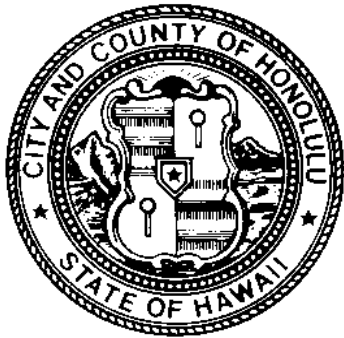


ANNUAL REPORT

ON THE STATUS OF LAND USE ON OAHU

Fiscal Year 2004



City and County of Honolulu

**Henry Eng, FAICP, Director
Department of Planning and Permitting
Honolulu, Hawaii**

July 2005

TABLE OF CONTENTS

	<u>Page</u>		<u>Page</u>
INTRODUCTION	1	SECTION III - Changes to the Development Plans and to the State Land Use Districts During FY 2004	
SECTION I - Summary of Land Use and Population Trends		CHANGES TO THE DEVELOPMENT PLANS	14
Figure I-A: State Land Use Districts.....	3	Table III-1: State Land Use District Boundary Changes on Oahu	17
Table I-1: State Land Use Districts.....	3	Table III-2: Public Facilities Map Projects Under Construction	18
Figure I-B: Population Trends vs. General Plan Policy.....	5	Table III-3: Public Infrastructure Maps - Status.....	19
Table I-2: Population Trends vs. General Plan Policy.....	6		
SECTION II - Status of Residential and Golf Course Projects			
Table II-1: Housing Construction Plans on Oahu	8		
Table II-2: Upcoming Major Housing Projects	12		
Table II-3: Construction Schedule for Golf Course Developments	13		

INTRODUCTION

This **Annual Report on the Status of Land Use on Oahu** is mandated by the City Charter to report on "the current status of land use and other data pertaining to the development plans". This year's report, for Fiscal Year 2004, continues a transition to a new report format, made necessary by changes in the development plans mandated by the 1992 amendments to the City Charter.

The City Charter amendments called for development plans to be conceptual—rather than parcel-specific—depictions of land use policies. All eight revised plans are now in place (with the Primary Urban Center plan taking effect on June 21, 2004). They are referred to as Development Plans (DPs) for areas where growth is encouraged, and as *Sustainable* Communities Plans (SCPs) for areas where it is discouraged.

The focus of this report is on the physical development of the island. The City's eight DPs/SCPs depict the desired growth pattern in different areas of the island. This report provides tables which show: (1) each area's existing and projected population, (2) the progress being made on housing developments and golf courses in each area, and (3) revisions to the plans themselves, including the status of selected infrastructure projects. This information is provided to help the City Council, the development community, and interested citizens understand how growth is occurring and how the development objectives of the City and County of Honolulu are being achieved.

Because the revised DPs and SCPs show land use policies conceptually, they no longer have specific land use boundaries. As a result, this report no longer provides acreage breakdowns by DP land use category. Instead, it tracks the progress being made on individual housing and infrastructure projects. It is anticipated that future reports will provide additional indicators of progress as to how each DP area is moving toward its envisioned future, including progress on achieving full buildout as defined by the plans.

This report is organized into three sections as follows:

Section I - Summary of Land Use and Population Trends

This section covers: (1) the distribution of land on Oahu by State Land Use District, and (2) the past, current, and projected population distribution on Oahu by DP area through 2025, and for comparison, the City's General Plan population distribution guidelines for 2025.

Section II - Status of Residential and Golf Course Projects

Two tables detail the progress being made on significant housing projects, and a third table covers golf course plans. This information is based on a survey of project developers, plus a review of City permit applications and selected news sources.

Section III - Changes to the Development Plans and to the State Land Use Districts during FY 2004

This section reports on revisions made during Fiscal Year 2004 to various plans and maps. First, it gives a status report on the changeover to the new system of development plans. Second, it summarizes project-specific land use changes, such as changes to the State Land Use District boundaries. Third, it lists the current status of selected infrastructure projects, as shown on either the Public Facilities Maps (for the Primary Urban Center) or the Public Infrastructure Maps (for all other DP areas), based on a survey of City agencies.

SECTION I

SUMMARY OF LAND USE AND POPULATION TRENDS

Figure I-A
STATE LAND USE DISTRICTS

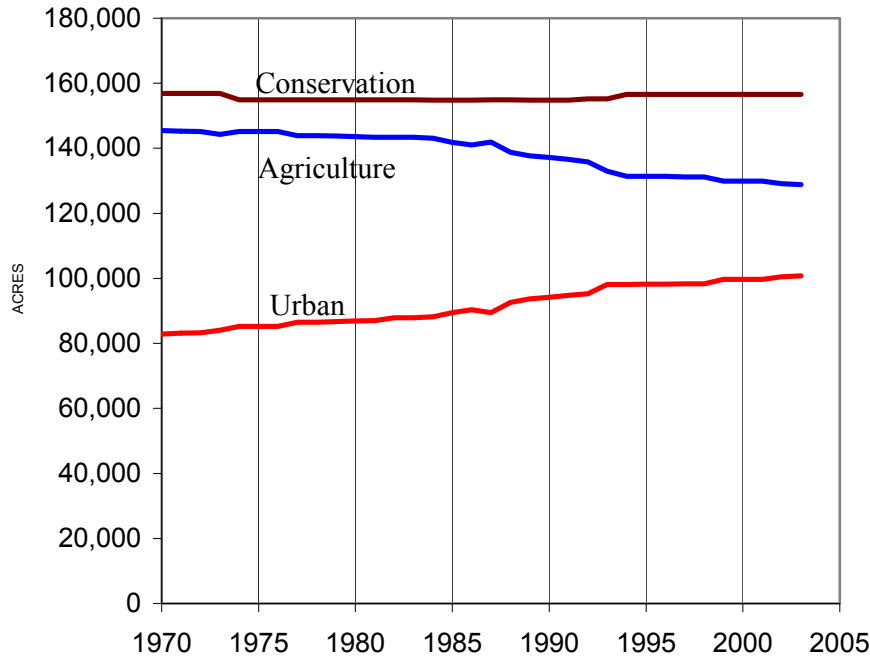


Table I-1
STATE LAND USE DISTRICTS
(in acres, as of December 31 each year)

Year	Urban	Agricultural	Conservation	Oahu Total ¹
2003	100,730	128,839	156,619	386,188
2002	100,447	129,122	156,619	386,188
2001	99,686	129,884	156,618	386,188
2000	99,686	129,884	156,618	386,188
1999	99,684	129,886	156,618	386,188
1998	98,364	131,206	156,618	386,188
1997	98,364	131,206	156,618	386,188
1996	98,221	131,349	156,618	386,188
1995	98,214	131,356	156,618	386,188
1990	94,200	137,142	154,846	386,188
1985	89,497	141,849	154,842	386,188
1980	86,851	143,555	154,894	385,300
1975	85,186	145,206	154,908	385,300
1970	82,898	145,500	156,902	385,300

⁽¹⁾ Oahu totals change over time because of land area recalculations to account for the reef runway, coastal area changes, etc.

