

APPENDIX A: CONCEPTUAL MAPS

This appendix includes three primary conceptual maps used to illustrate the vision for East Honolulu’s future development. The maps include:

- Map A-1: Open Space
- Map A-2: Urban Land Use
- Map A-3: Public Facilities

These maps illustrate the long-range vision of the future of the plan area and the major land use, open space, and public facility policies that are articulated in the plan. In examining these maps the reader should keep in mind that:

1. These maps are intended to be general and conceptual; and
2. They are intended to be illustrative of the plan’s policy statements.

The plan’s textual policy statements, which appear within the body of the plan, are considered to be the most important elements of the plan. The maps are provided merely as illustrations of those policies. If there are any conflicts between the maps and the text of the plan, the text shall prevail.

Each of these three maps depicts the three boundary areas found in East Honolulu. The intention and extent of each boundary are briefly described below, followed by capsulized descriptions of each of the three maps.

A.1 URBAN COMMUNITY BOUNDARY

The Urban Community Boundary (UCB) is intended to define and contain the extent of developed or “built-up” areas of East Honolulu’s urban fringe communities. Its purpose is to provide an adequate supply of land to support the region’s established suburban communities while protecting lands outside the boundary for agricultural and open space preservation values. Areas within the UCB are generally characterized by extensive tracts of residential or commercial development clearly distinguishable from the undeveloped or more “natural” portion’s of the region.

In East Honolulu, the UCB is generally coterminous with the State Urban District boundary, but excludes the following areas of the State Urban District:

Areas that are committed to agricultural use by long-term leases (i.e., the farm lot subdivisions in Kamilonui Valley and adjacent to Kaiser High School);

Undeveloped areas in Kamilonui Valley that are adjacent to existing agricultural uses;

Large tracts of undeveloped lands at higher elevations that are prominently visible from the coastal highway or other public areas and are desirable natural scenic features; and

Significant undeveloped Urban District land areas that are identified as suspect areas for land movement.

A.2 AGRICULTURE BOUNDARY

The Agriculture Boundary is established to protect the region's agricultural lands for their economic and open space values. The primary use of all lands within the Agriculture Boundary must be agriculture or directly supportive of the agriculture industry.

Two areas in Hawaii Kai are placed within the Agriculture Boundary to recognize agricultural lots whose lease terms extend beyond 2020 (i.e. the farm lot subdivisions in Kamilonui Valley and adjacent to Kaiser High School). In addition, undeveloped areas in Kamilonui Valley which are adjacent to existing agricultural uses are placed within the Agriculture Boundary. Preventing the encroachment of suburban residential development within and surrounding the existing subdivisions supports active use of these lots for agricultural purposes.

A.3 PRESERVATION BOUNDARY

The Preservation Boundary is established to protect undeveloped lands which form an important part of the region's open space fabric but that are not valued primarily for agricultural uses. Such lands include important wildlife habitat, archaeological or historic sites, significant landforms or landscapes over which significant views are available, and development-related hazard areas.

The Preservation Boundary generally circumscribes undeveloped lands that:

- Are necessary for protection of watersheds, water resources and water supplies;

- Are necessary for the conservation, preservation and enhancement of sites with scenic, historic, archaeological or ecological significance;

- Are necessary for providing and preserving park lands, wilderness and beach reserves, and for conserving natural ecosystems of endemic plants, fish and wildlife, for forestry, and other activities related to these uses;

- Are located at an elevation below the maximum inland line of the zone of wave action, and marine waters, fishponds, and tidepools unless otherwise designated;

- Are generally characterized by topography, soils, climate or other related environmental factors that may not be normally adaptable or presently needed for urban community or agriculture use;

- Have general slopes of 20 percent or more which provide for open space amenities and/or scenic values;

- Are susceptible to floods and soil erosion, lands undergoing major erosion damage and requiring corrective attention, and lands necessary to the protection of the health, safety and welfare of the public by reason of soil instability or the land's susceptibility to landslides and/or inundation by tsunami and flooding;

Are used for state or city parks outside the Urban Community Boundary; or

Are suitable for growing commercial timber, grazing, hunting, and recreation uses, including facilities accessory to such uses when such facilities are compatible with the natural and physical environment.

The Preservation Boundary excludes such features, sites or areas located within the Urban Community or Agriculture boundaries.

A.4 MAP A-1: OPEN SPACE

This map is intended to illustrate the region’s major open space patterns and resources as outlined in Chapter 3. It highlights major open space elements and resources, including agricultural and preservation lands, major recreational parks and golf courses, the Hawaii Kai marina, important “panoramic” views, and important boundaries.

This map also indicates the general locations of community and neighborhood parks, public access points along the shoreline, and major trails providing mountain access.

A.5 MAP A-2: URBAN LAND USE

Map A-2 illustrates the desired long-range urban land use pattern for East Honolulu, i.e., the land use pattern that will be realized through implementation of the East Honolulu *Sustainable* Communities Plan. The map illustrates the following plan elements within the Urban Community Boundary:

Residential and Low-Density Apartment. These uses are depicted as a single tone yellow tone. “Residential” generally refers to single-family detached and attached houses or townhouses with individual exterior entries. “Low-density apartment” generally refers to low-density, low-rise multi-family residences, including townhouses, stacked flats and apartment buildings. Dwelling units in these buildings may share a common exterior entry. It is intended that “residential” housing types will generally be found in the residential zoning districts, and “low-density apartment” housing types will generally be found in the apartment zoning districts.

Medium-Density Apartment. These uses are depicted as a brown-orange tone. “Medium-density apartment ” generally refers to mid- to high-rise multi-family residential projects. In East Honolulu, it is intended that this designation will be applied only to areas developed consistent with this pattern as of the effective date of the East Honolulu *Sustainable* Communities Plan.

Neighborhood Commercial Center. These centers are depicted with red dots, and generally represent clusters of commercial establishments intended for neighborhood service. Uses typically include grocery and sundry stores and other services and shops catering to common household- of neighborhood-level convenience items.

Regional Town Center. The Regional Town Center for East Honolulu is comprised of the three commercial centers adjoining Hawaii Kai Marina: Hawaii Kai Shopping Center, Hawaii Kai Towne Center, and Koko Marina Shopping Center. These centers are depicted as red shapes.

Resort. The region's only resort use, the Kahala Mandarin Hotel, is depicted as a pink shape.

Public Facilities. The wastewater water treatment plant and the public intermediate and high schools are depicted with appropriate symbols, and shown primarily to provide points of orientation.

In addition, this map depicts the Hawaii Kai marina as a series of connected light blue shapes.

A.6 MAP A-3: PUBLIC FACILITIES

Map A-3 illustrates major existing and future public facilities and major privately-owned facilities including the golf course at the Waialae Country Club. Its purpose is to display the public resources or assets available within the region.