

WAIANAЕ *SUSTAINABLE* COMMUNITIES PLAN

PREFACE

The Waianae *Sustainable* Communities Plan has been prepared in accordance with the Charter-prescribed requirements for Development Plans and is to be accorded force and effect as such for all Charter- and ordinance-prescribed purposes. It is one of a set of eight community-oriented plans intended to help guide public policy, investment, and decision-making over the next 20 years. Each of the plans addresses one of eight planning regions of Oahu, responding to specific conditions and community values of each region. The map on the following page illustrates these planning regions.

Of the eight documents, the plans for Ewa and the Primary Urban Center, to which growth and supporting facilities will be directed over the next 20 years, have been entitled “Development Plans.” They will be the policy guide to development decisions and actions needed to support that growth.

Plans for the remaining six areas, which are envisioned as relatively stable regions in which public programs will focus on supporting existing populations, have been entitled “*Sustainable* Communities Plans” in order to appropriately indicate their intent.

The plan for the Waianae District, is a *Sustainable* Communities Plan. This Plan’s vision statement and supporting provisions are oriented to maintaining and enhancing the region’s ability to sustain its unique character, current population, growing families, rural lifestyle, and economic livelihood, all of which contribute to the region’s vitality and future potential.

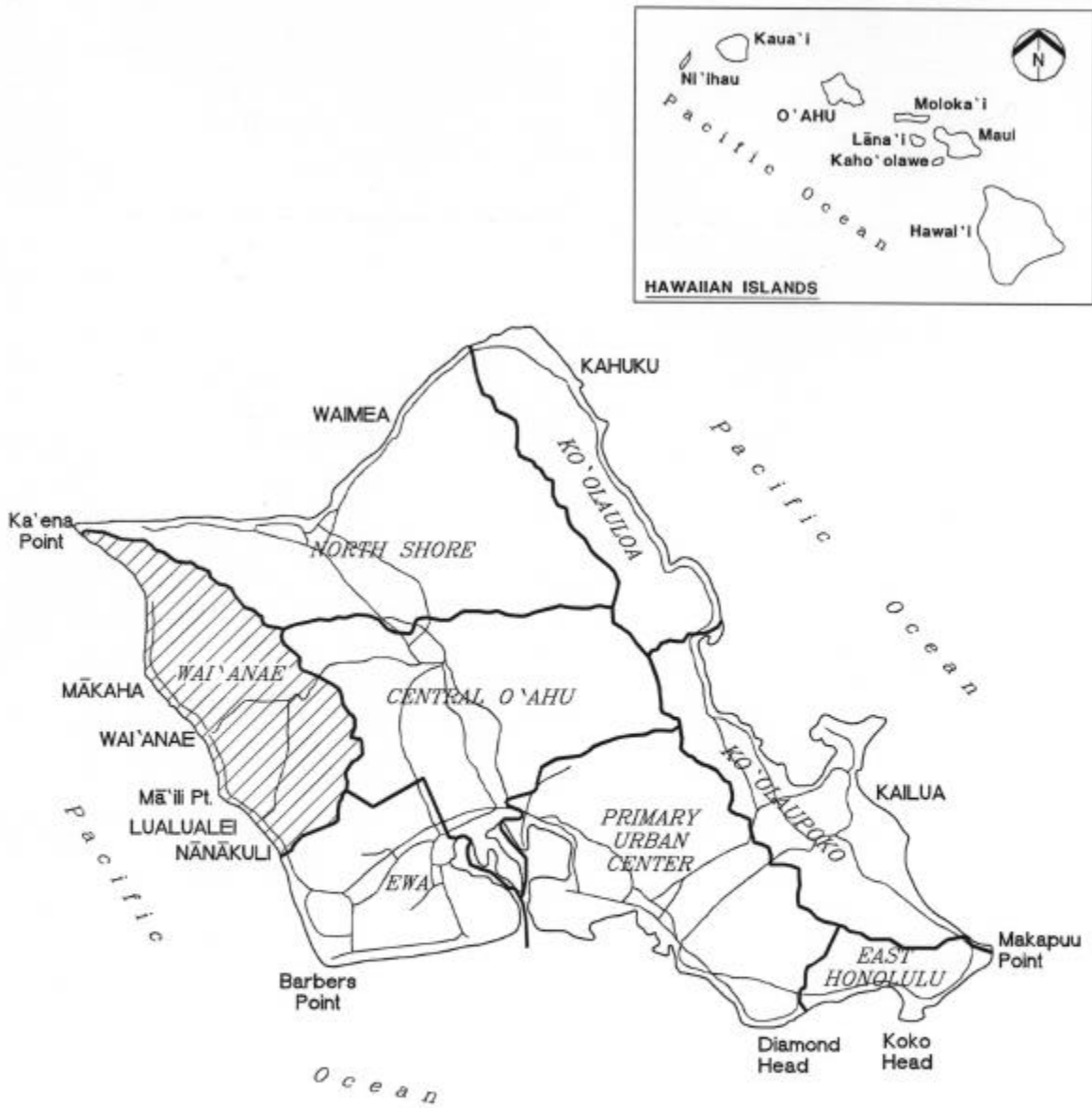
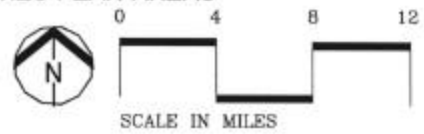


