

EXHIBIT A



NORTH SHORE SUSTAINABLE COMMUNITIES PLAN



City and County of Honolulu
Department of Planning and Permitting

April 2011

NORTH SHORE SUSTAINABLE COMMUNITIES PLAN



Prepared for the City and County of Honolulu
Department of Planning and Permitting

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TABLE OF CONTENTS

1	TABLE OF CONTENTS	
2		
3	PREFACE	P-1
4	EXECUTIVE SUMMARY	ES-1
5	CHAPTER 1. NORTH SHORE’S ROLE IN O’AHU’S DEVELOPMENT PATTERN	1-1
6	CHAPTER 2. THE VISION FOR THE NORTH SHORE’S FUTURE	2-1
7	2.1 VISION STATEMENT	2-1
8	2.2 KEY ELEMENTS OF THE VISION	2-3
9	2.2.1 Maintain the Community Growth Boundary to Protect Agricultural, Open	
10	Space, and Natural Resources.....	2-3
11	2.2.2 Promote a Diversified Agricultural Industry.....	2-6
12	2.2.3 Enhance the Region’s Recreational and Educational Potential	2-6
13	2.2.4 Promote Hale’iwa and Waialua Towns as “Country Towns”	2-7
14	2.2.5 Support Waialua as the North Shore’s Industrial Center.....	2-8
15	2.2.6 Direct New Housing to Areas Contiguous to Hale’iwa and Waialua Towns	
16	and Use Rural Design Guidelines for Rural Residential Development...2-9	
17	2.2.7 Provide Adequate and Appropriately-Sized Public Infrastructure,	
18	Facilities, and Services	2-9
19	2.2.8 Preserve and Protect Cultural and Historic Resources.....	2-11
20	2.2.9 Adapt the <i>Ahupua’a</i> Concept as a Framework for Land Use and Natural	
21	Resource Management.....	2-11
22	2.2.10 Integrate Principles of Sustainability into Decision-Making Processes.	2-13
23	CHAPTER 3. LAND USE POLICIES AND GUIDELINES	3-1
24	3.1 OPEN SPACE AND NATURAL ENVIRONMENT	3-2
25	3.1.1 Policies	3-6
26	3.1.2 Guidelines	3-7
27	3.1.2.1 Mountain Areas.....	3-7
28	3.1.2.2 Shoreline Areas	3-10
29	3.1.2.3 Wetlands.....	3-12
30	3.1.2.4 Natural Gulches, Streams, And Drainageways	3-13
31	3.1.2.5 Agricultural Areas	3-15
32	3.1.2.6 Parks	3-15
33	3.1.2.7 Scenic Resources And Scenic Views.....	3-15
34	3.1.2.8 Utility Corridors And Greenways	3-18

1	3.1.3	Relation to Open Space Map and Land Use Map	3-19
2	3.2	AGRICULTURE.....	3-19
3	3.2.1	Policies	3-22
4	3.2.2	Guidelines	3-23
5	3.2.2.1	Agricultural Lands	3-23
6	3.2.2.2	Agricultural Support Facilities.....	3-24
7	3.2.2.3	Agriculture-Based Tourism	3-25
8	3.2.3	Relation to Open Space Map and Public Facilities Map	3-25
9	3.3	PARKS AND RECREATION.....	3-26
10	3.3.1	Policies	3-32
11	3.3.2	Guidelines	3-33
12	3.3.2.1	Community and Neighborhood Parks and Facilities.....	3-33
13	3.3.2.2	<i>Mauka</i> Areas	3-34
14	3.3.2.3	Beach Parks and Shoreline Areas	3-34
15	3.3.2.4	Maintenance and Management of Parks, Recreation Areas	
16		and Recreational Resources.....	3-35
17	3.3.2.5	Site Design of Recreational Facilities.....	3-35
18	3.3.2.6	Recreational Activities That Support The North Shore's	
19		Economy.....	3-36
20	3.3.3	Relation to Open Space Map and Land Use Map	3-37
21	3.4	HISTORIC AND CULTURAL RESOURCES	3-37
22	3.4.1	Policies	3-38
23	3.4.2	Guidelines	3-38
24	3.5	RESIDENTIAL COMMUNITIES.....	3-39
25	3.5.1	Policies	3-42
26	3.5.2	Guidelines	3-43
27	3.5.2.1	Rural.....	3-44
28	3.5.2.2	Rural Residential	3-44
29	3.5.2.3	Low-Density Apartment.....	3-46
30	3.5.2.4	Special Needs Housing.....	3-47
31	3.5.3	Relation to Land Use Map.....	3-47
32	3.6	COMMERCIAL AREAS	3-48
33	3.6.1	Policies	3-48
34	3.6.2	Country Towns.....	3-49

1		3.6.2.1	Policies	3-52
2		3.6.2.2	Guidelines – Hale‘iwa Country Town	3-52
3		3.6.2.3	Guidelines - Waialua Country Town.....	3-54
4		3.6.3	Rural Community Commercial Center	3-57
5		3.6.3.1	Policies	3-57
6		3.6.3.2	Guidelines.....	3-57
7		3.6.4	Country Stores	3-58
8		3.6.4.1	Policies	3-59
9		3.6.4.2	Guidelines.....	3-59
10		3.6.5	Relation to Land Use Map.....	3-59
11	3.7		INDUSTRIAL AREAS	3-60
12		3.7.1	Policies	3-60
13		3.7.2	Guidelines	3-61
14		3.7.3	Relation to Land Use Map.....	3-62
15	3.8		VISITOR ACCOMMODATIONS.....	3-62
16		3.8.1	Policies	3-64
17		3.8.2	Guidelines	3-64
18		3.8.3	Relation to Land Use Map.....	3-65
19	3.9		INSTITUTIONAL USES	3-66
20		3.9.1	Policies	3-66
21		3.9.2	Guidelines	3-66
22		3.9.3	Relation to Land Use and Public Facilities Maps.....	3-66
23	3.10		MILITARY.....	3-66
24		3.10.1	Policies	3-67
25		3.10.2	Guidelines	3-67
26		3.10.3	Relation to Land Use Map.....	3-67
27	CHAPTER 4.		PUBLIC FACILITIES AND INFRASTRUCTURE POLICIES AND	
28			GUIDELINES	4-1
29	4.1		TRANSPORTATION SYSTEMS.....	4-2
30		4.1.1	Roadway Network.....	4-2
31		4.1.2	Transit (Bus Service) System.....	4-4
32		4.1.3	Bikeway System.....	4-5
33		4.1.4	Other Transportation Facilities	4-8
34		4.1.5	Policies	4-8

1	4.1.6	Guidelines	4-9
2	4.2	WATER SYSTEMS	4-11
3	4.2.1	Policies	4-14
4	4.2.2	Guidelines	4-16
5	4.3	WASTEWATER TREATMENT	4-16
6	4.3.1	Policies	4-17
7	4.3.2	Guidelines	4-18
8	4.4	ELECTRICAL SYSTEMS	4-18
9	4.4.1	Policies	4-19
10	4.5	SOLID WASTE HANDLING AND DISPOSAL.....	4-19
11	4.5.1	Policies	4-20
12	4.5.2	Guidelines	4-21
13	4.6	DRAINAGE SYSTEMS.....	4-21
14	4.6.1	Policies	4-22
15	4.6.2	Guidelines	4-22
16	4.7	SCHOOL FACILITIES	4-23
17	4.7.1	Policies	4-25
18	4.7.2	Guidelines	4-25
19	4.8	PUBLIC SAFETY FACILITIES.....	4-26
20	4.8.1	Policies	4-27
21	4.8.2	Guidelines	4-28
22	4.9	OTHER COMMUNITY FACILITIES	4-29
23	4.9.1	Policies	4-29
24	CHAPTER 5.	IMPLEMENTATION	5-1
25	5.1	PUBLIC FACILITY INVESTMENT PRIORITIES	5-2
26	5.2	DEVELOPMENT PRIORITIES	5-2
27	5.3	SPECIAL AREA PLANS	5-2
28	5.4	FUNCTIONAL PLANNING.....	5-3
29	5.5	REVIEW OF ZONING AND OTHER DEVELOPMENT APPLICATIONS.....	5-4
30	5.5.1	Adequate Facilities Requirement.....	5-5
31	5.6	FIVE-YEAR SUSTAINABLE COMMUNITIES PLAN REVIEW	5-5
32	5.6.1	Adoption of the Sustainable Communities Plan and Existing Land Use	
33		Approvals	5-5
34	5.7	Implementation Matrix	5-6

1 APPENDIX A: OPEN SPACE, LAND USE, AND PUBLIC FACILITIES MAPS..... A-1

1 **LIST OF EXHIBITS**

2	EXHIBIT	TITLE	PAGE
3	1.1	General Plan Designations	1-4
4	2.1	Community Growth Boundary	2-5
5	3.1	Environmental Resources/Characteristics	3-3
6	3.2	Recreational Resources	3-29
7	3.3	Hale'iwa and Waialua Country Town Districts.....	3-51
8	4.1	North Shore Bikeway System	4-6
9	4.2	Waialua-Hale'iwa Pedestrian/Bikeway System	4-7

10

11 **LIST OF TABLES**

12	TABLE	TITLE	PAGE
13	3-1	City and County of Honolulu Zoning Districts, 1998 and 2007	3-5
14	3-2	State DLNR Forest Reserves and Natural Area Reserves.....	3-8
15	3-3	Major Wetland Areas	3-12
16	3-4	Major Gulches and Streams	3-14
17	3-5	City and County of Honolulu Beach Parks	3-27
18	3-6	National and State Register of Historic Places.....	3-37
19	3-7	North Shore Housing Trends: 1990 to 2000.....	3-40
20	3-8	Density and Height Guidelines by Residential Category	3-43
21	4-1	2005 Groundwater Use by Aquifer (mgd).....	4-12
22	4-2	Potential Groundwater Sources of Potable Water for the North Shore.....	4-13
23	4-3	Potential Alternative Nonpotable Water for the North Shore	4-14
24	4-4	Public School Enrollment and Capacity, North Shore	4-24
25	5-1	Implementation Matrix	5-7

