

# 1. KOOLAUPOKO'S ROLE IN OAHU'S DEVELOPMENT PATTERN

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The General Plan of the City and County of Honolulu designates the central portion of the Koolaupoko *Sustainable* Communities Plan Area (SCPA), shown in Figure 1-1, as an urban fringe area to remain a predominantly residential suburb with limited future population growth. The northern and southern portions of Koolaupoko are designated rural areas to remain in predominately agricultural and preservation land uses. The general locations of these designations and the communities that are associated with them are indicated in Figure 1-1.

The Koolaupoko *Sustainable* Communities Plan shall be a plan for sustaining quality of life through community involvement by balancing and integrating environmental, economic, social and cultural objectives. This includes the creation, maintenance and re-evaluation of fair and equitable regulation.

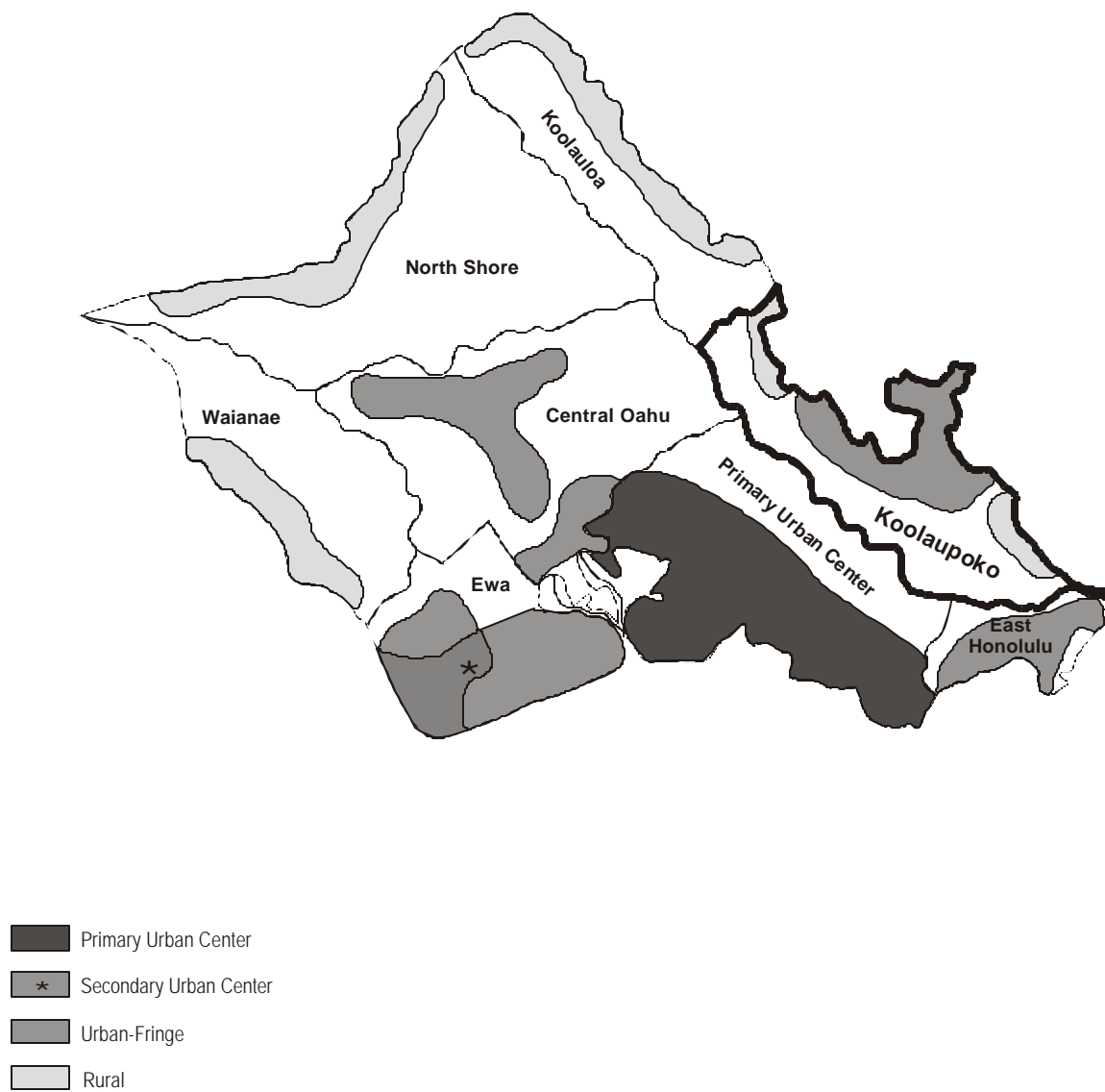
The present land use pattern in Koolaupoko began to take shape in the 1940's during World War II. There was rapid growth in suburban development in the following three decades, due largely to the opening of trans-Koolau highways which made the region more accessible to Honolulu. In the 1960's, Kaneohe was the proposed site of a deep-draft harbor and major new power generating plant, which would have spurred an even faster pace of regional urban development. By the mid-1970's, however, environmental concerns, focused especially on the quality of Kaneohe Bay, led to the abandonment of these proposals and a shift in public policy, as expressed in the 1977 General Plan, toward slower population growth and urban development in the district. During the decade between 1980 and 1990, the district's population grew at an average annual rate of 0.7 percent compared to the islandwide rate of 0.9 percent.

The Koolaupoko *Sustainable* Communities Plan reaffirms the region'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 Koolaupoko:

- Limit the potential for new housing in the region so that significant residential growth is directed instead to the Primary Urban Center and Ewa Development Plan Areas in accordance with the population distribution policy set forth in the General Plan, which currently provides that Koolaupoko's share of the 2010 distribution of Oahu's residential population is to fall in the range of 11.0 to 12.2 percent.
- Revitalize existing commercial centers and 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 the designated secondary urban center at Kapolei.
- Maintain the predominantly low-rise, low-density, single family form of residential development in the urban fringe and rural communities depicted on Figure 1-1.

Figure 1-1  
Communities in Koolaupoko by General Plan Type

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***Koolaupoko** stretches from  
Makapuu Point at the  
region's eastern boundary ...*



*... to Kaoio Point at the  
northernmost end of Kaneohe  
Bay.*

- Maintain and promote small-scale agricultural uses in the mauka areas of Waimanalo and from Kahaluu north to Kualoa.

- Avoid urbanization of flood- and erosion-prone areas and seek to restore the natural filtering, flood control, recreational, biological and aesthetic values of streams, fishponds and wetlands.
- Preserve scenic views and the scenic beauty of the ocean, bays and beaches.
- Preserve scenic views of ridges, upper valley slopes, shoreline areas from trans-Koolau and coastal highways; from coastal waters looking mauka; and from popular hiking trails that extend toward the Koolau Mountain Range and mauka from Kawainui Marsh.
- Discourage the use of shore armoring structures.
- Promote access to mountain and shoreline resources for recreational purposes and traditional hunting, fishing, gathering, religious, and cultural practices. Promote restoration of fish population in near-shore waters.
- Encourage continuation of small-scale agricultural uses in urban areas.