

EXECUTIVE SUMMARY

The North Shore *Sustainable* Communities Plan, which is incorporated into Ordinance 00-15 by reference, is organized in five chapters and an appendix, as follows:

- C Chapter 1: North Shore’s Role in Oahu’s Development Pattern defines the region’s role and identity within the overall framework of islandwide planning and land use management.
- C Chapter 2: The Vision for North Shore’s Future summarizes the vision for the future of the region and lists important elements of that vision.
- C Chapter 3: Land Use Policies, Principles, and Guidelines presents the Plan’s core policies, and provides policy guidance for the region’s various land use elements.
- C Chapter 4: Public Facilities and Infrastructure Policies and Principles outlines policies, principles, and actions needed to support the land use policies of Chapter 3.
- C Chapter 5: Implementation addresses needs for carrying out provisions outlined by the Plan.

The contents of each chapter is briefly summarized below:

E.1 CHAPTER 1: NORTH SHORE’S ROLE IN OAHU’S DEVELOPMENT PATTERN

Consistent with the provisions of the General Plan, the role of the North Shore is to maintain the rural character, agricultural lands, open space, natural environment, recreational resources and scenic beauty of Oahu’s northern coast. In line with the General Plan policies to preserve the open space and country atmosphere of the rural areas, growth is limited to “infill” areas within or adjacent to built-up areas to accommodate existing and future housing and employment needs.

E.2 CHAPTER 2: THE VISION FOR THE NORTH SHORE’S FUTURE

The vision focuses on retaining the unique qualities that have defined the region’s attractiveness to residents and visitors alike; scenic open spaces, coastal resources, and the community’s cultural and plantation heritage. Diversified agriculture, which will include crop production, agricultural production, and other support facilities, will play a key role in sustaining the region’s open space setting. Haleiwa and Waialua remain the North Shore’s principal commercial and civic centers while retaining their historic and “country town” character. The region will remain “country,” with wide open space, vistas, and rural communities. Growth will be limited to Haleiwa and Waialua. Key elements of the vision include:

- C Establish Rural Community, Agriculture, and Preservation Boundaries.
- C Support the diversified agriculture industry.
- C Enhance the region’s recreational and educational potential.
- C Designate Haleiwa and Waialua towns as “country towns.”
- C Retain the Waialua Mill site as the regional industrial center.
- C Limit additional new housing to areas contiguous to Haleiwa and Waialua towns and establish rural design guidelines.
- C Provide adequate public infrastructure, facilities, and services.
- C Retain cultural and historic resources.
- C Adapt the Ahupua’a concept in land use and natural resource management.

E.3 CHAPTER 3: LAND USE POLICIES, PRINCIPLES, AND GUIDELINES

This chapter presents general policies, planning principles, and guidelines for the major concerns related to land use on the North Shore. General policies related to each land use type are summarized below:

E.3.1 Open Space and Natural Environment

- C Incorporate the land use concept and natural resource management principles of “Ahupua’a” into land use and management guidelines to protect and enhance the resources of the region.
- C Protect ecologically sensitive areas with provisions for protective buffer zones and setbacks.
- C Protect scenic views, preserve open space, and minimize the impacts of new developments and utility improvements on scenic resources.
- C Improve accessibility of recreational resources including shoreline and mountain areas.
- C Direct new developments to areas within or next to existing developments within the Rural Community Boundary.

E.3.2 Agriculture

- C Protect important agricultural lands and support the diversified agriculture industry.
- C Concentrate major agricultural support activities at designated areas in Waialua or Kawaihoa.
- C Discourage conversion of agricultural lands to large-lot residential subdivisions with no agricultural activities.
- C Identify, evaluate, and implement economic incentives to promote the diversified agriculture industry.

E.3.3 Parks and Recreation

- C Protect and expand recreational resources including beach parks, regional parks, district parks, community parks, and other quasi-public recreational facilities.
- C Provide safe, suitable sites and facilities for a variety of recreational activities and expand access to recreational resources in the mountains, at the shoreline and in the ocean.
- C Provide an integrated system of pedestrian paths/bikeways linking the parks, schools, and town centers in Haleiwa and Waialua.
- C Maintain and improve recreational areas and facilities.
- C Promote recreational activities compatible with the preservation of open space, rural character, scenic resources, and environmental quality.

E.3.4 Historic and Cultural Resources

- C Preserve significant historic features and emphasize physical references to the region's history and cultural roots to foster the area's unique sense of place.
- C Protect existing landmarks and support the creation of new, culturally appropriate landmarks.
- C Retain significant vistas associated with archaeological features.
- C Respect significant historic resources. Restore or maintain the integrity of sites with cultural and/or religious significance.

E.3.5 Residential Communities

- C Provide sufficient capacity within the Rural Community Boundary to accommodate existing and future housing needs.
- C Direct future residential development to Haleiwa and Waialua.
- C Preserve and protect the rural character and natural features and setting of the region by establishing “rural” forms of development and subdivision standards, in contrast to existing urban standards.
- C Encourage creative site and housing design options that maintain the rural character.
- C Provide housing, through a variety of living accommodations, for an aging population.