26

LIST OF ACRONYMS

ALISH	Agricultural Lands of Importance to the State of Hawai'i
BFS	Department of Budget and Fiscal Services
BMPs	Best Management Practices
BWS	Honolulu Board of Water Supply
CIP	Capital Improvement Program
City OED	City Office of Economic Development
CLP	Coastal Lands Program
COEMAP	Coastal Erosion Management Plan
CWRM	Commission on Water Resource Management
CZM	Coastal Zone Management
DBEDT	State Department of Business, Economic Development and Tourism
DCS	Department of Customer Services
DDC	Department of Design and Construction
DEM	Department of Emergency Management
DES	Department of Emergency Services
DFM	Department of Facility Maintenance
DLNR	State Department of Land and Natural Resources
DOA	State Department of Agriculture
DOE	State Department of Education
DOH	State Department of Health
DOT	State Department of Transportation
DPP	Department of Planning and Permitting
DPR	Department of Parks and Recreation
DTS	Department of Transportation Services
EA / EIS	environmental assessment / environmental impact statement
ENV	Department of Environmental Services
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
FONSI	Finding of No Significant Impact

HAR	Hawai'i Administrative Rules
HBMP	Hawai'i Beach Management Plan
HECO	Hawaiian Electric Company
HFD	Honolulu Fire Department
HPD	Honolulu Police Department
HPHA	Hawai'i Public Housing Authority
HRS	Hawai'i Revised Statutes
IAL	Important Agricultural Lands (Act 183, 2005)
LUC	Land Use Commission
LUO	Land Use Ordinance
mgd	million gallons per day
OMPO	O'ahu Metropolitan Planning Organization
OTS	O'ahu Transit Services
OWMP	O'ahu Water Management Plan
PIM	Public Infrastructure Map
PUC	Public Utilities Commission
ROH	Revised Ordinances of Honolulu
STIP	State Transportation Improvement Program
Tax Dept.	State Department of Taxation
TBD	To Be Determined
TMDL	Total Maximum Daily Load
UH	University of Hawai'i
USACE	U.S. Army Corps of Engineers
WMP	Watershed Management Plan
WO SWCD	West O'ahu Soil and Water Conservation District

1 PREFACE

2
3 The North Shore Sustainable Communities Plan has been prepared in accordance with the
4 Charter-prescribed requirements for development plans, and is to be accorded force and effect
5 as such for all Charter- and ordinance-prescribed purposes. It is one of eight community-
6 oriented plans intended to help guide public policy, investment, and decision-making over the
7 next 25 years. Each of these plans addresses one of eight planning regions on O’ahu,
8 responding to specific conditions and community values of each region.
9

10 Two of the planning regions, ‘Ewa and the Primary Urban Center, are areas where major growth
11 in population and economic activity will be directed over the next 25 years and beyond. The
12 plans for these regions are entitled “Development Plans,” to indicate their role as the policy
13 guides for development decisions and actions needed to support that growth.
14

15 The remaining six planning regions, including North Shore, are envisioned to remain relatively
16 stable. The plans for these regions are entitled “Sustainable Communities Plans” and are
17 focused on serving as policy guidelines in support of that goal. The vision statements and
18 supporting provisions for these plans are oriented toward maintaining and enhancing each
19 region’s ability to sustain its suburban or rural character and lifestyle.
20

21 There has been a recent surge in widespread community discussions, actions and laws adopted
22 to address sustainability. In 2005, the State Legislature convened a statewide group to draft a
23 Hawai’i 2050 Plan, with the primary purpose to provide policy recommendations for creating a
24 sustainable Hawai’i. In 2007, the State established a policy framework and requirements to
25 reduce Hawai’i’s greenhouse gas emissions to or below the 1990 levels by the year 2020 (Act
26 234, 2007). Public service announcements dealing with conserving water and electricity
27 abound. The concept of buildings that are designed, built and occupied with environmental
28 considerations at the forefront largely did not exist when the original Development Plans and
29 Sustainable Communities Plans were first adopted. This setting raises the question about the
30 role of such plans. Are they the City’s version of a sustainability plan? The answer is that they
31 are the land development portion of a larger blueprint for sustainability.
32

33 As discussed below, the General Plan sets long-term goals for the City and County of Honolulu,
34 across 11 major elements. Perhaps its most substantive chapter deals with population, and
35 hence land development distribution. It sets the growth management strategy for O’ahu. The
36 Development Plans and Sustainable Communities Plans provide more detail on this land
37 management strategy, assuring that how we use the land now, and in the future, responds to
38 the three major elements of a Sustainable Place: economic health, social equity, and
39 environmental protection. The issues addressed either directly or indirectly by these regional
40 plans certainly overlap with other planning responsibilities of other departments, such as water

1 delivery and consumption, crime reduction, increasing public health, and developing responsive
2 transportation systems. Collectively, these efforts comprise the strategy of developing a
3 sustainable future for O'ahu.

4 5 **P.1 THE SUSTAINABLE COMMUNITIES PLAN PROCESS**

6
7 This document is the culmination of a planning effort led by the City and County of Honolulu's
8 Department of Planning and Permitting. This effort comprised a process that encouraged and
9 enabled significant involvement from the region's neighborhood boards, community
10 associations, business leaders, religious and cultural organizations, private landowners,
11 institutions and numerous individuals. In its final form, this plan will have incorporated input
12 received from the Planning Advisory Committee, three community-wide meetings, and a number
13 of meetings with community leaders and representatives of government agencies.

14 15 **P.2 HONOLULU LAND USE PLANNING AND MANAGEMENT** 16 **SYSTEM**

17
18 The City and County of Honolulu guides and directs land use and growth through a three-tier
19 system of objectives, policies, planning principles, guidelines and regulations. The General
20 Plan forms the first tier of this system. First adopted by resolution in 1977, the General Plan is a
21 relatively brief document, consisting primarily of brief statements of objectives and policies. It
22 has been amended several times, but the basic objectives and policies set forth in the 1977
23 Plan remain intact.

24
25 The second tier of the system is formed by the Development Plans and Sustainable
26 Communities Plans, which are adopted and revised by ordinance. These plans address eight
27 geographic regions of the island, including the Primary Urban Center, East Honolulu, Central
28 O'ahu, 'Ewa, Wai'anae, North Shore, Ko'olau Loa and Ko'olau Poko.

29
30 The third tier of the system is composed of the implementing ordinances, including the Land
31 Use Ordinance (Honolulu's zoning code) and the City's Capital Improvement Program.
32 Mandated by the City Charter, these ordinances constitute the principal means for implementing
33 the City's plans. These ordinances are required to be consistent with the General Plan, the
34 Development and Sustainable Communities Plans, and each other.

35
36 In addition to these three Charter-mandated tiers, the Development Plans and Sustainable
37 Communities Plans are supplemented by two planning mechanisms that are not required by the
38 Charter, including the functional planning process and special area planning. Functional
39 planning activities, some of which are mandated by state or federal regulations, provide long-
40 range guidance for the development of public facilities such as water, wastewater disposal, and

1 transportation. Special area plans are intended to give specific guidance for neighborhoods,
2 communities or specialized resources.

3 4 **P.3 AUTHORITY OF THE DEVELOPMENT PLANS AND** 5 **SUSTAINABLE COMMUNITIES PLANS**

6
7 The authority for the Development Plans and Sustainable Communities Plans (herein referred to
8 as “Development Plans” for simplicity) is derived from the City Charter, which mandates
9 preparation of a General Plan and Development Plans to guide “the development and
10 improvement of the city.” Together with the General Plan, the Development Plans provide
11 policy guidance for the land use and budgetary actions of the City. This is the authority the
12 originally adopted Development Plans carried, and it remains unchanged.

13
14 The Charter provides that “public improvement projects and subdivision and zoning ordinances
15 shall be consistent with the development plan for that area.” Although the Development Plans
16 are not themselves regulatory, they “regulate the regulators.” They are policy tools and are to
17 be used, in conjunction with the programs and budgets of the City, to accomplish the objectives
18 of the City and as guides for the decisions made in the private sector.

19 20 **P.4 1992 CHARTER AMENDMENT TO REVISE THE DEVELOPMENT** 21 **PLANS**

22
23 In 1992 the City Charter Commission recommended, and the voters of Honolulu adopted,
24 amendments to the City Charter. Chief among its findings, the Charter Commission concluded
25 that the Development Plans were overly detailed and had created processes that duplicated the
26 zoning process. To eliminate this unnecessary duplication, the 1992 Charter amendments
27 changed the definition of Development Plans from “relatively detailed plans” to “conceptual
28 schemes.”

29
30 The 1992 Charter amendments established that the purpose of the Development Plans is to
31 provide:

- 32
- 33 • “priorities ... (for the) coordination of major development activities”; and
 - 34
 - 35 • sufficient description of the “desired urban character and the significant natural, scenic
36 and cultural resources ... to serve as a policy guide for more detailed zoning maps and
37 regulations and public and private sector investment decisions.”
- 38

1 In response to the 1992 Charter amendments, the Planning Department launched a thorough
2 review of the Development Plans. The goal of that review was the revision of all eight of the
3 Development Plans to bring them into conformance with the Charter-mandated conceptual
4 orientation. The revised plan presented in this document conforms to that mandate.
5

EXECUTIVE SUMMARY

For many O‘ahu residents and visitors, the North Shore represents “the country,” where people go to find a laid-back island setting reminiscent of O‘ahu’s plantation days. In contrast to urban Honolulu’s metropolitan setting, the North Shore is known for its colorful scenery and unspoiled natural beauty, including world-famous surf, scenic shoreline and white sand beaches, picturesque valleys and coastal *pali*, and vast, open expanses of agricultural lands set against dramatic mountain backdrops. Hale‘iwa and Waialua, the region’s two rural towns, still feature a country atmosphere with low-density residential structures and low-rise buildings housing retail establishments, restaurants, and surf shops. As Honolulu and its suburban areas continue to grow and become increasingly urbanized, it has become more important to maintain the North Shore as an essential haven and respite from the urbanized areas of O‘ahu.

This plan is organized in five chapters and an appendix, as follows:

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

The key recommendations contained in each chapter are summarized in the following section:

E.1 CHAPTER 1: NORTH SHORE’S ROLE IN O‘AHU’S DEVELOPMENT PATTERN

Chapter 1 provides an overview of the relationship between O‘ahu’s General Plan, and the County’s development plans and sustainable communities plans, and provides specific context for the North Shore Sustainable Communities Plan within this land use paradigm. Consistent

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

7 8 **E.2 CHAPTER 2: THE VISION FOR THE NORTH SHORE’S FUTURE**

9
10 This chapter presents the overarching concepts and goals of the North Shore Sustainable
11 Communities Plan. It includes the Vision Statement for the long-range future of the region, and
12 the Key Vision Elements that the policies and guidelines in this Plan are based upon.