SOURCE: State Land Use Commission

Explanatory Notes to Figure I-B and Table I-2
POPULATION TRENDS VERSUS GENERAL PLAN POLICY

Population distribution is a specific concern of the General Plan (GP). The GP policy for population distribution is set forth in Population Objective C, which contains four policies for the attainment of a population distribution that "will allow the people of Oahu to live and work in harmony."

The first three policies lay out the directed growth policy of the City and County of Honolulu. This fundamental policy, which has remained essentially intact since the GP was first adopted in 1977, aims to: (1) promote the full development of the Primary Urban Center (PUC), (2) encourage growth in the secondary urban center at Kapolei and in the urban fringe areas in Ewa and Central Oahu to meet housing needs not available in the PUC, and (3) discourage significant growth in the remaining urban fringe and rural areas of Oahu. The fourth policy of Population Objective C is a table of percentages depicting the population distribution on Oahu among the eight Development Plan (DP) areas in a planning horizon of approximately 20 years.

Whereas the meaning of Policies 1, 2 and 3 is clear and well accepted, the interpretation of Policy 4 has been a source of debate. On October 3, 2002, the GP was amended to clarify the role and intent of Policy 4 in the island's growth management process. The amendment made clear that the table of population percentages in Policy 4 is not an independent policy, but rather an integral part of the directed growth policy. Specifically, Policy 4 offers a population pattern consistent with the directed growth policy, and thus is a benchmark to track the geographic shifts in the island's population. More importantly, Policy 4 is offered as a guide to providing the needed development capacity among the eight DP areas, which is recognized as essential to realizing the directed growth policy.

In August 2004, the State Department of Business, Economic Development and Tourism released a new series of population and economic projections for the counties to the year 2030. Based on this projection series, the Department of Planning and Permitting projected the likely population distribution among the eight DP areas, taking into account: (1) the amended GP population policy, (2) the potential for housing in accordance with the land use policies given in each area's Development Plan or *Sustainable Communities Plan*, (3) the progress being made on known developments, and (4) realistic expectations of Oahu's future housing market and economy.

The population projections for the years 2010, 2020, and 2025 are shown in Table I-2, along with the actual population counts from the 1980, 1990, and 2000 U.S. Census. The population numbers are given in the bottom portion while the percentage breakdown by DP area is given on top. The policy 4 population percentages by DP area for the year 2025 are also shown for comparison.

The results shown in Table I-2 are presented graphically in Figure I-B. Each group of bars shows the changing population shares of a DP area in 10-year intervals from 1980, ending in 2025. The Policy 4 population percentages are shown as a black line across the bars.

