

## 1. EAST HONOLULU'S ROLE IN OAHU'S DEVELOPMENT PATTERN

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The General Plan of the City and County of Honolulu designates the East Honolulu Development Plan Area (DPA), shown in Figure 1-1, as an urban fringe area to remain predominantly residential with limited future population growth. General Plan policies call for developing and maintaining development characteristics which make East Honolulu a desirable place to live.

The present land use pattern and suburban character of East Honolulu began to take shape with the inauguration of the master planned community of Hawaii Kai in 1961. Prior to that time, most of this region was regarded as too far removed from Honolulu to be suitable for large scale residential development. Building on the momentum that Hawaii Kai was creating in the 1960s and 1970s, residential development spread quickly to the valleys of Kamiloiki and Kalama and to Mariner's Ridge. With the development of newer communities at Kamehame Ridge, Hawaii Loa Ridge, and portions of Waialae Iki, most of the ridges and valleys in East Honolulu from Kahala to Kalama Valley have been developed with residential use. In the past two decades, however, the rate of urban growth in East Honolulu has slowed as the availability of suitable development sites has diminished.

This update reaffirms East Honolulu's role in Oahu's development pattern as intended in the General Plan policies by establishing the following principles for future land use and development in the East Honolulu *Sustainable Communities Plan*:

- Limit the potential for new housing in the region so that significant residential growth is directed instead to the Primary Urban Center, Ewa, and Central Oahu Development Plan Areas.
- Limit the expansion of commercial centers and economic activity in the region to promote the development and growth of employment in the Primary Urban Center, and potentially the designated secondary urban center in the Ewa Development Plan Area.
- Maintain the region's predominantly low-rise, low-density form of residential development.
- Avoid flood damage, slippage and other problems associated with development of steep slopes and sites with expansive soils.
- Utilize the design capacity of Kalaniana'ole Highway, the region's key component of transportation, as a means to manage urban growth.
- Preserve scenic views of ridges, upper valley slopes, shoreline areas from Kalaniana'ole Highway and from popular hiking trails that extend from Koko Head to Makapuu Head.
- Promote access to mountain and shoreline resources for recreational purposes and traditional hunting, fishing, gathering, religious, and cultural practices.

**Figure 1-1**  
**Development Plan Areas for Oahu**