13
14 The North Shore’s Vision Statement focuses on retaining the unique qualities that have defined
15 the region’s attractiveness to residents and visitors alike; scenic open spaces, coastal
16 resources, and the community’s cultural and plantation heritage. A stable and diverse
17 agriculture industry, which includes crop production, agricultural processing, and other support
18 facilities, will play a key role in the region’s economy and in protecting the region’s agricultural
19 lands and open space setting. Hale’iwa and Waialua remain the North Shore’s principal
20 commercial and civic centers while retaining their historic and “country town” character. The
21 region will remain “country,” with wide open space, vistas, and rural communities. Growth will
22 be limited to Hale’iwa and Waialua.

23 24 **E.3 CHAPTER 3: LAND USE POLICIES AND GUIDELINES**

25
26 Chapter 3 presents policies and guidelines for the principal types of land uses on the North
27 Shore. The Vision for the North Shore’s future described in Chapter 2 is to be implemented
28 through the application of these policies and guidelines. A summary of the major policies
29 related to each land use type is below:

30 31 **E.3.1 Open Space and Natural Environment**

32
33 Emphasis for the policies and guidelines for Open Space and the Natural Environment is placed
34 on an integrated approach to resource management that underscores the Native Hawaiian
35 concept of “*ahupua’a*.” Consistent with this approach, preservation and protection of valued
36 natural features, sensitive lands, agricultural lands and recreational areas are highlighted.

1 **E.3.2 Agriculture**

2
3 The policies and guidelines related to Agriculture recognize the importance of protecting
4 productive agricultural land; encourage the development of regional support facilities and
5 infrastructure; and emphasize the importance of prohibiting improper use and subdivision of
6 agricultural land.
7

8 **E.3.3 Parks and Recreation**

9
10 Policies and guidelines for Parks and Recreation stress the protection and expansion of
11 recreational resources; the provision of integrated pedestrian and bicycle facilities; the
12 compatibility of recreational resources and activities within the surrounding environment; and
13 connecting expenditures for recreational resources to actual usage of the facilities.
14

15 **E.3.4 Historic and Cultural Resources**

16
17 The North Shore Sustainable Communities Plan emphasizes the importance of historic and
18 cultural resources as an integral fabric of the North Shore community and underscores the need
19 to properly identify these resources and protect them from development so they can be
20 preserved for future generations.
21

22 **E.3.5 Residential Communities**

23
24 The policies and guidelines related to Residential Communities clarify the importance of
25 maintaining the Community Growth Boundary and directing the development of new housing
26 units to areas in and around Hale'iwa and Waialua. A mix of housing units is desired to meet
27 the needs of all North Shore residents, in a manner consistent with rural design and principles of
28 sustainability.
29

30 **E.3.6 Commercial Areas**

31
32 Guidance for Commercial Areas is focused on respecting rural design guidelines to maintain
33 rural character, including appropriate scale. Importance is also placed on limiting new
34 commercial development to areas within existing commercial districts.
35

36 **E.3.7 Industrial Areas**

37
38 The importance of Industrial Areas that are compatible with the character of the North Shore is a
39 primary focus of the North Shore Sustainable Communities Plan. The policies and guidelines

1 emphasize that industrial areas should support regional lifestyles while maintaining
2 environmental balance, and providing economic opportunities as well as goods and services for
3 area residents. Preservation of the former Waialua Mill site is also important.
4

5 **E.3.8 Visitor Accommodations**

6
7 The policies and guidelines for Visitor Accommodations emphasize the importance of a rural
8 lifestyle on the North Shore, and the desire to avoid impacts on residents associated with both
9 increased and illegal visitor units. Provisions are supported that would allow small-scale visitor
10 accommodations in Hale'iwa with appropriate regulatory review and approval. No new resort
11 zoning is supported for the North Shore.
12

13 **E.3.9 Institutional Uses**

14
15 Policies and guidelines related to Institutional Uses support convenient public services
16 consistent with the rural character of the region, which make efficient use of available land.
17

18 **E.3.10 Military**

19
20 Policies and guidelines in this section provide for the maintenance of military installations, and
21 encourage these areas to be maintained in a consistent manner with applicable general policies
22 for residential, industrial, commercial, and other related uses.
23

24 **E.4 CHAPTER 4: PUBLIC FACILITIES AND INFRASTRUCTURE** 25 **POLICIES AND GUIDELINES**

26
27 This chapter presents the policies and guidelines related to public facilities and infrastructure
28 systems in the North Shore. General policies related to each facility type are summarized
29 below:
30

31 **E.4.1 Transportation Systems**

32
33 Transportation Systems are a key element of the North Shore Sustainable Communities Plan
34 and emphasize a variety of policies and guidelines, including: retaining Kamehameha and
35 Farrington Highways as two-lane thoroughfares; improving mobility and connectivity for area
36 residents; supporting multi-modal systems to reduce automobile dependency; and ensuring that
37 existing roadways can accommodate development prior to construction.
38

1 **E.4.2 Water Systems**

2
3 This section of Chapter 4 provides an overview of the protection and regulation of water
4 resources at the State and County levels, including the preparation of regional watershed
5 management plans for O’ahu by the Board of Water Supply. Policies and guidelines emphasize
6 the importance of responsible management of water resources; the need for useful water
7 conservation measures (including recycling); the relationship between the health of the
8 agricultural economy and the availability of adequate irrigation sources; and the protection of all
9 water sources from pollutants.

10
11 **E.4.3 Wastewater Treatment**

12
13 Policies and guidelines for Wastewater Treatment call for the provision of adequate public and
14 private wastewater treatment facilities and improvements to the existing wastewater
15 management services to protect the North Shore’s water resources and the health of the
16 community, and support for alternative wastewater technologies that reflect the community’s
17 values and rural character.

18
19 **E.4.4 Electrical Systems**

20
21 Policies and guidelines for Electrical Systems emphasize the importance of adequate and
22 reliable electric service, the need for visually compatible facilities, and support for the use of
23 renewable energy sources and conservation measures.

24
25 **E.4.5 Solid Waste Handling and Disposal**

26
27 The section on Solid Waste Handling and Disposal focuses on providing adequate resources for
28 trash removal, cleanup of illegal dumps, and enforcement of antidumping laws, in addition to
29 stressing the continued importance of recycling and other source reduction programs dedicated
30 to minimizing the amount of solid waste generated.

31
32 **E.4.6 Drainage Systems**

33
34 Policies and guidelines for Drainage Systems call for improvements to mitigate storm runoff and
35 to provide adequate protection from flooding, with an emphasis on low-impact design strategies
36 that minimize nonpoint source pollution and support the retention of storm water on-site and in
37 wetlands.

1 **E.4.7 School Facilities**

2
3 Language in this section calls for the provision and maintenance of school facilities that serve
4 the needs of the community, and a desire to integrate school facilities with other community
5 uses.

6
7 **E.4.8 Public Safety Facilities**

8
9 Policies and guidelines for Public Safety Facilities promote an integrated approach to public
10 safety, which enables police, fire, ocean safety, civil defense, and emergency medical efforts to
11 share resources and information, as appropriate, and adequate staffing and facilities to ensure
12 effective and efficient delivery of basic government services and protection of public safety.

13
14 **E.5 CHAPTER 5: IMPLEMENTATION**

15
16 This chapter discusses the various measures that support implementation of this Plan, including
17 the regulatory mechanisms, physical improvements, and other actions that are needed to
18 realize the Plan’s vision. Section 5.7 presents an Implementation Matrix to help organize and
19 facilitate plan implementation. The Implementation Matrix, which is based on the policies and
20 guidelines presented in Chapters 3 and 4, identifies the specific actions, corresponding plans
21 and/or codes, and public and private entities responsible for implementation.

22
23 **E.6 APPENDIX A**

24
25 The appendix contains three color maps that illustrate some of the plan’s textual provisions.
26 These maps are intended to be conceptual illustrations of the text, and should be considered
27 secondary to the policies and guidelines articulated in the text.

1. NORTH SHORE'S ROLE IN O'AHU'S DEVELOPMENT PATTERN

The North Shore Sustainable Communities Plan area extends from Ka'ena Point in the west to Waiale'e Gulch near Kawela Bay in the east, with O'ahu's shoreline defining the northern edge and Helemano and the slopes of the Wai'anae and Ko'olau Mountain Ranges to the south. The region consists mostly of agricultural lands and open space, which surround the country towns of Hale'iwa and Waialua and the rural residential communities of Mokolē'ia, Kawaihoa, and Sunset/Pūpūkea.

A number of distinguishing characteristics help define the North Shore's role within the City and County of Honolulu. In contrast to urban Honolulu's metropolitan setting, the North Shore is known for its colorful scenery and unspoiled natural beauty, including world-famous surf, scenic shoreline and white sand beaches, picturesque valleys and coastal *pali*, and vast, open expanses of agricultural lands set against dramatic mountain backdrops. For many O'ahu residents and visitors, the North Shore represents "the country," where people go to find a laid-back island setting reminiscent of O'ahu's plantation days. The North Shore's Native Hawaiian heritage, cultural diversity, and plantation past are reflected in its small rural communities, and its agricultural landscapes and open space resources. Hale'iwa and Waialua, the region's two rural towns, still feature a country atmosphere with low-density residential structures and low-rise buildings housing retail establishments, restaurants, and surf shops. For many, the North Shore is a place for rest and recreation that offers opportunities to enjoy the country atmosphere, numerous white sand beaches, and mountain areas. As Honolulu and its suburban areas continue to grow and become increasingly urbanized, it has become more important to maintain the North Shore as an essential haven and respite from the urbanized areas of O'ahu.

The General Plan directs growth to the Primary Urban Center, Central O'ahu and 'Ewa regions of O'ahu and limits growth in the urban fringe and rural areas (Exhibit 1.1). It designates the North Shore as a rural area where physical growth and development will be managed so that "an undesirable spreading of development is prevented," and "population densities are consistent with the character of development and environmental qualities desired for the area" (General Plan of the City and County of Honolulu, page 15). The General Plan also specifies that agricultural lands along the Windward, North Shore, and Wai'anae coasts are to be maintained for diversified agriculture.

In this context, the role of the North Shore Sustainable Communities Plan is to maintain the rural character, agricultural lands, open space, natural environment, recreational resources and scenic beauty of O'ahu's northern coast, in contrast to more urbanized areas of O'ahu such as the Primary Urban Center, East Honolulu, Central O'ahu, and 'Ewa. In line with the General

1 Plan's policies to preserve the open space and country atmosphere of the rural areas, the North
2 Shore Sustainable Communities Plan limits growth to "infill" areas within or adjacent to built-up
3 areas to accommodate existing and future housing and employment needs, and strives to
4 maintain the region's population at 1.7 percent of the island-wide population for the year 2025¹.

