community outreach activities, Public Review Draft Revised Plans are being prepared for distribution. Contacts:
 - North Shore, Ray Young (768-8049)
 - Ko'olau Loa, Ray Young (768-8049)
 - Central O'ahu, John Kirkpatrick (521-5361)
 - East Honolulu, Bob Stanfield (768-8051)
- The Five Year Review of the **Ko'olau Poko Sustainable Communities Plan** has begun in the spring of 2009. Contact Dennis Silva at 768-8284. Review of the **Primary Urban Center Plan** has been postponed.

All revised Development Plans follow the following general format:

1. Role of the Development Plan area in O’ahu’s overall development pattern
2. Vision statement for the Area
3. Land Use Policies, Principles and Guidelines
4. Public Facilities and Infrastructure Policies and Principles
5. Implementation
6. Appendix: Maps of Open Space, Land Use and Public Facilities



DEVELOPMENT PLAN REVISION STATUS AND HIGHLIGHTS

DP/SCP Area	Status	Highlights	DPP Contact
'Ewa	Adopted Ord. 97-49 Effective 10/21/97 5-Year Review underway	<ul style="list-style-type: none"> ○ Expected to absorb a significant portion of future O’ahu population, and offer almost 62,000 jobs by Year 2030 ○ Reflects a directed growth policy (develop City of Kapolei and create jobs in 'Ewa at Industrial areas, resorts, and University), ○ Continues commitment to master planned transit-friendly new communities 	Bob Stanfield 768-8051
East Honolulu	Adopted Ord. 99-19 Effective 7/27/99 5-Year Review Underway	<ul style="list-style-type: none"> ○ Very little population and commercial growth expected ○ Focus is on enhancing natural resources, adjusting to aging population, and strengthening neighborhood-oriented services 	Bob Stanfield 768-8051

DP/SCP Area	Status	Highlights	DPP Contact
Ko'olau Loa	Adopted Ord. 99-72 Effective 2/14/00 5-Year Review Underway	<ul style="list-style-type: none"> ○ Maintain the distinctive character of its rural neighborhoods ○ Protect scenic views, open spaces and other natural resources ○ Represents a haven for residents, and a place of special interest for visitors 	Ray Young 768-8049
North Shore	Adopted Ord. 00-15 Effective 7/9/00 5-Year Review Underway	<ul style="list-style-type: none"> ○ Retain and enhance the rural character ○ Focus on unique open space, coastal resources, and historical heritage ○ Growth to be limited to Hale'iwa and Waialua 	Ray Young 768-8049
Wai'anae	Adopted Ord. 00-14 Effective 7/9/00 5-Year Review Underway	<ul style="list-style-type: none"> ○ To reflect communities embedded in a rural landscape, with a diversity of cultures and small town values ○ The ahupua'a/ecosystem concept is suggested as a tool for physical and resource planning 	Randolph Hara 768-8041
Ko'olau Poko	Adopted Ord. 00-47 Effective 8/25/00 5-Year Review Underway	<ul style="list-style-type: none"> ○ Adapt the concept of "ahupua'a" as a basis for land use and natural resource management; protecting agricultural and open space areas ○ Emphasize alternatives to private passenger vehicles for travel ○ Enhance existing commercial and civic districts 	Dennis Silva 768-8284
Central O'ahu	Adopted Ord. 02-62 Effective 2/18/03 5-Year Review Underway	<ul style="list-style-type: none"> ○ Long-term protection of agricultural and preservation areas ○ Revitalization of Waipahū and Wahiawā ○ Master planned new communities in Mililani Mauka, Royal Kunia, Koa Ridge Makai, and Waiawa 	Hal Senter 768-8055
Primary Urban Center	Adopted Ord. 04-14 Effective 6/21/04 Review postponed to 2010	<ul style="list-style-type: none"> ○ The premier Pacific city and travel destination in a beautiful natural setting, offering a unique quality of life, and a wide range of housing choices, and economic opportunities. ○ Between 2000 and 2025, a 22% increase in jobs and 25% increase in housing units is anticipated 	Bob Stanfield 768-8051
Public Infrastructure Maps	Adopted, Ord. 99-69 Effective 11/26/99	<ul style="list-style-type: none"> ○ Not considered part of development plans ○ Show general location of major proposed city capital improvements ○ One map for each development plan area, adopted by resolution 	Randolph Hara 768-8041

WHERE TO FIND THE REVISED DEVELOPMENT PLANS

(as of October 2009)

Publications

Available for purchase from the City Municipal Bookstore.

1. **Central O'ahu Sustainable Communities Plan** (City and County of Honolulu Department of Planning and Permitting, December, 2002). \$10.00
2. **'Ewa Development Plan** (City and County of Honolulu Planning Department, August 1997). \$10.00.
3. **East Honolulu Sustainable Communities Plan** (City and County of Honolulu Department of Planning and Permitting, April 1999). \$10.00
4. **Ko'olau Loa Sustainable Communities Plan** (City and County of Honolulu Department of Planning and Permitting, October 1999). \$10.00
5. **Ko'olau Poko Sustainable Communities Plan** (City and County of Honolulu Department of Planning and Permitting, July 2000). \$10.00
6. **North Shore Sustainable Communities Plan** (City and County of Honolulu Department of Planning and Permitting, March 2000). \$10.00
7. **Wai'anae Sustainable Communities Plan** (City and County of Honolulu Department of Planning and Permitting, January 2000). \$10.00
8. **Primary Urban Center Development Plan** (City and County of Honolulu Department of Planning and Permitting, June 2004). \$10.00
(Shipping and handling costs varies)

The Municipal Bookstore (768-3760) is located in the City Hall Annex at 558 South King Street, Honolulu, HI 96813. The City Clerk's Office (768-3824) has copies of all eight ordinances available in Room 203, Honolulu Hale 530 South King Street Honolulu HI 96813.

Internet

The eight adopted Plans and the two Public Review Draft Revised Plans can be found on the Department of Planning & Permitting web page: <http://www.honoluluodpp.org/Planning/>

To go directly to the plans, you can use the following addresses:

- Central O'ahu *Sustainable* Communities Plan
http://www.honoluluodpp.org/Planning/DevSust_CentralOahu.asp
- East Honolulu *Sustainable* Communities Plan
http://www.honoluluodpp.org/Planning/DevSust_EastHonolulu.asp
- 'Ewa Development Plan (1997)/Public Review Draft (2008)
http://www.honoluluodpp.org/Planning/DevSust_Ewa.asp
<http://honoluluodpp.org/Planning/ewa/ewa5yr/PublicReviewDraft/EwaDPDraftPage.pdf>
- Ko'olau Poko *Sustainable* Communities Plan
http://www.honoluluodpp.org/Planning/DevSust_Koolaupoko.asp
- Ko'olau Loa *Sustainable* Communities Plan
http://www.honoluluodpp.org/Planning/DevSust_Koolauloa.asp
- North Shore *Sustainable* Communities Plan
http://www.honoluluodpp.org/Planning/DevSust_NorthShore.asp
- Wai'anae *Sustainable* Communities Plan (2000)/Public Review Draft (2008)
http://honoluluodpp.org/planning/DevSust_Waianae.asp
<http://honoluluodpp.org/Planning/Waianae/Waianae5yr/Waianae.pdf>
- Primary Urban Center Development Plan
http://www.honoluluodpp.org/Planning/DevSust_PrimaryUrbanCenter.asp