Figure 1-B
Population Trends vs. General Plan Policy

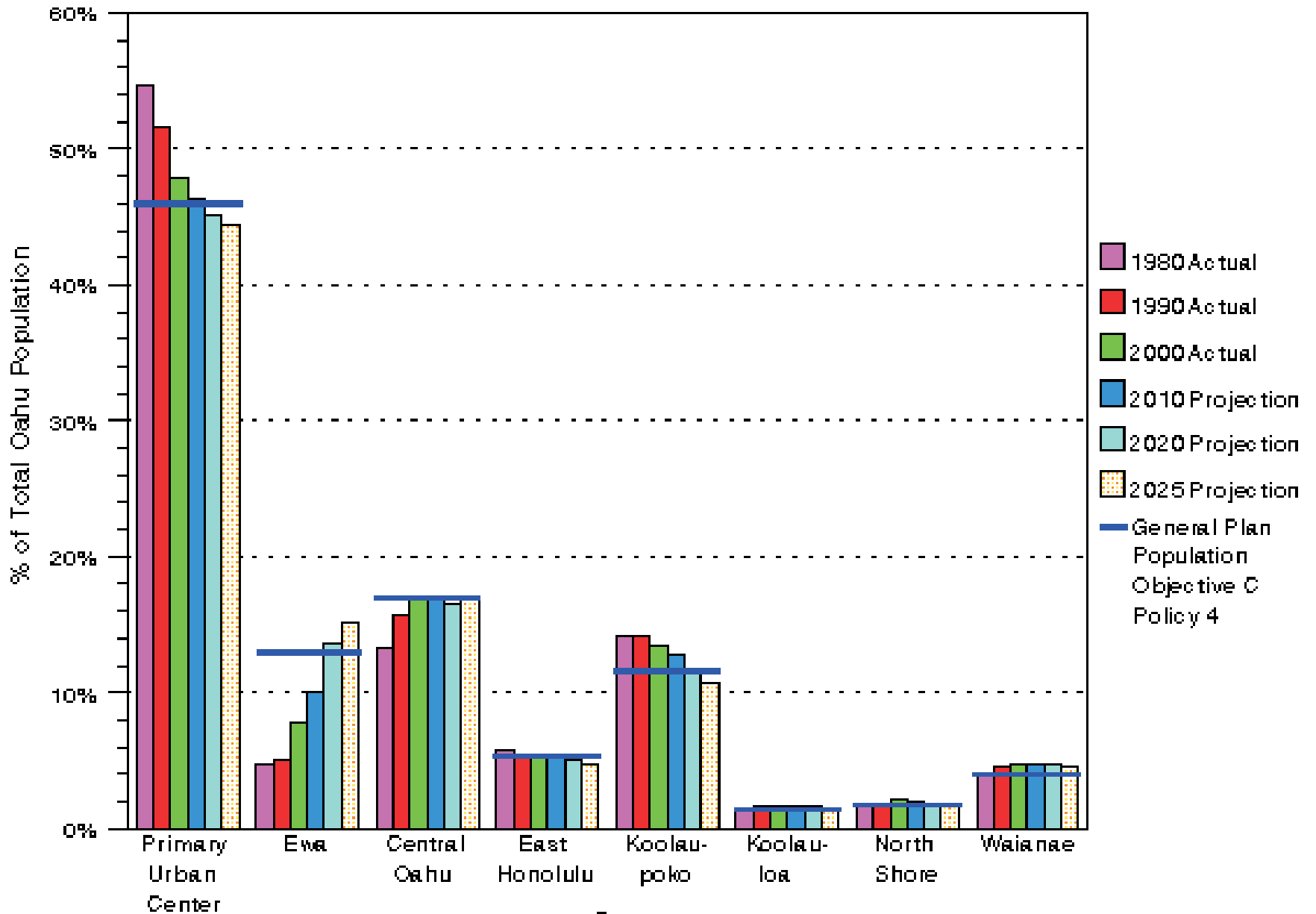


Table I-2
POPULATION TRENDS VERSUS GENERAL PLAN POLICY

Development Plan Area	% of Actual Population			% of Projected Population			General Plan Percentage for 2025 ¹
	1980	1990	2000	2010	2020	2025	
Primary Urban Center	54.7%	51.7%	47.9%	46.4%	45.1%	44.4%	46.0%
Ewa	4.7%	5.1%	7.8%	10.1%	13.6%	15.2%	13.0%
Central Oahu	13.3%	15.6%	16.9%	16.8%	16.6%	16.8%	17.0%
East Honolulu	5.7%	5.5%	5.3%	5.5%	5.1%	4.8%	5.3%
Koolaupoko	14.3%	14.1%	13.5%	12.8%	11.4%	10.8%	11.6%
Koolauloa	1.4%	1.7%	1.7%	1.7%	1.6%	1.5%	1.4%
North Shore	1.7%	1.9%	2.1%	2.0%	1.9%	1.9%	1.7%
Waianae	4.1%	4.5%	4.8%	4.8%	4.7%	4.6%	4.0%
TOTAL	100%	100%	100%	100%	100%	100%	100%
	Actual Population			Projected Population			
Primary Urban Center	417,240	432,023	419,422	442,018	468,025	478,430	
Ewa	35,523	42,931	68,696	95,769	141,417	164,136	
Central Oahu	101,685	130,526	148,208	160,338	172,103	180,687	
East Honolulu	43,213	45,654	46,735	52,400	52,447	51,713	
Koolaupoko	109,373	117,694	117,910	121,623	118,348	116,766	
Koolauloa	10,983	14,263	14,546	15,749	16,378	16,563	
North Shore	13,061	15,729	18,380	19,289	19,913	20,074	
Waianae	31,487	37,411	42,259	45,465	48,619	49,682	
TOTAL	762,565	836,231	876,156	952,650	1,037,250	1,078,050	

¹ General Plan Population Objective C Policy 4
 SOURCE: U.S. Census; Department of Planning and Permitting

SECTION II

STATUS OF RESIDENTIAL AND GOLF COURSE PROJECTS

Explanatory Notes to Tables II-1 and II-2 **STATUS OF RESIDENTIAL PROJECTS**

The construction plans of individual housing projects are detailed in the next two tables. Table II-1 (pp. 8-11) covers all known housing projects on Oahu with at least 25 units planned. Table II-2 (p. 12) provides more details on a few larger projects that are not yet under construction. Table II-1 lists over 60 individual housing projects that will add over 62,000 housing units when completed, including already-built units and ones that will not be built for a decade or more.

Together, the two tables show how far along each project is in the development process. For projects where housing units have already started to be built, only the near-term construction plans are shown. For large projects not yet under construction, Table II-2 tracks activities such as getting the permits, building the infrastructure, and doing the preliminary site work.

Information shown in the two tables is the developers' own estimates and tentative timetables, if available. These are obtained from the Department's annual survey of developers. A check of City files and other sources is also made in order to supplement this data.

Housing construction plans are shown on a fiscal-year basis. For each project, Table II-1 gives the number of units already built, being built or to be built in any of the next four fiscal years, or to be built beyond that. It also shows the anticipated year of completion, the percent built to date, and construction plans for affordable or rental units.

Table II-2 tracks the permitting progress of those active future projects which will convert at least 5 acres to housing units. It

lists gross acres approved for housing, any DP and zone change approvals, any progress on subdividing into individual house lots, the percent completion of the needed infrastructure, and further details on construction and permit progress. The last column summarizes the latest achievements over the past few years, using the abbreviations listed below.

Abbreviations

BP	Building Permit (active or completed)
CDUA	Conservation District Use Application permit
cluster	Active cluster housing approval
COE	U.S. Army Corps of Engineers waterways permit
CUP	Conditional Use Permit
CZM	Coastal Zone Management certification
EIS	Environmental Impact Statement
401	State 401 water quality permit
GP	Grading Permit (active or completed)
infra.	Infrastructure master plans or permits
NPDES	Federal NPDES (pollution) permit or waiver
park	Park dedication agreement
PD-H	Planned Development, Housing (active)
pnd.	Pending (applied for)
SLUC	State Land Use Commission
SMA	Special Management Area permit
SSV	Shoreline Setback Variance
stream alt.	Stream alteration permit
u.c.	Under construction
variance	Zoning variance
WUP	State water use permit
WWTP	Wastewater treatment plant

Table II-1
HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2004)

(Projects of at least 25 units. See end of table for footnotes and sources. See page 7 for further explanations.)

DP AREA & Subarea Project Name	Year Built Out	% Built ¹	Total Units	Completed		Units to be Built in Fiscal Year:					Affordable Units Required by UA ⁴			Rental Apt. Units ⁵	
				Before 7/1/03	7/1/03- 6/30/04	2005		2006	2007	2008	After 2008	Total	Built	u.c.	
						u.c. ²	pnd. ³								
PRIMARY URBAN CENTER			4,403												
Aiea			140												
Ford Island Housing, Phase I (Navy)	2004	100%	140		140								-		140
Aliamanu/Salt Lake			832												
Country Club Village (mid&high-rise)	2007	81%	832	673					159				-		
Kalihi/Palama/Iwilei			407												
Iwilei Elderly Residential Complex	2006	0%	156					156					-		156
215 N. King Street (affordable condos)	2006	0%	251					251					-		
Ala Moana/Kakaako			1,899												
Hokua (at Ala Moana Blvd. & Queen)	2006	u.c.	247					247					-		
Ko'olani (Nauru Tower 4)	2006	u.c.	370					370					-		
Moana Pacific (Universal Motors site)	2008	0%	706						353	353			-		
Nauru Tower 5	?	0%	186								186		-		
909 Kapiolani (Emerald Tower)	2008	0%	225							225			-		
Ward Village Shops (luxury rentals)	2008	0%	165							165			-		165 ⁵
Makiki			434												
Kinau Vista (elderly)	2006	u.c.	63			63							-		63
Kulana Hale, Phase II (elderly)	?	0%	162						Schedule is uncertain.				-		
Piikoi Vista (elderly)	2007	0%	47						47				-		47
The Plaza at Punchbowl (elderly)	2003	100%	107		107								-		107 ⁵
Punahou Vista (family rentals)	2004	100%	55		55								-		55
Waikiki			575												
H&M Apartment Project	?	0%	332						Schedule is uncertain.				-		
Lanikea at Waikiki	2005	u.c.	100			100							-		
Loft @ Waikiki (mid-rise)	2006	0%	36					36					-		
Tusitala Vista⁶ (elderly)	2007	0%	107						107				-		107

Table II-1 (continued)

HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2004)

(Projects of at least 25 units. See end of table for footnotes and sources. See page 7 for further explanations.)