5
6 This plan reaffirms the North Shore's role as a rural area by establishing the following policies
7 for future land use in the North Shore Sustainable Communities Plan area:

- 8
9 • Maintain the region's rural character by promoting diversified agriculture, preserving
10 scenic open space, and retaining the small-town, country atmosphere of the region's
11 typically low-rise, low-density communities.
- 12
13 • Preserve agricultural lands for current and future agricultural uses and support the
14 diversified agriculture industry.
- 15
16 • Protect and preserve the natural environment and natural resources and features,
17 including: mountain, forest and watershed areas; marshes, rivers, and streams;
18 shoreline areas, fishponds, and bays; and reefs and offshore islands.
- 19
20 • Preserve scenic views of the mountains, coastal *pali* and shoreline areas including
21 *mauka* and *makai* views seen from near shore waters and heavily traveled areas such
22 as Kamehameha Highway, Farrington Highway and Kaukonahua Road.
- 23
24 • Protect cultural, historical, and archaeological resources by promoting the interpretive
25 and educational use of these sites, buildings, and artifacts.
- 26

¹ General Plan for the City and County of Honolulu, Section I: Population Objective C Policy 4 (Amended, Resolution 02-205, CD1) seeks a 2025 distribution of O'ahu's residential population as follows:

Distribution of Residential Population	
LOCATION	% SHARE OF 2025 ISLANDWIDE POPULATION
Primary Urban Center	46.0%
'Ewa	13.0%
Central O'ahu	17.0%
East Honolulu	5.3%
Ko'olau Poko	11.6%
Ko'olau Loa	1.4%
North Shore	1.7%
Wai'anae	4.0%
TOTAL	100.0%

- 1 • Manage and sustain ocean and nearshore resources to assure their long-term
2 availability.
3
- 4 • Enhance opportunities for a wide range of recreational activities by providing community-
5 based as well as natural resource-based parks, and by securing convenient public
6 access, including public right-of-ways, bikeways, and pedestrian walkways to beaches
7 and inland recreation areas.
8
- 9 • Facilitate the country lifestyle by establishing rural design guidelines emphasizing open
10 space, landscaping, and the scenic qualities of an area, so that new development will be
11 in keeping with the desired rural character of the region.
12
- 13 • Support businesses which serve the agricultural, educational, health, and tourist
14 industries and the local population, and provide employment for North Shore residents
15 consistent with the low-key rural atmosphere of the North Shore.
16
- 17 • Provide sufficient lands adjacent to built areas of Hale'iwa and Waialua for housing that
18 is compatible with the region's rural character and affordable to area residents, without
19 exceeding the General Plan's population guidelines for the region and remaining in line
20 with General Plan policies to maintain the North Shore as a rural area.
21

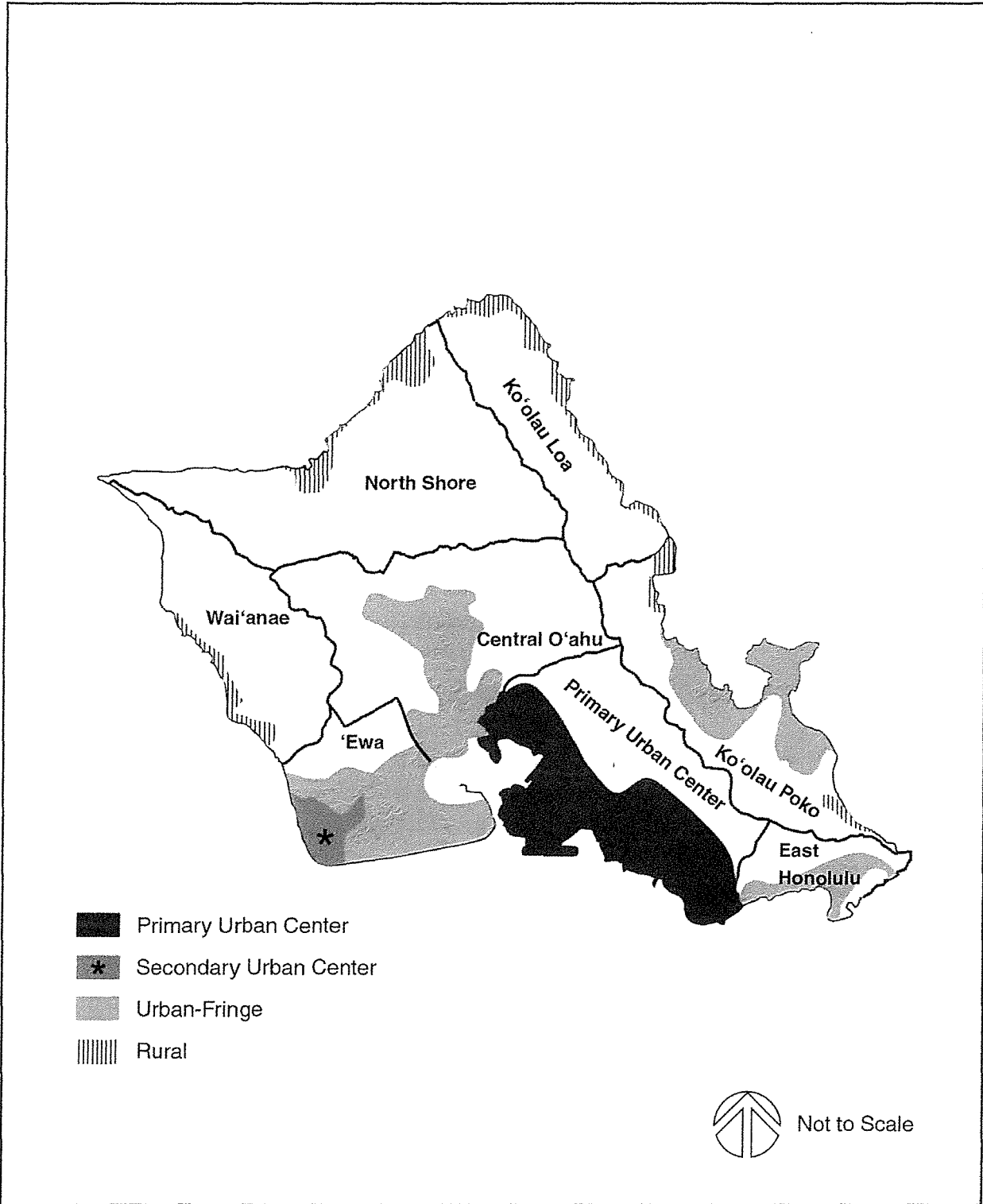


Exhibit 1.1: General Plan Designations

2. THE VISION FOR THE NORTH SHORE'S FUTURE

This chapter presents the vision for North Shore's future and describes the key elements of this vision. Based on community input and the General Plan's policies for the region, the Vision provides the basis for the Sustainable Communities Plan's policies and guidelines, which, in turn, will direct future land use decisions and natural resource management policies and programs on the North Shore.

The Vision for the North Shore extends to the year 2035, during which time the North Shore is projected to experience very little growth. The region will remain "country," with wide open spaces, agricultural lands and rural communities defining the regional landscape, and growth limited to Hale'iwa and Waialua Towns. Based on the General Plan's population distribution policy, the North Shore's population is projected to account for 1.7 percent of the island-wide population in 2025.

Following World War II and the resultant tourism boom on O'ahu, the North Shore has experienced a steady increase in population. In 1970, the North Shore's population was about 9,200 people, accounting for an estimated 1.4 percent of O'ahu's total population. By 2000, the North Shore's population doubled to nearly 18,400 people, accounting for about 2.0 percent of the island-wide population. Projections from the City's Department of Planning and Permitting (DPP) indicate an estimated 19,517 persons residing in the region in the year 2035.² Assuming that the region's population growth rate will continue at the same pace over the next 25 years, DPP projections indicate that there would be about 1,800 more people in the region by 2035 (based on the projected 2010 residential population of 17,724). At more than 1.8 percent of the 2035 projected island-wide population of 1,038,317 residents, the North Shore's 2035 projected residential population would be slightly more than the General Plan's population distribution policy for the North Shore (1.7 percent of the island-wide population). Although the projected regional population growth seems relatively minor when compared with the projected 2035 island-wide population (20,430 and 1,113,620 persons, respectively), many North Shore residents feel that the additional population growth – when compared to the North Shore's current population – is substantial, and also largely inconsistent with the existing rural character and the community's future vision.

2.1 VISION STATEMENT

The vision statement for the North Shore describes the desired future conditions in the year 2035 and beyond. This section is written in the present tense, from the perspective of the year 2035 looking back into the past.

² Department of Planning and Permitting. "Socio-Economic Projections, Year 2035." September 2009.

1
2 "The North Shore in the year 2035 retains the unique qualities that have long defined its
3 attractiveness to residents and visitors alike. Scenic open spaces are protected and
4 maintained, coastal resources are enhanced, and the region's Native Hawaiian heritage,
5 cultural diversity, and plantation past have been carried forward in the revitalization of its
6 communities.

7
8 Agriculture is a major contributor to the North Shore's economy, providing a multitude of
9 jobs and economic opportunities for area residents. A varied quilt work of crops and
10 forest products defines vast tracts of agricultural lands. All of O'ahu's residents enjoy
11 the agricultural products grown on the North Shore, and value the North Shore's ability
12 to provide food for the island's population and reduce O'ahu's dependency on imported
13 foods. Coastal waters, beaches, and parks are linked by walkways and bicycle routes
14 creating an ideal backdrop to host a rich array of recreational pursuits. Mountain areas
15 provide safe havens for native plants and wildlife as well as wilderness settings for
16 appropriate backcountry recreation. Hale'iwa and Waialua are the region's principal
17 commercial and civic centers, and small pockets of rural residential areas remain
18 clustered around Mokulē'ia, Kawaihoa, and Sunset/Pūpūkea. Residents are proud of
19 their close-knit communities and the many local families in their communities that have a
20 history of multigenerational ties to the North Shore.

21
22 The growth of a stable and diverse agriculture industry has ensured the long-term
23 protection of the North Shore's agricultural lands and open space setting and supported
24 an array of flourishing agricultural enterprises, including crop production, agricultural
25 processing and other support industries, farmers' markets and agricultural specialty
26 outlets. Along with the continued success of the visitor and recreational industries, the
27 growth of the agriculture industry has resulted in further needs for conventional
28 commercial and industrial services, and an increase in cottage industries.

29
30 To maintain the region's rural character, these new activities are centered at Hale'iwa
31 and Waialua. Hale'iwa continues to be the North Shore's regional commercial center,
32 hosting a variety of specialty outlets, dining establishments, professional and business
33 services, and water sport enterprises, along with low-key, small-scale, country-style
34 visitor accommodations. Waialua is a renewed center for agricultural activity, boasting a
35 revitalized town center for resident-focused commercial services and a resource center
36 for technology education within its schools. While some of the needed new affordable
37 housing has been located in Hale'iwa, most new residential neighborhoods are located
38 at Waialua.

