

1. KO'OLAU LOA'S ROLE IN O'AHU'S DEVELOPMENT PATTERN

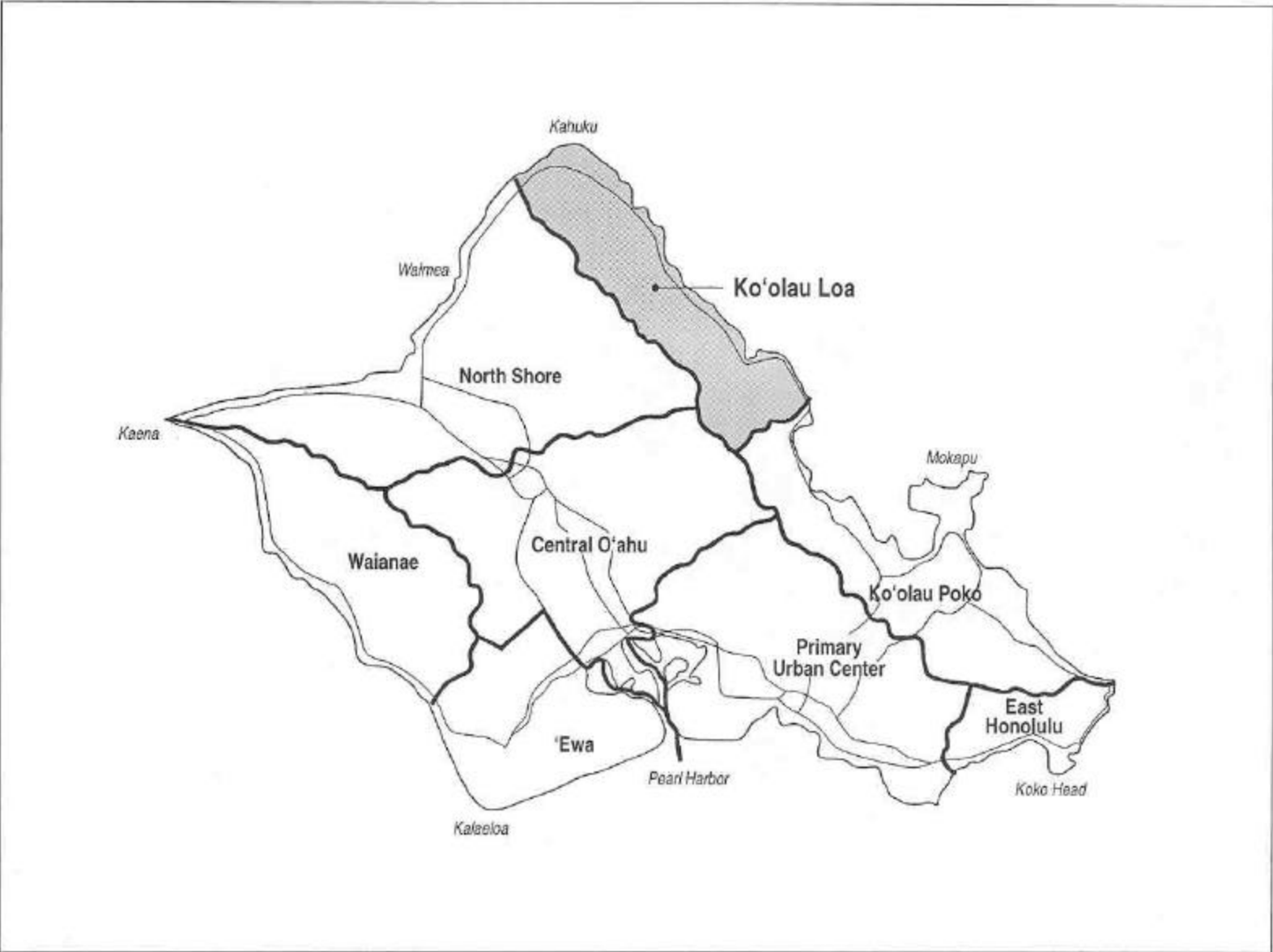
The General Plan of the City and County of Honolulu designates the Ko'olau Loa *Sustainable Communities* Plan Area, shown in Figure 1-1, as a rural area and specifies that its natural resources and predominately "country" character should be maintained by allowing only limited development in established communities.

The sparsely populated Ko'olau Loa region spans the northern half of O'ahu's windward coast. It is bordered on the north by the Waiale'e community just beyond Kawela Bay, and on the south by the ridgeline just beyond the north end on Kāne'ōhe Bay. The residential communities located along Kamehameha Highway, the only arterial roadway linking this area with the North Shore and Ko'olaupoko, include Kahuku, Lā'ie, Hau'ula, Punalu'u, Kahana and Ka'a'awa. The rural character of this region and its cultural and agricultural history are reminiscent of old Hawai'i. The *Sustainable Communities* Plan's vision is to maintain and enhance the man-made and natural elements that make Ko'olau Loa's rural character so unique and special.

This update reaffirms Ko'olau Loa's role in O'ahu's development pattern as intended in the General Plan policies by establishing the following principles for future land use and development in the *Sustainable Communities* Plan Area:

- Recognize traditional *ahupua'a* divisions and distinctions and incorporate the *ahupua'a* concept as the primary basis for land use planning in Ko'olau Loa.
- Maintain and, where possible, expand critical open space areas and shoreline views between the existing pattern of community development so as to preserve a separation between the natural and built environment within each *ahupua'a*.
- Preserve the existing strong relationship between the natural landscape of the mountains to the ocean, and the man-made landscape of agricultural fields and small rural communities.
- Promote diversified agriculture and aquaculture on existing agricultural lands in accordance with the General Plan policy to support agricultural diversification in all rural areas on O'ahu.
- Preserve continuous coastal views and scenic views of ridges, valley slopes, and prominent land features.
- Provide for new employment-based development which will offer quality jobs and be compatible with the existing communities' rural fabric and the natural environment.
- Limit future resort development to the existing zoned lands in secondary resort areas at Kahuku Point-Kawela Bay area and Lā'ie.
- Support and encourage improvements at existing educational and recreational facilities.

Figure 1-1
Development Plan and *Sustainable Communities* Plan Areas for O'ahu



- Preserve the "country" lifestyle as expressed by rural housing clusters or neighborhoods which are defined by open space and blend into the surrounding landscape with as little disruption as possible to the scenic quality of the area.
- Establish rural residential development standards so that new infrastructure and site layout requirements will be in keeping with the desired rural character of the region.
- Establish country town design guidelines for commercial and other non-residential use areas so that new development will be in keeping with the region's rural character.
- Promote access to mountain and shoreline resources for recreational purposes and traditional hunting, fishing, gathering, religious, and cultural practices.