DP AREA Project Name	Year Built Out	% Built ¹	Total Units	Completed		Units to be Built in Fiscal Year:						Affordable Units Required by UA ⁴			Rental Apt. Units ⁵
				Before 7/1/03	7/1/03- 6/30/04	2005		2006	2007	2008	After 2008	Total	Built	u.c.	
						u.c. ²	pnd. ³								
PUC (continued)															
McCully/Moiliili & Manoa			116												
Artesian Vista (elderly)	2003	100%	54		54								-		54
Manoa Hillside Estates (single-family)	2004	97%	62	57	3	2							-		
EWA 34,778															
City of Kapolei's housing projects:	2015	0%	2,850						150	800	1,900	345			650 ⁵
Kapolei Senior Living (Luana Koa)	?	0%	650						150	150	350	0			650 ⁵
Mehana at City of Kapolei	2015	0%	1,150							100	1,050	345			
Kapolei Mixed Use	2008	0%	300							300					
Kapolei Mauka	2010	0%	750							250	500				
East Kapolei I & II (State DHHL)	?	0%	500						Schedule is uncertain.						
Ewa by Gentry	2009	83%	7,163	5,549	374	50	200	300	300	300	90	2,651	1,775		
Ewa Makai by Gentry	2011	0%	1,865					300	350	350	865				
Ewa Villages (City DCS)	?	55%	1,385	718	40	29		Rest is uncertain.			-				
Kapolei Knolls	2006	72%	425	263	43	24	50	45				0			
Kapolei West (Ko Olina, Phase II)	2017	0%	2,370							100	2,270				
Ko Olina Resort	2015	15%	5,000	570	170	120	60	200	300	350	3,230	392	392		
Makaiwa Hills, Phase I	2013	0%	1,066						100	100	866	300			
Makakilo since 1984:	?	72%	3,020	2,027	141	131	170	182	211	94		355	291	64	300
Already-completed phases	2001	100%	1,524	1,524								291	291		236
Current Schuler projects	2007	44%	760	221	115	42	170	146	66			0			
Makakilo Hts. projects by lot owners	?	78%	397	282	26	25		Rest is uncertain.			0				
Palehua Terrace, Phase 2	2005	u.c.	64			64						64		64	64
Palehua East B	2007	0%	275					36	145	94		0			
Ocean Pointe	2013	27%	4,850	950	345	120	180	300	300	300	2,355	821	821		
Villages of Kapolei (HCDCH/DHHL)	?	67%	4,284	2,782	72	45		171	248	244	722				

Table II-1 (continued)

HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2004)

(Projects of at least 25 units. See end of table for footnotes and sources. See page 7 for further explanations.)

DP AREA Project Name	Year Built Out	% Built ¹	Total Units	Completed		Units to be Built in Fiscal Year:						Affordable Units Required by UA ⁴			Rental Apt. Units ⁵	
				Before 7/1/03	7/1/03- 6/30/04	2005		2006	2007	2008	After 2008	Total	Built	u.c.		
						u.c. ²	pnd. ³									
CENTRAL OAHU				17,206												
Kau'olu Properties (State HCDCH)	?	50%	490	245							100	145	-			490
Launani Valley	2004	100%	833	756	77								128	128		
Mililani Mauka	2008	77%	6,486	4,748	252	441	148	454	301	142			2,838	2,452	120	
The Renaissance (Waipahu)	2005	73%	230		167	60	3						-			
Royal Kunia, Phase I	2004	96%	1,627	1,350	206	71							1,365	1,365		
Royal Kunia, Phase II	?	0%	2,000					Schedule is uncertain.								
Waiawa by Gentry, incr. I & II	2016	0%	5,540							540	5,000		1,662			
EAST HONOLULU				3,194												
Hawaii Kai Marina:	2008	58%	1,816	876	172	195	142	135	155	141			100	31		
Already-completed phases	2002	100%	688	688									0			
Current Schuler projects	2006	51%	171		87	30	30	24					0			
Hale Ali'i (a high-rise condo)	2008	0%	296						155	141			69			
Kaluanui Senior Apartments	2003	100%	31		31								31	31		31
The Peninsula at Hawaii Kai	2006	38%	630	188	54	165	112	111					0			
Hawaii Loa Ridge (by lot owners)	?	83%	527	424	15	15		Rest is uncertain.				-				
Kahala Kua (by lot owners)	?	83%	113	87	7	8		Rest is uncertain.				-				
Kahala Nui (Hale O Malia)	2005	u.c.	270			270							-			270 ⁵
Koko Villas	2005	u.c.	70			11	59						-			
Le'olani at H. K. (Kamilonui I)	2005	90%	60		54	6							0			
Na Pali Haweo (by lot owners)	?	89%	193	163	8	8		Rest is uncertain.				-				
Waialae Iki V, Ph. 2 (by lot owners)	?	76%	145	104	6	5		Rest is uncertain.				-				
KOOLAUPOKO				73												
Bay View Estates⁷	2006	0%	27				19	8					0			
The Woods at Ahuimanu	?	0%	46					Schedule is uncertain.				-				

Table II-1 (continued)
HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2004)

(Projects of at least 25 units. See end of table for footnotes and sources. See page 7 for further explanations.)

DP AREA Project Name	Year Built Out	% Built ¹	Total Units	Completed		Units to be Built in Fiscal Year:						Affordable Units Required by UA ⁴			Rental Apt. Units ⁵
				Before 7/1/03	7/1/03- 6/30/04	2005		2006	2007	2008	After 2008	Total	Built	u.c.	
						u.c. ²	pnd. ³								
NORTH SHORE				28											
Sunset Beach Colony ⁸ (by lot owners)	?	0%	28					Schedule is uncertain.				-			
WAIANAE				2,400											
Freitas Dairy (State DHHL)	2008	31%	32		10	3		5	7	7			-		
Maili Kai, Phase II	?	16%	1,000	19	136		62	132	135	123	393		318	100	
Makaha Valley Subdivision	?	0%	100					Schedule is uncertain.							
Nanaikeola Senior Apartments	2006	0%	70					70					-		70
Nanaikeola Village ⁹ (self-help hsg.)	2008	0%	144					30		54	60		120		
Nanakuli Residential Lots (DHHL)	2005	97%	272	248	17	7							-		
Ohana Ola O Kahumana, Phase II	2005	0%	34					34					-		34
Village Pokai Bay	2006	73%	477	350				127					-		
Waianae Kai Subdivision (DHHL)	2005	99%	150	149		1							-		
Waianae Residential Lots (DHHL)	2005	98%	121	119		2							-		

TOTAL UNITS ON OAHU	62,082	of which 25,898 are completed (2,671 in FY 2004) and 36,184 are unbuilt
----------------------------	---------------	---

¹ "% Built" is either: (1) the percent of total units completed as of 6/30/04, or (2) "u.c." if the entire project is under construction (no units built) as of 6/30/04.

² "u.c." in FY 2005 means under construction as of 7/1/04 and expected to be completed by 6/30/05.

³ "pnd." in FY 2005 means "pending", i.e., not started by 7/1/04 but expected to be completed by 6/30/05.

⁴ "UA" means Unilateral Agreement. These columns list only affordable units required by UA, and exclude other units which may qualify as affordable under other criteria. Both the number of units and the construction schedule are the developer's own plans, rather than the minimum count or schedule required by UA.