FIGURE P-1
ISLAND OF O'AHU
DEVELOPMENT PLAN AND *SUSTAINABLE* COMMUNITIES PLAN AREAS
Wai'anāe *Sustainable* COMMUNITIES PLAN

Department of Planning and Permitting
City and County of Honolulu



P.1 THE SUSTAINABLE COMMUNITIES PLAN PROCESS

This document is the culmination of a planning program led by the City and County of Honolulu's Planning Department and its successor agency, the Department of Planning and Permitting. This planning process encouraged and enabled significant involvement from the region's neighborhood board, community associations, business leaders, religious and cultural organizations, private landowners, institutions and numerous individuals. In its final form, the plan will have incorporated input received from:

- Interviews with many community leaders;
- Interviews with other Waianae people;
- Meetings with about twenty community groups and organizations;
- Formation of a "Citizen's Advisory Committee" (CAC) with representatives from some 30 community groups and organizations;
- A series of four CAC meetings and three public informational meetings;
- Approximately 40 comment letters that provided input on the "Public Review Draft" of the Plan, published in October, 1998;
- Subsequent comments received from the Waianae Neighborhood Board and from staff members of the Department of Planning and Permitting.

P.2 THE HONOLULU LAND USE PLANNING AND MANAGEMENT SYSTEM

The City and County of Honolulu guides and directs land use and growth through a three-tier system of goals and objectives, policies, planning principles, guidelines and regulations. The General Plan forms the first tier of this system. First adopted by City Council resolution in 1977, the General Plan is a relatively brief document, consisting primarily of one-sentence statements of goals, objectives and policies. It has been amended several times, but the basic objectives and policies set forth in the 1977 plan remain intact.

The second tier of the system is formed by the Development Plans, which are adopted and revised by ordinance. These plans address eight geographic regions of the island, including the Primary Urban Center, East Honolulu, Central Oahu, Ewa, Waianae, North Shore, Koolau Loa and Koolau Poko. Under the current revision program, the Primary Urban Center and Ewa plans retain the title “Development Plan.” The plans for the other regions are now referred to as “*Sustainable* Communities Plans” to reflect their policy intent.

The third tier of the system is composed of the implementing ordinances, including the Land Use Ordinance (Honolulu’s zoning code) and the City’s Capital Improvement Program. Mandated by the City Charter, these ordinances constitute the principal means for implementing the City’s plans. These ordinances are required to be consistent with the General Plan, the Development Plans, and each other.

In addition to these three Charter-mandated tiers, the Development Plans are supplemented by two planning mechanisms that are not required by the Charter: the functional planning process and special area planning. Functional planning activities, some of which are mandated by state or federal regulations, provide long-range guidance for the development of public facilities such as the water system, wastewater disposal, and transportation. Special area plans are intended to give specific guidance for neighborhoods, communities or specialized resources.

P.3 AUTHORITY OF THE DEVELOPMENT PLANS AND *SUSTAINABLE* COMMUNITIES PLANS

The authority for the Development Plans and *Sustainable* Communities Plans (hereinafter referred to as “Development Plans” for simplicity) is derived from the City Charter, which mandates preparation of a General Plan and Development Plans to guide “the development and improvement of the city.” Together with the General Plan, the Development Plans provide policy guidance for the land use and budgetary actions of the City. This is the authority the originally adopted Development Plans carried, and it remains unchanged in the revised Plan presented in this document.

The Charter provides that “public improvement projects and subdivision and zoning ordinances shall be consistent with the development plan for that area.” Although the Development Plans are not themselves regulatory, they “regulate the regulators.” They are policy tools and are to be used, in conjunction with the programs and budgets of the City, to accomplish the objectives of the City and as guides for decisions made by the private sector.

P.4 WHY THE DEVELOPMENT PLANS HAVE BEEN REVISED

In 1992 the City Charter Commission recommended, and the voters of Honolulu adopted, amendments to the City Charter. Chief among its findings, the Charter Commission concluded that the Development Plans were overly detailed and had created processes that duplicated the zoning process. To eliminate this unnecessary duplication, the 1992 Charter amendments changed the definition of Development Plans from “relatively detailed plans” to “conceptual schemes.”

The 1992 Charter amendments established that the purpose of the Development Plans is to provide:

- “priorities . . . (for the) coordination of major development activities”; and
- sufficient description of the “desired urban character and the significant natural, scenic and cultural resources . . . to serve as a policy guide for more detailed zoning maps and regulations and public and private sector investment decisions.”

In response to the 1992 Charter amendments, the Planning Department launched a thorough review of the Development Plans. The goal of that review was the revision of all eight of the Development Plans to bring them into conformance with the Charter-mandated conceptual orientation. The revised plan presented in this document conforms to that mandate.