39
40 Both towns retain their historic character and rural charm, while serving as the main
41 employment centers for the region. Similarly, all new residential neighborhoods and

1 their supporting parks, playgrounds, and public services have been developed to
2 standards which reflect their rural settings. In these ways, the North Shore of O’ahu,
3 long an attraction for Hawai’i residents and visitors alike, has emerged in the year 2035
4 as a thriving model rural community that successfully preserves its natural, cultural and
5 historical heritage, links its past with the future, and blends “Old Hawai’i” with the 21st
6 century.”
7

8 **2.2 KEY ELEMENTS OF THE VISION**

9
10 Each of the key elements of the vision is described in the following sections.
11

12 **2.2.1 Maintain the Community Growth Boundary to Protect** 13 **Agricultural, Open Space, and Natural Resources** 14

15 The North Shore is characterized by vast tracts of agricultural lands, open spaces, and natural
16 and cultural resources. To protect these resources from development, the Community Growth
17 Boundary was established to guide development and preserve open space and agricultural
18 areas. It has remained fixed since it was first established in 2000, and no new development has
19 occurred outside the Community Growth Boundary. The Community Growth Boundary has
20 served as a valuable tool to guide resource management, future development or redevelopment
21 within existing zoning designations or future zoning designations, and other standards or
22 guidelines that have been developed in response to plan provisions, other established
23 entitlements, or in accordance with pertinent policy and character described in this plan.
24

25 The Community Growth Boundary defines, protects, and contains communities in areas which
26 the General Plan designates “rural” and which exhibit the physical characteristics of rural
27 lifestyles. The boundary provides adequate lands for facilities needed to support established
28 communities, and protects such communities from more intense land uses and patterns of
29 development associated with more urban areas. The Community Growth Boundary also
30 preserves areas outside the boundary for agriculture or other resource or open space values.
31 Where appropriate, the area within this boundary also contains open space elements
32 considered essential to the character of the rural community being defined. Open space
33 elements within the Community Growth Boundary may include lands designated “Park,”
34 “Agriculture,” “Preservation,” or areas with development-related hazards such as steep slopes
35 or unstable soils.
36

37 Rural communities defined by this boundary consist of residential communities and towns that
38 are smaller, more dispersed, and less intensively developed than those in O’ahu’s urban or
39 urban fringe areas. Development character is generally low density, low rise, small scale, and
40 reflective of a “country” setting. Within residential areas, the landscaping and front yards which

1 provide the foregrounds to their respective residences are the principal visual elements. In
2 commercial areas, the pedestrian environment and associated amenities predominate, and
3 storefronts are typically found on both sides of the street. Commercial buildings are oriented
4 principally toward the street, relate readily to the human scale, and are organized to encourage
5 interaction between the public and private domains.
6

7 As shown on Exhibit 2.1, the Community Growth Boundary on the North Shore conceptually
8 defines the limits of residential, commercial, industrial, or other similar uses. As no proposals
9 for these types of uses can be considered outside the Community Growth Boundary, this
10 boundary also prevents the encroachment of development onto agricultural lands and open
11 space resources.
12

13 Areas outside the Community Growth Boundary include agricultural lands as well as
14 preservation lands with important open space, scenic, or natural resource values. Uses such as
15 commercial and industrial development, public and private schools, and residential subdivisions
16 with no bona fide agricultural activities are not permitted in these areas. Permissible land uses
17 outside the Community Growth Boundary include agriculture and limited low-intensity types of
18 outdoor recreational uses where appropriate, such as on nonagricultural lands or agricultural
19 lands that are not suitable for intensive cultivation, provided they do not diminish the agricultural
20 potential of these sites or jeopardize the open space, natural and scenic character of these
21 resources. Other permitted uses outside the Community Growth Boundary include
22 environmental and educational programs and facilities that are resource compatible, such as a
23 high technology learning center that uses existing facilities at Camp Mokolē'ia and Camp
24 Erdman in Mokolē'ia.
25

26 Rural communities within the Community Growth Boundary include concentrations of
27 residential, commercial, and industrial uses as well as the network of roads, parks, and open
28 spaces which define their edges or give them character. Relative to the State Land Use District
29 boundaries, the Community Growth Boundary generally circumscribes built-up sections of
30 Mokolē'ia, Waialua, Hale'iwa, Kawailoa, and Sunset Beach that are within the State Urban
31 District. It also includes portions of the State Agricultural District in Sunset Hills and Pūpūkea
32 that are zoned Country, as well as portions of the State Agricultural District *makai* of the
33 highway in Hale'iwa and Waialua that are designated and zoned for agricultural use. However,
34 except for limited "infill" areas in Hale'iwa and Waialua Towns that are contiguous to lands
35 designated for residential and commercial use, agricultural lands within the Community Growth
36 Boundary continue to remain in the State Agricultural District and continue to be designated and
37 zoned as Agriculture, so as to maintain the agricultural uses and/or open space value within the
38 Community Growth Boundary.
39

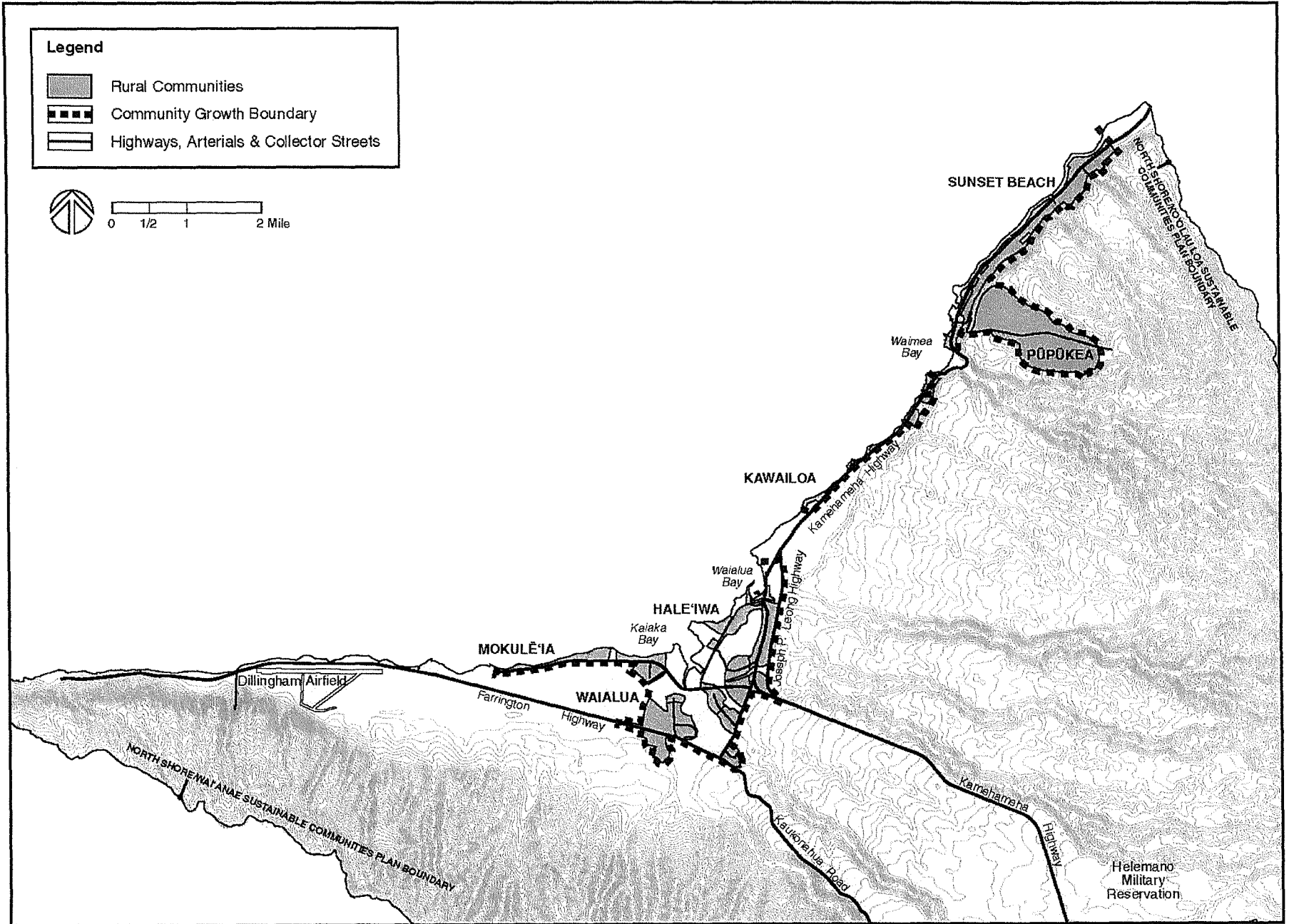


Exhibit 2.1: Community Growth Boundary
North Shore Sustainable Communities Plan

1 Within this boundary, open space continues to define communities, and significant natural
2 resources (such as streams, natural drainageways, wetlands, and fishponds) are protected.
3 New development within the Community Growth Boundary has been limited to infill low-density,
4 low-rise development contiguous to existing built areas, to promote a compact form of
5 development with lower development costs and more efficient utilization of existing
6 infrastructure systems. The infill areas within the Community Growth Boundary have had ample
7 capacity to accommodate residential, commercial, and industrial needs to the year 2035.
8

9 **2.2.2 Promote a Diversified Agricultural Industry**

10
11 A healthy agricultural industry continues to generate economic opportunities that are
12 appropriate to the region's open space and rural qualities. In addition to using the Community
13 Growth Boundary to ensure long-range protection for agricultural lands, land use policies and
14 guidelines are in place to protect agricultural lands from encroachment by incompatible uses
15 and to encourage long-term investments in productive agricultural uses on those lands.
16 Economic incentives to support the industry, including tax or other incentives or measures to
17 maintain productive agricultural lands, facilitate conversion from plantation crops to diversified
18 agriculture, and promote long-term leases or sale of lands for farming, have been enhanced and
19 strengthened.
20

21 Industrial and commercial activities which support or service agricultural production are creating
22 further economic opportunities. To promote the cost-efficient use of existing infrastructure and
23 prevent urbanization of agricultural lands, major agricultural support facilities have been
24 consolidated in designated areas that are accessible to existing infrastructure. In addition,
25 visitor-based activities that are accessory to agricultural operations are providing additional
26 revenue-generating sources to supplement farm incomes. Qualified uses which meet specific
27 criteria outlined in Section 3.2 are being allowed on a permit basis.
28

29 Agricultural support facilities at the former Waialua Mill site have been expanded into the area
30 *makai* of the Mill, and the area is the primary agricultural support area for the region. A
31 secondary agricultural support area in Kawaihoa near the Alluvion Nursery provides localized
32 support for adjacent agricultural activities based in Kawaihoa.
33

34 **2.2.3 Enhance the Region's Recreational and Educational Potential**

35
36 The North Shore is known for its numerous beach parks, world famous surf spots, and abundant
37 *mauka* and *makai* resources. Recreational resources along the shoreline are preserved and
38 enhanced, and access to the shoreline has been expanded. Facility improvements such as
39 bathrooms, showers, and parking have been completed, and beach parks were expanded to
40 meet island-wide demands on these resources. Maintenance and improvements to existing

1 beach parks, additional access to the shoreline, and acquisition of beach right-of-ways continue
2 to be a priority.