⁵ All rental apartment units are affordable units unless the count is footnoted. Not a complete list, especially of rentals within large, master-planned communities.

⁶ Tusitala Vista is on the site once planned for the Kahiola Senior Rental Housing project.

⁷ The required 6 affordable units were provided off-site, at Kailua Bluffs.

⁸ Sunset Beach Colony is the new name for Kaunala Beach Estates/Beach Lots. The project replaces 42 older units with a new 28-lot subdivision.

⁹ Nanaikeola Village is the new name for Nanakuli Self-Help Homes.

SOURCE: Based on a survey of project developers conducted by the Department of Planning and Permitting in Oct. 2004, plus City files and other sources.

Table II-2
UPCOMING MAJOR HOUSING PROJECTS (as of June 30, 2004)

(Projects not yet under construction that involve at least 5 acres and 25 units. Also included in Table II-1. See page 7 for explanations.)

DP AREA Project Name	Total Units	Gross Acres of Hsg.	Year Approved		First Housing Subdiv.	Infrastructure Built to Date		Current Progress or Problems, Other Permits Obtained, etc.
			DP or SCP	Zoning Map		Onsite	Offsite	
PRIMARY URBAN CENTER								
Moana Pacific (a high-rise superblock)	706	6 ac.	by State HCDA		-			Construction imminent; BP pending
EWA								
City of Kapolei's housing projects:	2,850	228 ac.	1989	various	various	0%	4%	Developers on board for two projects
Kapolei Senior Living (Luana Koa)	650	43 ac.	1997	2002	-	0%	0%	Delayed; new partners sought
Mehana at City of Kapolei	1,150	115 ac.	1989	pnd.		0%	0%	Developer seeking rezoning
Kapolei Mixed Use	300	n.a.	1997	pnd.		0%	36%	Owner seeking rezoning
Kapolei Mauka	750	70 ac.	1986			0%	2%	No action
East Kapolei I & II (State DHHL)	500	110 ac.	1997	-				New plans for two separate sites
Ewa Makai by Gentry	1,865	269 ac.	1997	2004		0%	0%	Active; GP/infra/park permits in '04
Kapolei West (Ko Olina, Phase II)	2,370	163 ac.	1991			0%	16%	Active; new EIS being prepared
Makaiwa Hills, Phase I	1,066	306 ac.	1993			0%	9%	No action
CENTRAL OAHU								
Royal Kunia, Phase II	2,000	327 ac.	1995	1997		0%	0%	No action; developer in bankruptcy
Waiawa by Gentry, incr. I & II	5,540	546 ac.	1998	2003		0%	0%	Delayed; still in the permit phase
KOOLAUPOKO								
The Woods at Ahuimanu	46	16 ac.	1984	-				New plans, but area still unsewered
NORTH SHORE								
Sunset Beach Colony ¹ (by lot owners)	28	13 ac.	-	-	2004	100%	-	Site redeveloped & lots sold in 2004
WAIANAE								
Makaha Valley Subdivision	100	198 ac.	1996	1988				New plans; infra. in '03
Nanaikeola Village ² (self-help hsg.)	144	12 ac.	1985	1996		0%	100%	Active; BP pnd.; PD-H in '03

¹ Sunset Beach Colony is the new name for Kaunala Beach Estates/Beach Lots. The project replaces 42 older units with a new 28-lot subdivision.

² Nanaikeola Village is the new name for Nanakuli Self-Help Homes.

SOURCE: Based on a survey of project developers conducted by the Department of Planning and Permitting in Oct. 2004, plus City files and other sources.

Table II-3
CONSTRUCTION SCHEDULE FOR GOLF COURSE DEVELOPMENTS

DP Area	Name of Golf Course Project	# of Holes	# of Acres	Golf Course Construction		Clubhouse Construction		Year Approved		
				Start	Finish	Start	Finish	DP	Zone Change or Other DPP Permit	
Ewa	Ocean Pointe Golf Course	18	250	2004	2007	2007	2007	'92	'02	
Ewa	Kapolei West Golf Course	18	200	2008	2008	undetermined		'91		
Ewa	Makakilo Golf Course	18	220	1990	unk.	to be demolished		approved by CUP (ag. lands)		
CO	Royal Kunia #1 (Koei Hawaii)	18	172	undetermined		undetermined		'89	'91	
CO	Waiawa Golf Course #1	18	209	undetermined		undetermined		'89	'98	
CO	Waiawa Golf Course #2	18	173	undetermined		undetermined		'89	'98	
Wai	Lualualei Golf Course	18	259	undetermined		undetermined		'94	'96	SUP needed
Wai	Makaha Valley C.C. Expansion	+9	85	undetermined		none planned		-	-	

NOTE: "-" means "not required"; "pnd." means "pending"; "unk." means "unknown".

SOURCE: Columns 2-8 provided by project developers, based on a survey conducted by the Department of Planning and Permitting in October 2004.

SECTION III

**CHANGES TO THE DEVELOPMENT PLANS AND TO THE
STATE LAND USE DISTRICTS DURING FY 2004**

CHANGES TO THE DEVELOPMENT PLANS

The City's system of Development Plans (DPs) has undergone a complete revision over the past ten years. It has switched from map-oriented to text-oriented plans. The new plans are no longer table-sized, parcel-specific maps plus brief text sections, but rather are lengthy documents which: (1) describe the agreed-upon vision for the area's future, (2) delineate the policies needed to realize that vision, and (3) depict that vision and those policies in drawings, photos, and numerous in-text and foldout (11"x17") conceptual maps. This total overhaul of the plans was required by revisions to the 1992 City Charter, which mandated a change from DPs consisting of "relatively detailed schemes" to DPs consisting of "conceptual schemes" for implementing the development objectives and policies of the General Plan.

This revision process is now complete. All eight of Oahu's DP areas now have a revised plan in effect. Also, each revised plan now has a new Public Infrastructure Map adopted as a separate, accessory document.

As part of this process, several DPs have been renamed. Six plans have been designated ***Sustainable Communities Plans*** (SCPs), because for those six plans the goal is not heavy regional development but rather sustaining and improving the existing communities and the special qualities of each region. In contrast, the plans for the Primary Urban Center and Ewa are still **Development Plans** to make clear that these are the two regions where most of the island's future growth should occur.

These eight new DPs or SCPs are intended to provide a guide for all public and private decisions on physical development within each region. All eight plans include: (1) a discussion of what role the region plays in the General Plan's islandwide growth policy, (2) the plan's agreed-upon vision for the area's future, (3) detailed regional, sub-regional, and project-specific policy guidance on land use and infrastructure development, and (4) conceptual maps, photos and illustrations depicting the policies enunciated in the text. Any future revisions to these plans will also adhere to this same conceptual format.