E.3.6 Commercial Areas

- C Maintain the rural “small town” character of Haleiwa and Waialua and allow for a compatible mix of commercial, service industrial, and residential uses as well as to recognize and maintain the unique building and streetscape character of these towns.
- C Allow for compact, low-rise, small-scale commercial areas, rather than unplanned commercial dispersion or strip development along arterial roads.
- C Permit existing country stores to remain and direct new commercial enterprises to the Country Town districts of Haleiwa and Waialua.

E.3.7 Industrial Areas

- C Encourage compatible industrial uses that help diversify and revitalize the economic base of the region.
- C Encourage uses that are compatible with the rural character of the region, and which have a minimal impact on the natural environment, cultural resources, open spaces, and scenic views.
- C Promote industries that provide employment opportunities as well as goods and services for area residents.

E.3.8 Visitor Facilities

- C Allow for small-scale visitor facilities that are compatible with the rural character and natural features of the region. These include country inns in Haleiwa and Waialua Country Town districts in appropriate locations.
- C Integrate visitor facilities with the social and economic life of the surrounding communities.
- C Minimize impacts on resources, infrastructure, or surrounding communities.
- C Ensure that facility development should not degrade, deplete, or preclude access to public lands or resources.

E.3.9 Institutional Uses

- C Support public facilities that provide convenient public services or functionally support other governmental activities.
- C Plan and develop public facilities in a manner consistent with the rural character of the region and surrounding land uses.
- C Promote consolidation or co-location of services to provide convenient one-stop services in the region.

E.3.10 Military

- C Military installations should be developed in a consistent manner with applicable general policies for residential, industrial, commercial, and other related uses.

E.4 CHAPTER 4: PUBLIC FACILITIES AND INFRASTRUCTURE POLICIES AND PRINCIPLES

This chapter presents general policies and planning principles related to public facilities and infrastructure in the North Shore. General policies related to each facility type are summarized below:

E.4.1 Transportation Systems

- C Retain Kamehameha Highway as a two-lane thoroughfare and provide roadway improvements to promote pedestrian safety and traffic efficiency.

- C Provide adequate access between residences, jobs, shopping, and recreation areas on the North Shore and to adjacent areas.
- C Provide more opportunities and support facilities for convenient and safe pedestrian and bicycle travel.
- C Promote ride-sharing activities such as car/van pooling. Reduce commute to work with options such as teleworking.
- C Include considerations of visitor population in determining allocations of resources and facilities for the North Shore.

E.4.2 Water Systems

- C Protect and preserve the streams, wetlands' natural drainage systems, watershed areas and the shoreline and coastal areas.
- C Integrate management of all potable and nonpotable water sources, including groundwater, surface water, storm water, and reclaimed water.
- C Encourage use of nonpotable water for irrigation of landscaping and agricultural lands to conserve supply of potable water.

E.4.3 Wastewater Treatment

- C Provide adequate public or private wastewater treatment facilities and improve the existing wastewater management services.
- C Minimize adverse impacts of wastewater treatment systems on potable water sources and the ocean.

E.4.4 Electrical Power Development

- C Locate utility systems including substations, transmission lines and towers in areas where they will least obstruct important views and avoid or mitigate any potential adverse impacts on scenic and natural resources.

E.4.5 Solid Waste Handling and Disposal

- C Establish more efficient waste diversion and collection systems.
- C Provide adequate resources for trash removal, clean-up of illegal dumps, and enforcement of antidumping laws.

E.4.6 Drainage Systems

- C Improve the drainage system utilizing nonstructural measures to mitigate storm runoff and provide adequate protection from flooding.
- C Promote drainage system design, which emphasizes control and minimization of nonpoint source pollution and the retention of storm water on-site and in wetlands.

E.4.7 School Facilities

- C Approve new residential developments only after the State Department of Education certifies that adequate school facilities will be available when the development is completed.
- C Require that developers contribute their fair share towards school development to ensure provision of adequate school facilities for the children living in their developments.

E.4.8 Public Safety Facilities

- C Promote an integrated approach to public safety, which enables police, fire, ocean safety, civil defense, and emergency medical efforts to share resources and information, as appropriate.
- C Consider visitor populations in allocating public safety resources.
- C Provide adequate staffing and facilities to ensure effective and efficient delivery of basic government service and protection of public safety.
- C Promote the creation of safe, crime-deterrent public and private environments by encouraging the use of crime-preventive principles in the planning and design of communities, open spaces, circulation networks, and buildings.

E.5 CHAPTER 5: IMPLEMENTATION

This chapter discusses the various measures that will be necessary to ensure timely implementation of the plan, including those measures that will minimize disruption during the transition into the plan. Among the measures addressed by this chapter, changes to the zoning maps and the Land Use Ordinance will be necessary to achieve required consistency with the *Sustainable Communities Plan*, as will various other regulatory codes and standards. This chapter also addresses monitoring of plan implementation and provides for comprehensive review of the plan at five-year intervals.

E.6 APPENDIX A

The appendix provides three color maps that illustrate some of the plan’s textual provisions. Because these maps are intended merely to be illustrative of the text, if there are any conflicts between the maps and the text, the text shall prevail.