3
4 Access to the *mauka* areas has been expanded for appropriate forms of recreational
5 opportunities that do not compromise significant environmental resources or important
6 agricultural activities. Above Mokulē‘ia, Hale‘iwa, and Pūpūkea, *mauka* access has been
7 expanded for hiking, camping, hunting, and horseback riding and other resource-compatible
8 forms of recreation within the context of sound resource management.

9
10 Low-impact, resource-sensitive environmental, educational, and cultural interpretive programs
11 are being accommodated at Ka‘ena Point and in the *mauka* areas of Mokulē‘ia, Hale‘iwa,
12 Waimea and Pūpūkea. While promoting expanded access and recreational opportunities to
13 coastal and *mauka* resources, the value of the resources remains protected from overuse. A
14 high technology learning center is operating at Mokulē‘ia, and a resource center for technology
15 training and long-distance learning serves Waialua schools.

16
17 More community-based parks for area residents with better maintenance and amenities to
18 support the community’s recreational needs are being provided. As new housing areas were
19 developed in Waialua, Pu‘uiki Park was acquired to serve as a community-based park for area
20 residents. In Hale‘iwa, the Hale‘iwa Beach Park Mauka (commonly known as the Hale‘iwa
21 Regional Park) provides facilities for both active and passive recreational pursuits. In addition,
22 an integrated system of pedestrian paths and bikeways links the parks, schools, and town
23 centers in Waialua and Hale‘iwa.

24 25 **2.2.4 Promote Hale‘iwa and Waialua Towns as “Country Towns”**

26
27 Hale‘iwa and Waialua Towns are the main commercial districts on the North Shore, each with
28 different functions and distinct characteristics. The historic Hale‘iwa Town with its “main street”
29 ambience is the region’s main commercial attraction for residents and visitors, while Waialua
30 Town is a plantation town that primarily services the residents of Waialua and Mokulē‘ia.

31
32 To maintain their rural “small town” character and to promote compact town development, the
33 cores of both towns are designated as “country towns.” While the built environment within each
34 town’s core reflects the town’s distinct historic character and the region’s rural landscape, both
35 towns are celebrated for the unique mix of commercial, residential, and compatible industrial
36 uses (such as small product or clothing manufacturing and assembly).

37
38 **Hale‘iwa.** Hale‘iwa Town features a diverse mix of shops and restaurants, professional and
39 service businesses, enterprises with art and recreational themes, and specialty outlets featuring
40 regional products. Entry features into the town, landscaping, pedestrian walkways, and off-

1 street parking behind buildings have spawned the town’s revitalization, and new developments
2 are concentrated along Kamehameha Highway. The Hale‘iwa Special District Design
3 Guidelines remain in force to ensure that all new development is compatible with existing built
4 areas and the rural character of the region.

5
6 Small-scale visitor accommodations located within the Hale‘iwa Country Town District provide
7 overnight facilities for visitors wishing to vacation on the North Shore. These small scale visitor
8 accommodations are one alternative to address community concerns about the illegal use of
9 private homes as short-term vacation rentals. Short-term vacation rentals and the additional
10 pressures such use places on surrounding residences have been addressed. Locational and
11 performance criteria addressing the different types of visitor accommodations have been
12 established and are actively enforced.

13
14 **Waialua.** Waialua Town is the quiet heart of the North Shore’s residential and farming
15 community, featuring the region’s primary agricultural support area and a vibrant core with basic
16 retail and commercial services and light industrial uses that support the local community.
17 Although agricultural and light industrial businesses are the major employers in Waialua, the
18 town’s proximity to Ka‘ena Point and the recreational opportunities in the area attracted
19 recreational and environmental education activities to the area, including high technology and
20 education industries that partner with area schools. Such partnerships have enhanced the
21 quality of education and, along with the establishment of a private high school in the area, have
22 created professional-level jobs for area residents. In addition, Waialua’s central location and
23 proximity to the schools and parks is ideal for locating civic and community services such as job
24 training programs for the youth and support services for the elderly. To preserve its plantation
25 heritage and rural character, design guidelines appropriate to Waialua Town are established.

26
27 The core of Waialua Town is centered around Goodale Avenue and Kealohanui Street. As
28 envisioned in the Waialua Town Master Plan (2005), revitalization of the town’s core has
29 created a landscaped, pedestrian-oriented mall anchored by the Waialua Bandstand and the
30 revitalized Waialua Mill site, an expanded farmers market, and community and commercial
31 uses. Appropriate forms of small-scale, low-intensity tourist activities such as tours of nearby
32 agricultural farms and processing facilities and recreational resources are helping to further
33 revitalize the town’s commercial center by attracting more people there.

34 35 **2.2.5 Support Waialua as the North Shore’s Industrial Center**

36
37 The Waialua Mill site has been reinforced as the industrial center for the region. In addition to
38 industrial uses that support the agriculture industry, general industrial uses such as boat and car
39 repair, surfboard manufacturing and repair, manufacturing of crafts and island products, and
40 warehousing are thriving. Development of the former Mill and expansion *makai* of the Mill site

1 has encouraged more commercial activity and enhanced the physical connection between the
2 Mill and Waialua's town core.

3 4 **2.2.6 Direct New Housing to Areas Contiguous to Hale'iwa and** 5 **Waialua Towns and Use Rural Design Guidelines for Rural** 6 **Residential Development**

7
8 New residential development is located within designated areas adjoining Hale'iwa and Waialua
9 Towns, with additional "infill" on or contiguous to existing lots in previously developed residential
10 areas. New housing consists of a range of housing types and prices, including affordable
11 housing that is allowing local residents to stay in the area. Attached and multifamily housing
12 forms which were not traditionally associated with the rural setting have been developed, and
13 the higher densities have supported the development of affordable housing. In Waialua, new
14 housing has replaced the former mill camp once located between the Mill and Pu'uiki Road, and
15 expanded into the area *mauka* of the mill camp between Pu'uiki Road and Goodale Avenue. In
16 Hale'iwa, infill residential expansion has occurred north of Pa'ala'a Road on lands outside the
17 flood plain.

18
19 Rural design guidelines and development standards have been adopted to ensure compatibility
20 with the region's rural character and surrounding open space. Rural models such as the
21 plantation community at Poamoho Camp, which is characterized by clusters of single-story
22 dwellings with landscaping, narrow streets, and common parks and open spaces within the
23 neighborhood, were used as examples to follow.

24
25 In addition to guidelines to limit building heights and lot coverage in order to maximize open
26 space and landscaping, low-impact development principles that promote sustainable building
27 design and alternative development options that allow for site design flexibility, creative site
28 utilization, and open space preservation were adopted. Rural streetscape design that minimizes
29 pavement surfaces and allows for grassed swales in place of sidewalks with curbs and gutters,
30 as opposed to more urban and suburban models, is considered appropriate. Where feasible
31 and appropriate, existing plantation homes were rehabilitated in a manner which allows them to
32 be affordable to existing residents.

33 34 **2.2.7 Provide Adequate and Appropriately-Sized Public** 35 **Infrastructure, Facilities, and Services**

36
37 Public agencies and private developers work together to provide adequate infrastructure and
38 needed public facilities and services. Considering the large number of nonresidents that visit
39 the North Shore and partake in the region's assets, additional resources to upgrade and

1 adequately maintain existing infrastructure systems and public facilities are being provided.
2 Infrastructure does not detract from scenic amenities, recreational opportunities, open space, or
3 other amenities.

4
5 Adequate, environmentally sensitive wastewater treatment systems that minimally impact
6 groundwater and ocean resources and are consistent with the North Shore's rural character
7 have replaced outdated and ineffective wastewater systems.

8
9 The quality of the North Shore's ground, surface, and nearshore waters is vital for ensuring
10 public health, providing outdoor recreation, sustaining the integrity of ecological systems, and
11 maintaining general environmental quality. In addition to drainage system improvements to
12 mitigate storm runoff and regional flood hazards, adequate infrastructure for drainage systems
13 has been established and is being maintained to ensure continuous runoff and protect the
14 quality of coastal waters. Agricultural uses are implementing Best Management Practices
15 (BMPs), including those recommended in the State Coastal Nonpoint Pollution Control Program,
16 to minimize soil erosion.

17
18 An adequate circulation network that allows for efficient and safe travel supports all modes of
19 transportation. Traffic on Kamehameha Highway between the heart of Hale'iwa Town and
20 Waimea Bay flows freely since safety and operational deficiencies along the aged highway
21 system were corrected. Kamehameha Highway remains a two-lane highway; no additional
22 through lanes have been constructed, although improvements to reduce traffic impediments (for
23 example, bicycle/pedestrian facilities to encourage the use of alternatives modes of
24 transportation, dedicated storage/stacking turn lanes to minimize bottlenecks affecting
25 emergency vehicle response time, turnouts and facility improvements to reduce the number of
26 cars parked along the highway) have been completed. The provision of secondary/emergency
27 access into and out of the region is also available. The transportation system encourages
28 reduced automobile dependency, and includes an integrated network of bus routes, and
29 pedestrian paths and bikeways that link the various residential communities, parks, schools, and
30 the town centers of Hale'iwa and Waialua.

31
32 Other priority needs that have been addressed include retention of the public library in Waialua,
33 maintenance of existing parks in the region, and adequate staffing and resources to ensure
34 quality public safety services and protection from natural hazards. Use of proven renewable
35 energy and energy conservation measures, including the use of solar energy systems and
36 sustainable building technologies, is encouraged.