One advantage of this new system is that the new plans do not need frequent amendment, unlike the former parcel-specific DPs. This is mostly because these new plans utilize growth boundaries to provide ample developable land to meet Oahu's growth needs for the foreseeable future. Also, due to their conceptual nature, the new plans do not need to be revised every time project details change. It also appears that all of the plans' vision statements and implementing policies are being taken seriously during zone-change and other permit processing, since project applicants have been agreeing to meet the applicable DP or SCP requirements, instead of asking that the requirements be changed.

Indeed, in all the years since their first adoption, these new DPs and SCPs have officially considered only three proposed revisions. In 2000, the Ewa Development Plan was revised slightly to give it the same Five Year Review requirement as the other plans, instead of

a review every three years. Also, the North Shore SCP has had two developer requests for land-use changes submitted, but in both cases the matter was handled through other permit processes rather than by changing the SCP itself.

All DPs and SCPs require a review every five years of: (1) the validity of the plan's vision and policies, and (2) the effectiveness of its implementation measures. Currently, two first-time Five Year Reviews are underway. Nearing completion is the Ewa Development Plan review; just underway is the East Honolulu *Sustainable* Communities Plan review. With regard to the Ewa DP, our department is considering only minor changes that mainly strengthen the plan's policies and implementation methods, and intends to submit its Five Year Review Report and its proposed revisions to the Ewa DP for formal review and approval in the fall of 2005.

The former DP Public Facilities Maps have undergone a transformation to Public Infrastructure Maps (PIM). Both share the requirement that projects need to be shown on these maps to be included in the City's CIP. The DPPF map was an element of the DP and was adopted and amended by ordinance. It showed a wide range of major planned infrastructure projects including City, State, and private projects. In contrast, the PIM is adopted and revised by resolution, not part of the revised DPs and SCPs, and focused on its use in the CIP budget process. The PIM includes major City projects, plus energy generation facilities and electrical substations and transmission lines of a certain size, as more conceptual alignments and sites.

As a result of all of these systemic changes, this Annual Report has been undergoing changes as well. First, it no longer tracks how much land is planned for each specific DP land use, since acreage totals cannot be determined from these new, more conceptual maps. Second, it has in practice stopped reporting on amendments to the former system's DP text and Land Use Maps, since no changes to those have occurred since 2001. And third, it has nearly stopped reporting on the status of DP Public Facilities Map amendments, as each DP area in turn has ceased to have such a map.

Thus, in the future, this annual report is planning to switch to a new reporting system, one that tracks: (1) the overall achievement of each plan's goals, (2) any significant revisions that are made to any of the plans, and (3) the relationship between the various plans' official land-use policies and the island's actual pattern of physical development.

Shown below is the revision status for all eight of the DPs and their separate Public Infrastructure Maps (as of November 1, 2004):

Ewa Development Plan.....**Effective** 10/21/97 (adopted 8/22/97); PIM adopted 12/3/97; 5-year review underway
East Honolulu *Sustainable* Communities Plan**Effective** 7/27/99 (adopted 5/28/99); PIM adopted 4/5/00; 5-year review underway
Ko'olau Loa *Sustainable* Communities Plan**Effective** 2/14/00 (adopted 12/16/99); PIM adopted by resolution on 5/24/00
Waianae *Sustainable* Communities Plan**Effective** 7/9/00 (adopted 5/10/00); PIM adopted by resolution on 8/9/00
North Shore *Sustainable* Communities Plan.....**Effective** 7/9/00 (adopted 5/10/00); PIM adopted by resolution on 12/1/00

Koopaupoko *Sustainable* Communities Plan.....**Effective** 8/25/00 (adopted 8/25/00); PIM adopted by resolution on 1/24/01
Central Oahu *Sustainable* Communities Plan.....**Effective** 2/18/03 (adopted 12/20/02); PIM adopted by resolution on 3/19/03
Primary Urban Center Development Plan**Effective** 6/21/04 (adopted 6/21/04); PIM adopted by resolution on 10/13/04

The following tables document the status of individual land use amendments and infrastructure projects. Table III-1 provides data on the one State Land Use District boundary change adopted in fiscal year 2004. There were no changes to the DP text or to the DP Land Use Maps. Table III-2 covers the DP Public Facilities Maps, which only applied to the Primary Urban Center during FY 2004. Table III-3 tracks active projects on the Public Infrastructure Maps, which as of June 30, 2004 applied to all DP areas except for the Primary Urban Center.

Table III-1
STATE LAND USE DISTRICT BOUNDARY CHANGES ON OAHU, 7/1/03 TO 6/30/04

Project Name	Redesignation	Acres	Date	Control Number	Summary of Required Conditions
Ewa Makai (Gentry)	Ag. to Urban	283	12/31/03	A03-738	Petitioner shall fulfill the standard conditions, and shall also: (1) fulfill the City's affordable housing requirements, (2) construct all needed infrastructure, including its fair share of regional needs, (3) engage in drainage system improvements as called for by the Kaloi Gulch regional drainage plan, (4) grant easements for and restrict construction within aircraft noise zones, and (5) build a landscaped building setback along Fort Weaver Road.

Table III-2
PUBLIC FACILITIES MAP PROJECTS UNDER CONSTRUCTION AS OF 6/30/2004
 (Applicable only to the Primary Urban Center)

<u>Development Plan Area</u>	<u>I.D. #</u>	<u>Organization</u>	<u>Name of the Public Facilities Project</u>
Primary Urban Center	440	DDC	Neal Blaisdell Center Improvements
Primary Urban Center	533	DDC	Aala Park Improvements
Primary Urban Center	535	DDC	Halawa Corporation Yard
Primary Urban Center	547	DDC	Halawa Corporation Yard Expansion

Table III-3
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/04)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
EWA			
2	Honouliuli WWTP Modifications: 1. <u>Effluent Reuse</u> - a transmission system to distribute 13 mgd of reclaimed wastewater, as required by consent decree 2. <u>Handling Upgrades (interim facility)</u> - solids handling facilities and odor control to improve operation within current 38 mgd capacity 3. <u>Expansion to 51 mgd</u> - additional primary liquid treatment capacity (an increase of 13 mgd)	1. completed 2. under construction 3. planning work underway	DDC
6	Kapolei Police Station A new 2-story police station on a 4-acre site within the City of Kapolei: 1. <u>Phase I</u> - a 52,725 sq. ft. police station 2. <u>Phase II</u> - a 21,000 sq. ft. expansion	1. completed 2. no action	DDC
7	Kamokila (Honokai Hale) Community Park Acquire the land under an existing City park, including land needed for access	completed , but mods. continue	DDC
11	Kapolei Civic Center The City's new 3-story government office building in the City of Kapolei's civic center area	completed , but mods. continue	DDC
12	Ewa Mahiko District Park A new park at the old mill site in Ewa Villages	ongoing	DDC
13	Honouliuli WWTP Site Expansion (Mauka) Acquire 27 acres of land mauka of the existing WWTP, so capacity can be expanded beyond 51 mgd	pl. & design underway	DDC
14	Asing Community Park A new 24-acre park to serve West Loch Estates & Fairways	completed , but mods. continue	DDC
15	Farrington Highway Improvement Increase right-of-way and widening from two lanes to six lanes along the 1½ miles from Ft. Weaver Road to the proposed North-South Road	planning work underway	DDC
16	Oneula Beach Park Expansion An increase of about 6 acres, in conjunction with the development of the Ocean Pointe community	modifications continue	DDC
17	Kalaeloa Regional Park A new regional park on about 456 acres of the former Barbers Point Naval Air Station	ongoing, but no current activity	DDC
20	Palailai Neighborhood Park (originally known as Makakilo Neighborhood Park No. 2) A new neighborhood park to serve growing Makakilo (originally to be located makai of Puu Palailai)	under construction	DDC

