

## **Chapter 1 EWA'S ROLE IN OAHU'S DEVELOPMENT PATTERN**

Ewa plays a key role in implementing the directed growth policies of the General Plan of the City and County of Honolulu. Campbell Industrial Park opened in the early 1960's, bringing industry and jobs to the Leeward Coast which previously had been predominantly a sugar economy and plantation lifestyle. In the 1970's, residential growth began in Ewa with the development of Makakilo and Ewa Beach.

In 1977, the Honolulu City Council approved a new General Plan which designated Ewa as the location for a Secondary Urban Center for Oahu to be centered in the Kapolei area. The Secondary Urban Center was to be the focus of major economic activity and housing development, and a center for government services. While the General Plan promotes full development of the Primary Urban Center, it also encourages development of the Secondary Urban Center at Kapolei, and residential development of the urban fringe areas in Ewa and Central Oahu.

This update of the Ewa Development Plan reaffirms that role and amplifies how the role can be accomplished. In support of the General Plan policies, the Ewa Development Plan:

- Provides a secondary employment center with its nucleus in the City of Kapolei to supplement the Primary Urban Center (PUC) and to divert commuter traffic from the PUC;
- Concentrates primary employment activities at industrial and resort areas and at government service and higher education centers around the City of Kapolei so that secondary markets are created for office and retail activities;

- Provides for significant residential development throughout Ewa, consistent with the General Plan to meet the needs of Oahu's citizens;
- Provides for a variety of housing types from affordable units and starter homes to mid-size multi-family and single family units;
- Promotes diversified agriculture on prime agricultural lands along Kunia Road and surrounding the West Loch Naval Magazine in accordance with the General Plan policy to support agricultural diversification in all agricultural areas on Oahu;
- Provides a secondary resort area at West Beach (Ko Olina);
- Helps relieve urban development pressures on rural and urban fringe Development Plan Areas (Waianae, North Shore, Koolauloa, and Koolaupoko) so as to preserve the "country" lifestyle of these areas; and
- Provides, along with the PUC, a focus for directed and concentrated public and private infrastructure investment for growth.

**Exhibit 1.1**  
**Development Plan Areas for Oahu**