37

2.2.8 Preserve and Protect Cultural and Historic Resources

Preserving significant plantation era and other historic features such as at Hale'iwa Town, Waialua Town, the Waialua Mill, and other sites, as well as protecting Native Hawaiian cultural and archaeological sites, has been important in retaining the area's unique identity and country character. Historic site restoration and interpretive programs are integrated into the development of parks and shorelines and mountain access systems, to help enhance appreciation of these resources.

The North Shore has a wealth of historic and cultural resources signifying its rich history of land use that extends back to the precontact Native Hawaiian era. Native Hawaiians were the first known inhabitants of the region, arriving around 1100 A.D. and settling in villages built along valley floors, streams and shoreline areas. With an abundance of marine life, fertile soils, natural springs, and forest resources, the lands around Waialua and Kaiaka Bay are believed to have supported between 6,000 to 8,000 people prior to Western contact in the late 1700s. The concentration of archaeological and cultural sites remaining in the region indicates that the *moku* of Waialua was viewed as an important area to invoke and sustain *mana* (the spiritual force and energy that was integral to the religious, social and political well-being of the Native Hawaiian society.)³

Following the arrival of Western missionaries and the introduction of Western ideals in the early 1800s, there was a drastic reduction in the population of Native Hawaiians and their traditional land use practices. Like other places on O'ahu, Western entrepreneurs assumed control of large tracts of land for plantation agriculture purposes. With the establishment of the North Shore's first sugar cane plantation in 1865, plantation agriculture dominated the North Shore's economy for more than 100 years until the closure of the Waialua Sugar Mill in 1996. Most of the North Shore's present-day landscape – including the region's physical layout and formation of its towns and neighborhoods, its building forms and landmarks, sense of place, and demographic composition and social fabric of the community – have been influenced by the plantation and its distinctive lifestyle.

2.2.9 Adapt the Ahupua'a Concept as a Framework for Land Use and Natural Resource Management

Traditional Hawaiian life was based on the *ahupua'a* system of land management. An *ahupua'a*, or land division, was typically wedge-shaped and extended from the top of the mountain into the outer edge of the ocean reef. Defined by the natural geographic formations such as mountain ridges, gulches and streams, *ahupua'a* were complete ecological and

³ Kamehameha Schools Bishop Estate. North Shore Plan. 2008.

1 economic production systems that provided all the resources to sustain the community living
2 within the *ahupua'a*. Fish and marine resources were harvested from the ocean, *kalo* (taro) and
3 *'uala* (sweet potato) were raised in the lowlands, and upland areas provided trees and other
4 forest products.
5

6 The *mokupuni*, or island, of O'ahu is made up of six *moku*, or districts. There are two *moku* in
7 the North Shore Sustainable Communities Plan area – the entire *moku* of Waialua and a portion
8 of Ko'olau Loa. Waialua, the northwestern *moku*, extends from Ka'ena Point in the west to
9 Kapaeloa at Waimea in the east. Ko'olau Loa is the northeastern *moku* that stretches from
10 Waimea Bay to Ka'a'awa. The eighteen *ahupua'a* in the North Shore Sustainable Communities
11 Plan area include: Ka'ena, Keālia, Kawaihāpai, Kikahi, Auku'u, Mokulēi'a, Kamananui, Pa'ala'a,
12 Kawailoa, Lauhulu, Kuikuiloloa, Punanue, Kāpaeloa, Waimea, Pūpūkea, Paumalū, Kaunala and
13 a portion of Waiale'e. While the communities in the various *ahupua'a* may be diverse, they
14 share a common desire to preserve the natural, cultural and historical heritage of the region.
15

16 The *ahupua'a* concept is a holistic approach to land management that recognizes the
17 connections between land-based and marine-based natural resources and the dependent
18 relationships between ecological functions. Resources were managed for the collective good of
19 all living within the *ahupua'a*, based on the principle that activities in one part of the *ahupua'a*
20 affected all other parts (for example, inappropriate management of forestry and agricultural uses
21 in the upland areas can negatively affect the quality of streams and coastal waters). Adapted to
22 the context of today's community needs and technology, the *ahupua'a* concept provides useful
23 principles for guiding the use and management of the North Shore's resources. The application
24 of these traditional values to current land use activities and environmental regulatory and
25 management practices promotes effective management of the North Shore's natural resources
26 and deters land-based activities which contribute to their degradation. In keeping with this
27 approach, the planning and implementation of land use decisions and land-based actions
28 considers related effects on coastal waters and the nearshore environment. Moreover, all
29 development and infrastructure improvement decisions recognize that the changes to one
30 segment of the community will have consequences that extend beyond that particular action.
31 Utilizing this approach, a relatively minor project involving a small segment of land or a short
32 stretch of roadway could have significant implications on other parts of the community when the
33 various systems that make up the community are considered as a whole. On a broader scale,
34 there is a need to recognize the connection between the North Shore and its neighboring
35 regions (i.e., Central O'ahu, Ko'olau Loa and Wai'anae), and the many ways that events and
36 activities occurring in one region may affect the others.
37

2.2.10 Integrate Principles of Sustainability into Decision-Making Processes

Change is inevitable. It is a fact of life that cannot be ignored. Change in small, rural communities – whether good or bad, big or small – is especially evident and often times controversial. By nature of its population size and scale of development, rural communities tend to be more sensitive to change, and residents of rural areas tend to be more directly affected by the actions of others. While change can be difficult, it is necessary because an inability to adapt to changing conditions can lead to stagnation and failure.

A community that successfully manages change will flourish and prosper in the future. For the North Shore, this means ensuring that planned growth and development respects and adheres to the principles of sustainability.⁴

The North Shore’s principles of sustainability have promoted the long-term health of the land and community resources for both current and future generations of residents:

- Protect the environment, natural resources, existing flora and fauna, and where appropriate, open spaces and view planes.
- Use resources so they are not depleted, permanently damaged or destroyed.
- Avoid pollution and exceeding the limits of existing infrastructure systems.
- Respect the cultural, social and physical resources that shape residents’ sense of community and rural quality of life.
- Honor the process of change. Make no decisions without first understanding the effects such change will have on the land and community resources.
- Strive for balance between economic prosperity, social and community well-being, and environmental stewardship. Adopt a multidisciplinary approach acknowledging the importance of our community capital in land use and infrastructure planning decisions.

⁴ The most widely quoted definition of sustainable development is from the United Nations Brundtland Commission (1987): “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” It recognizes that development can be broken into three equivalent parts (environmental, economic and sociopolitical sustainability) and is based on development that balances economic prosperity with the integrity of natural ecosystems and social equity.

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3. LAND USE POLICIES AND GUIDELINES

The vision for the North Shore described in Chapter 2 will be implemented through the application of the land use policies and guidelines presented in Chapters 3 and 4.

The region's character is typified by pockets of low-rise, small-scale rural centers and residential communities surrounded by large expanses of agricultural lands, open space, and scenic view planes. To ensure that this regional landscape is maintained, proposed land use policies need to reflect an island-wide regional growth policy, resource protection, and community desires to maintain the region's rural setting and unique physical and lifestyle character. These policies focus on the preservation of agricultural lands and open space while directing limited growth toward Hale'iwa and Waialua.

Proposed land use policies are intended to outline future actions and agency decision-making once the Plan is adopted. Policies are broad statements of intent that express the City's overall philosophy toward particular land uses. Guidelines provide more specific guidance to public agencies and private entities in terms of planning, design and implementation of projects and programs in the various land use categories.

It is intended that existing current uses and structures that are legal but are not consistent with the Sustainable Communities Plan policy would be recognized as existing uses and allowed to remain at their locations in their current purpose, character, and level of use. Future proposed land use changes at those locations, however, would have to conform with the policies of the adopted Sustainable Communities Plan.

Chapter 3 is organized under the following headings:

SECTION

- 3.1 OPEN SPACE AND NATURAL ENVIRONMENT
- 3.2 AGRICULTURE
- 3.3 PARKS AND RECREATION
- 3.4 HISTORIC AND CULTURAL RESOURCES
- 3.5 RESIDENTIAL COMMUNITIES
- 3.6 COMMERCIAL AREAS
- 3.7 INDUSTRIAL AREAS
- 3.8 VISITOR ACCOMMODATIONS
- 3.9 INSTITUTIONAL USES
- 3.10 MILITARY

3.1 OPEN SPACE AND NATURAL ENVIRONMENT

Open space preservation is a key element of the vision for the North Shore. The natural landscape (the Ko'olau and Wai'anae Mountain Ranges, coastal *pali*, gulches, and shoreline areas) and man-made elements (agricultural fields and parks) are key open space resources that define the North Shore Sustainable Communities Plan area. Preservation of these resources is essential in maintaining the rural character of the North Shore.

The vast majority of the open space elements in the region are designated as Preservation, Agriculture, and Park on the North Shore Sustainable Communities Plan Land Use Map. Of the estimated 77,000 acres of land within the North Shore Sustainable Communities Plan area, approximately 97 percent is in open space uses, including 53 percent designated as Preservation, 41 percent as Agriculture, and 3 percent as Park (see Open Space Map and Land Use Map in Appendix A). Areas designated as Preservation include lands with significant environmental resources, including watersheds; sites with scenic, historic, cultural, archaeological or ecological significance; and areas with natural ecosystems of endemic plants, fish and wildlife. They may also include lands that may be impacted by natural hazards such as tsunami-prone or flood hazard areas, or steep slopes (see Exhibit 3.1: Environmental Resources/Characteristics).

The City and County of Honolulu Land Use Ordinance (LUO) and accompanying zoning maps (Chapter 21, Revised Ordinances of Honolulu) prescribe the allowable uses of land for the City and County of Honolulu. The LUO identifies the various zoning districts, the uses allowed within each zoning district, and the applicable development standards within each district. Table 3-1 presents the acreage within each zoning district. More than 90 percent of the land within the North Shore region is zoned for either preservation or agricultural use, with approximately 55 percent zoned either AG-1 Restricted Agricultural or AG-2 General Agricultural District and about 41 percent zoned either P-1 Restricted Preservation or P-2 General Preservation District.