Table III-3 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/04)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
24	Makakilo Community Park Expansion Construct park improvements in the park expansion area	completed , but mods. continue	DDC
30	Renton Road Improvements (Ewa Town) Widening the road from 2 to 4 lanes within Ewa Villages	under construction	DTS
31	West Loch Golf Course Improvements Construct minor improvements, such as to the parking, maintenance and rest room facilities	under construction	DDC
33	Kaloi Gulch Channel Drainage improvements through the western portion of Ewa Villages (built through the golf course)	completed	DDC
34	Kalaeloa Desalination Plant Construct a new, high-technology 15 mgd water production facility in Campbell Industrial Park	design work underway	BWS
35	Ewa Shaft Renovation Convert an existing private irrigation source into a municipal water production facility	under construction	BWS
36	H-POWER Expansion Expand the existing plant by adding a third furnace for generating electricity by burning solid waste	design work underway	ENV
37	Alternative Disposal Technology Park Create a location for the private construction of solid waste facilities to demonstrate new technologies	pl. & design funds budgeted	ENV
38	Kapolei Parkway Construct a new 4-lane boulevard across much of the Ewa plain, from Ko Olina to Ocean Pointe	pl. & design underway	DTS
39	North-South Road Construct a new 4-lane boulevard makai from a future H-1 interchange to near Ewa Villages	pl. & design underway	State DOT
40	Park Row Road Construct a short extension of Park Row Road makai from Renton Road to the future Kapolei Pkwy.	design work underway	DTS
41	Kamokila Boulevard Extension Construct 1,000' of four-lane roadway that connects Kamokila Blvd. to Roosevelt Ave. in Kalaeloa	design work underway	DTS
42	Honouliuli 228 Reservoir No. 3 Construct a new 6.0 mgd reservoir near the existing Honouliuli 228 Reservoir No. 1	under construction	BWS
CENTRAL OAHU			
2	Waipahu Wells III Construct five new potable water wells within Central Oahu Regional Park	under construction	BWS

Table III-3 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/04)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
3	Waipahu Wells II Addition Construct a new potable water well within the Waikele subdivision	under construction	BWS
4	Waipahu Wells IV Construct four new potable water wells in the Managers Drive area of Waipahu	under construction	BWS
5	Wahiawa Wells II Addition Construct a new potable water well next to the City corporation yard in Wahiawa	completed	BWS
7	Waipio Peninsula Recreation Complex Construct a soccer stadium and multi-field complex, and widen two roads leading to Farrington Hwy.	park portion has been completed	DDC
8	Central Oahu Regional Park A new regional park on about 256 acres, with ballfields, a tennis facility, and an aquatic center	ongoing; next is aquatic center	DDC
9	Pearl Harbor Historic Trail (Middle Loch Park) Develop a 19-acre passive park in a coastal wetlands area next to Waipahu High School	under construction	DDC
10	Village Park Connector Road Construct a new road connecting Village Park to Waipahu via an existing cane haul road	under construction	DDC
23	Leeward Transit Corridor Improve the OR&L railroad right-of-way, including train/railway, bikeway, and pedestrian trail	design work underway	DTS
30	Mililani Community Transit Center Construct a transit station with an information kiosk and a comfort station, but no parking facility	design work completed	DTS
31	Wahiawa Community Transit Center Construct a transit station with parking, an information kiosk, and a comfort station	design work completed	DTS
35	Wahiawa Wastewater Treatment Plant Modification Add an effluent pump station to the existing treatment system	completed	DDC
36	Waipahu Sewage Pump Station Modification Construct an addition to the building, install larger size pumps, and make other required upgrades	completed	DDC
37	Waipahu Ash Landfill Closure Site remediation, groundwater monitoring wells, and drainage and landscaping improvements	under construction	ENV
EAST HONOLULU			
1	Waialae Nui Well Construct a new potable water well just mauka of the Waialae Nui Valley subdivision	[not completed as stated in the FY 2003 Annual Report] no action	BWS

Table III-3 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/04)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
2	Kalama Valley Community Park Construct a new recreation building and related site improvements	completed , but mods. continue	DDC
6	Koko Head Regional Park and Nature Preserve Modifications including education & visitor centers, parking, roadways, comfort stations, an enhanced trail system, a people mover system, etc.	under construction (archery range)	DDC
8	Queen's Beach Park (Wawamalu) Construct a new beach park in the Queen's Beach area, east of the Hawaii Kai Golf Course	completed	DDC
10	Hanauma Bay Modification Modifications including parking, food concessions, information/education centers, etc.	completed	DDC
13	Kamilo Iki Community Park Modifications Provide new athletic fields and courts at an existing park	completed	DDC
15	Ka Iwi Shoreline Park Construct limited park improvements along the Ka Iwi Coast, in conjunction with the State. The State has already acquired the Queen's Beach area, and the City is acquiring the Golf Course 5 & 6 area.	land acquisition completed	DDC
17	Wailupe Stream Flood Control Channelize Wailupe Stream in Aina Haina, and expand the existing upland drainage basin	pl. & design underway	DDC
18	Aina Haina Slide Remediation, Zone B Create a passive park by compacting, regrading, and landscaping a slide area to stabilize it	completed	DDC
19	Koko Crater Access Road Construct a boulevard to replace and relocate the existing private road into Koko Crater	completed by developer	DDC

KOOLAUPOKO

1	Kamehameha Highway Scenic Enhancement Acquire and preserve the Waihee Marsh along the shoreline in the Kahaluu area	design/build project ongoing	DDC
2	Haiku Valley Nature Preserve Purchase and improve the former U.S. Coast Guard Omega Station and the Haiku Stairs as a park and nature preserve	final improvements on hold	DDC
3	Waiahole Beach Park Expand and improve the existing Waiahole Beach Park	archaeological survey pnd.	DDC

Table III-3 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/04)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
4	Waimanalo Well III Construct a new potable water well mauka of the former Meadow Gold Dairies pasture land	construction contract awarded	BWS
5	Kahaluu Regional Park Expand the existing regional park mauka toward the Kahaluu Elementary School and adjacent park	design work underway	DDC
6	Kailua 272 Reservoir Construct a new reservoir at Kalae O Kaiwa Ridge in Kailua	completed	BWS
8	Kawa Stream Improvements Channelize Kawa Stream within the Piloiloa Subdivision behind Castle High School in Kaneohe	constr. contract awarded	DDC
10	Kailua Corporation Yard Improve the existing facility by building covered garages and maintenance buildings	under construc- tion	DDC
11	Kailua Beach Park Improvements Construct a new pavilion, canoe halau, relocated comfort station, and various grounds improvements	completed , but mods. continue	DDC
12	Waimanalo Treatment and Disposal System Expand the existing Waimanalo Wastewater Treatment Plant to accommodate increasing demand and to provide service to areas currently using cesspools	design funds budgeted	DDC
14	Waimanalo District Park Multi-Sports Building Add a new 5,000 square foot multi-purpose building with movable wall panels, to be used for a variety of sports and cultural activities	completed	DDC
15	Kawai Nui Gateway Park Create a nature walk, a dog park, and additional landscaping at various places along the northern and eastern borders of Kawai Nui Marsh	design work underway	DDC
16	Kawai Nui Community Park Improve an existing park by adding a recreation building, comfort station, play courts, etc.	completed	DDC
19	Pali Golf Course Improvements An ongoing project to replace the clubhouse, improve all areas of the course, etc.	ongoing	DDC
20	Kaneohe Bayside Park (Kahua O Waikalua Neighborhood Park) Create a new park on the site of the soon-to-be-phased-out Kaneohe Sewage Treatment Plant, (#27, below) to include ballfields and open spaces	under construc- tion	DDC
21	Waikane Nature Preserve Establish a nature preserve in Waikane Valley, with improvements limited to walking trails, etc.	design work underway	DDC

Table III-3 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/04)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
23	Kuou Well III Construct a new potable water well next to Ho'omaluhia Botanical Garden in Kaneohe	completed	BWS
25	Kualoa Regional Park Upgrade an existing park by constructing a sewage system, improving buildings and roads, etc.	ongoing, but no current activity	DDC
26	Kailua Sewage Treatment Plant Modification Upgrade the existing plant to increase storage capacity, improve odor control, etc.	completed , but mods. continue	DDC
27	Kaneohe Sewage Treatment Plant Modification Convert the existing treatment plant to a pretreatment facility that has additional capacity to handle wet-weather flows, and demolish the existing structures and tanks so that the land can be used as a park	completed , but modifications continue	DDC
28	Heeia Kea Park Create a nature park and passive recreational area within Heeia Kea Valley	design work underway	DDC

KOOLAULOA

1	Kaluanui Well Addition Construct a new potable water well within Sacred Falls State Park	completed	BWS
4	Hauula Community Park Building Expansion Expand the existing multi-purpose building and construct related improvements	under construction	DDC
5	Opana Wells Construct a new potable water well in the Kawela area, mauka of the proposed Kuilima Resort	ongoing, but no current activity	BWS
6	Kahuku District Park Improvements Construct a new multi-purpose building, play courts, and related improvements	ongoing, but no current activity	DDC
7	Kaipapau Well Construct a new potable water well in Hauula	construction funds budgeted	BWS
8	Laie Beach Park (Bluff) Expand the existing beach park and construct related park improvements	completed	DDC
9	Hauula Fire Station Relocation Construct a new fire station (possibly including an ambulance facility) outside of the flood plain area	design & land acq. underway	DDC
10	Laie Wastewater Pump Station Construct a wastewater pump station in Laie to expand the service area of the enlarged Laie WWTP	under construction	DDC

Table III-3 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/04)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
NORTH SHORE			
4	Haleiwa Drainage Improvements Upgrades to the existing drainage ditch along Haleiwa Road (mauka side)	design work underway	DDC
7	Laniakea Beach Support Park Establish a new 3-acre park mauka of the highway to provide parking and a comfort station	pl. & design underway	DDC
8	Chun's Reef Support Park Establish a new 3-acre park mauka of the highway to provide parking and a comfort station	pl. & design underway	DDC
11	Leftovers Beach Access Park Establish a new 0.7-acre park along the shoreline to provide a parking lot and beach access	pl. & design underway	DDC
12	Banzai Rock Beach Support Park Develop a new parking area (and possibly a bathhouse) mauka of Kamehameha Highway	design/build project ongoing	DDC
13	Kawailoa Beach Park Expansion Construct a comfort station and a pavilion on a new 1.5-acre park expansion area	pl. & design underway	DDC
14	Waialua Bandstand Build a bandstand structure (via a lease) on a 2-acre private park next to the Waialua Library	1 st , 2nd phases completed	DDC
15	Kaunala Beach Park Create a new beach park at the Velzyland surf site, including a comfort station and a pavilion	design work underway	DDC
16	Uppers Beach Access Park Establish a new 1-acre park along the shoreline to provide a parking lot and beach access	pl. & design underway	DDC
17	Kahawai Beach Support Park (including Sunset Beach Recreation Center) Create a new 2.6-acre park mauka of Kamehameha Highway near Pupukea Beach Park, to include a recreation center, comfort station, additional parking, and an area for an open market	constr. contract awarded, but not started	DDC
18	Waimea Valley Park Purchase the Waimea Falls Park, a private recreational area and botanical garden, in order to preserve the scenic valley and the botanical collection, and in order to help keep this tourist attraction running	land acquisition underway	DDC
WAIANA E			
1	Waianae District Park Expansion Expand an existing park and construct planned park improvements	ongoing	DDC
4	Waianae Police Station Renovation Modify and expand the existing station to meet current codes and standards	completed	DDC

Table III-3 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/04)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
7	Mailili Drainage Channel Improve an existing drainage channel mauka of the Lualualei Reservoir	completed	DDC
10	Haleakala Avenue (Farrington Highway to 500' N. of Pililaau) Widen the existing right-of-way from 40' to 56' and construct roadway improvements	completed	DTS
12	Nanakuli Avenue (Ilimapapa to Pililaau) Construct roadway improvements within the existing right-of-way	completed	DTS
14	Makaha 242' Reservoir No. 2 Construct a new water reservoir in Makaha Valley, adjacent to the first reservoir	completed	BWS
15	Nanakuli 242' Reservoir Construct a new reservoir on Puu Haleakala in Nanakuli	under construction	BWS
16	Waianae Regional Park Expand the existing regional park and build an ocean recreation center, additional fields, etc.	design work underway	DDC
17	Waianae Wastewater Treatment Plant Modification Construct wastewater improvements to the existing treatment plant	completed , but mods. continue	DDC
18	Waianae Coast Emergency Alternate Route Develop a second through road (for emergencies only) mauka of Farrington Highway from Makaha to Nanakuli, by constructing new road links between existing sections of public or private road	pl. & design underway	DTS
19	Waianae Community Transit Center and Park and Ride Facility Construct a transit station with parking, an information kiosk, and a comfort station	pl. & design underway	DTS