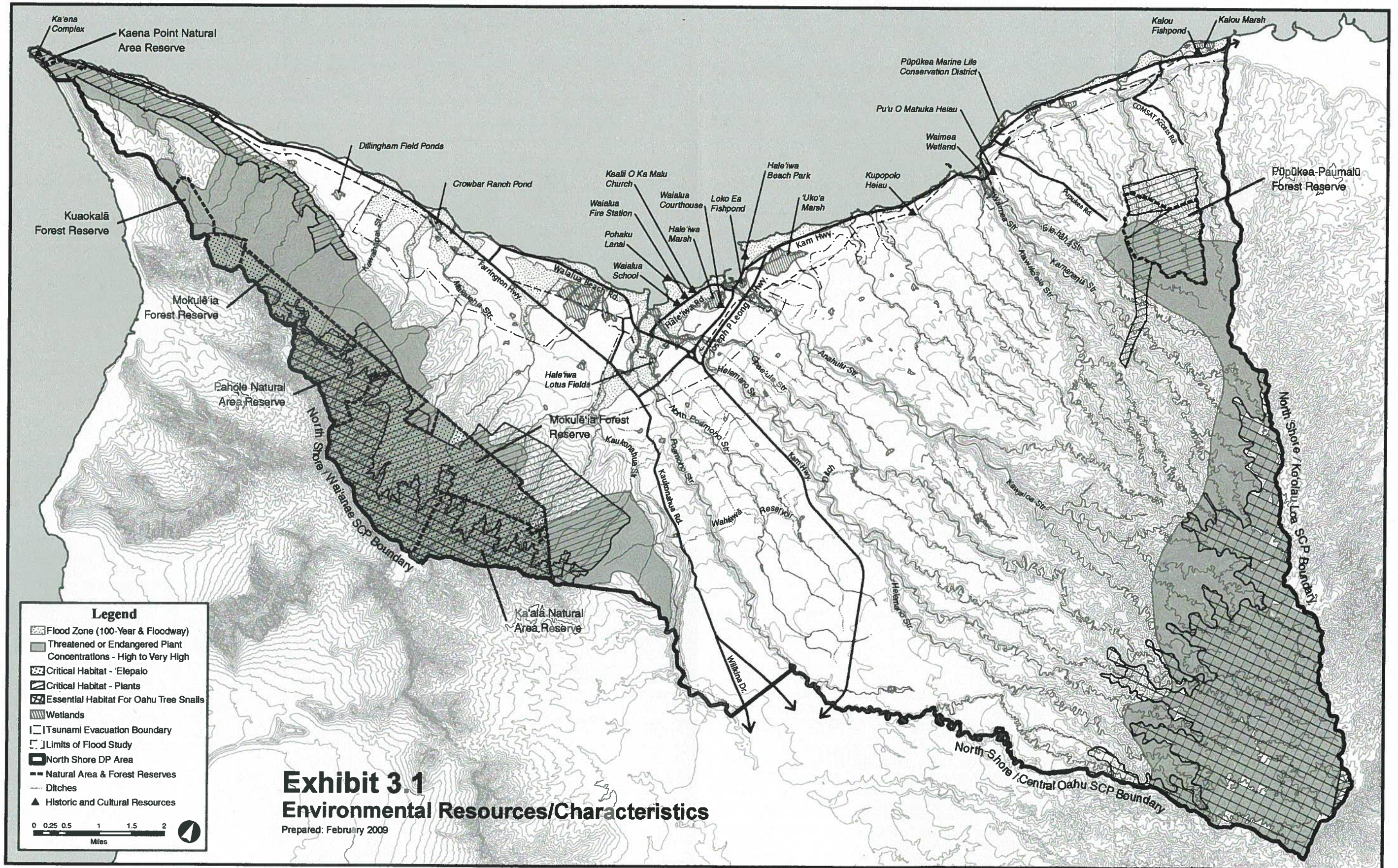


Table 3-1
City and County of Honolulu Zoning Districts, 1998 and 2007

District	1998 Acreage	2007 Acreage	Acreage Change
R-10 Residential	10.1	10.1	0
R-7.5 Residential	89.0	89.0	0
R-5 Residential	674.5	656.1	-18.4
A-1 Low Density Apt	15.8	15.8	0
A-2 Medium Density Apt	3.7	3.7	0
B-1 Neighborhood Business	30.4	31.1	+0.7
B-2 Community Business	10.4	10.4	0
I-1 Limited Industrial	1.8	1.8	0
I-2 General Industrial	28.9	28.9	0
I-3 Waterfront Industrial	12.0	12.0	0
AG-1 Restricted AG	29,156.9	29,128.1	-28.8
AG-2 General AG	12,560.9	13,590.6	+1029.7
Country District	1,924.3	1,152.6	-771.7
P-1 Restricted Preservation	29,307.1	29,307.1	0
P-2 General Preservation	2,816.8	2,605.5	-211.3
F-1 Military/Federal Preservation	349.6	349.6	0

SOURCE: Department of Planning and Permitting. "1998 Land Use File" and
 "Zone Changes Approved Between 1998 to 2007." September 2008.

2
 3
 4
 5 The public acquisition of approximately 1,100 acres at Pūpūkea-Paumalū in 2007 exemplifies
 6 the community's commitment to open space preservation. Since the late 1980s when the
 7 Obayashi Corporation introduced plans for the proposed Lihi Lani subdivision⁵, the North Shore
 8 community has consistently opposed the proposed residential development. As a result of
 9 residents' determination to protect the land from future development, the community – with the
 10 support of the Trust for Public Land Hawai'i and the cooperation of the landowner – was able to
 11 successfully organize the purchase of the property from the Obayashi Corporation. Today, after
 12 almost twenty years of community lobbying, the property is held by the State and City and
 13 County of Honolulu for open space and natural area preservation and future park use. To

⁵ As proposed, the Lihi Lani subdivision involved 1,129 acres of land in Pūpūkea-Paumalū *mauka* of Kamehameha Highway behind Sunset Beach Elementary School. The proposed development called for a golf course, equestrian facility, 300 new homes on one- to three-acre lots, and related infrastructure systems, including a sewage treatment plant.

1 further ensure the long-term preservation of the land for agriculture and open space and prevent
2 any future development, the property was also rezoned to the AG-2 General Agricultural District.

3 4 **3.1.1 Policies**

5
6 The following are policies for the preservation of open space and the natural environment:

- 7
8 • Promote integrated resource management principles that support the Native Hawaiian
9 concept of *ahupua'a*.
- 10
11 • Protect and enhance significant natural features and ecologically sensitive lands,
12 including mountain areas, shoreline areas, wetlands, fishponds, natural gulches,
13 streams and drainageways. Provide protective buffer zones and setbacks around
14 biologically sensitive areas to minimize habitat disturbance.
- 15
16 • Ensure State and County land use designations are consistent with the desired long-
17 term use of the land. Important watershed areas should be classified to the State
18 Conservation District and zoned P-1 Restricted Preservation District.
- 19
20 • Protect forested areas and promote expansion of these areas through reforestation to
21 ensure the long-term preservation of native species, watershed protection and aesthetic
22 enhancement. Possible candidate sites that may be eligible for future Natural Area
23 Reserves should be protected, including the Central Ko'olau Mountains, Upper
24 Makaleha adjacent to Pahole Natural Area Reserve, and areas adjacent to Ka'ena Point.
- 25
26 • Ensure the long-range protection and continuation of agricultural uses on agricultural
27 lands.
- 28
29 • Protect recreational areas that contribute to the North Shore's open space quality,
30 including the ocean and its resources, the shoreline and mountain areas, park spaces,
31 and other quasi-public recreational facilities.
- 32
33 • Protect and preserve views of scenic resources, including the Wai'anae and Ko'olau
34 Mountain Ranges, coastal *pali*, the coastline, and the Pacific Ocean.
- 35
36 • Limit visual impacts from utility installations. Ensure that permitted utility installations are
37 developed and/or managed in ways that maintain or enhance the natural, cultural, and
38 scenic resource qualities of the surrounding landscape.
- 39

- 1 • Maintain open space around existing communities by locating new developments within
2 or next to existing developments within the Community Growth Boundary. Encourage
3 compact development patterns and balance the development of desired or necessary
4 land uses such as affordable housing and public facilities such as schools with the need
5 to preserve open space.
- 6
- 7 • Promote cooperative interagency and/or public-private partnerships in the long-term
8 protection and management of natural resources.
- 9
- 10 • Establish adequate shoreline setbacks that consider shoreline changes resulting from
11 erosion hazards and rising sea levels using data such as the annual average erosion
12 rate from the University of Hawai'i shoreline erosion studies.
- 13
- 14 • Base governmental expenditures for natural resources management and protection,
15 including shoreline maintenance and improvements, on actual site usage (including
16 visitors) rather than on resident population ratios or land values.
- 17
- 18 • Improve and enhance access to mountain and shoreline recreational areas by obtaining
19 use of Federal and State lands and waters and acquiring available excess lands.
- 20
- 21 • Establish permanent instream flow standards for perennial streams that weigh the
22 benefits of instream and non-instream uses of water resources, including the economic
23 impact of restrictions of such uses.
- 24
- 25 • Allow outdoor lighting at the minimum level necessary for public safety, security and
26 community aesthetics consistent with the goals of energy conservation and
27 environmental protection.
- 28

29 **3.1.2 Guidelines**

30
31 This section provides a brief description of the regional open space resources on the North
32 Shore (see Exhibit 3.1 Environmental Resources/Characteristics), followed by guidelines to
33 carry out the policies related to each open space element.

34 35 **3.1.2.1 MOUNTAIN AREAS**

36
37 Mountain areas within the North Shore include segments of both the Ko'olau and Wai'anae
38 Mountain Ranges. Mountain areas are designated as Preservation on the Open Space Map.
39 While most of the mountain areas are in the State Land Use Conservation District, some
40 acreage along the foothills of the Wai'anae Mountain Range is in the State Land Use

1 Agricultural District and zoned AG-2 General Agricultural District. These lands should be
 2 rezoned to P-2 General Preservation District as most of them have slopes of 30 percent or more
 3 and some contain endemic plants; but they should remain in the State Land Use Agricultural
 4 District, so as to allow for some agricultural uses that are permitted on P-2 lands, such as
 5 forestry and livestock grazing, where appropriate, which would help to contain the threats of
 6 brushfire on the mountain slopes.

7
 8 Within the State Land Use Conservation District are several significant environmental
 9 resources, including forest reserves and natural area reserves managed by the State
 10 Department of Land and Natural Resources (DLNR).

Table 3-2
State DLNR Forest Reserves and Natural Area Reserves

Forest Reserves	Natural Area Reserves
Kuaokalā Forest Reserve	Pahole Natural Area Reserve
Mokulē'ia Forest Reserve	Mount Ka'ala Natural Area Reserve
Pūpūkea-Paumalū Forest Reserve	Ka'ena Natural Area Reserve

12
 13 The Forest Reserve System⁶ is comprised of important *mauka* lands containing watershed
 14 areas, where rainfall that is intercepted by trees and other vegetation percolates slowly through
 15 the soil to recharge aquifers and streams. Forest reserves also serve as wildlife refuges and
 16 recreational areas, with most of the forest reserve areas open to the public for certain
 17 recreational uses, such as hiking, camping, gathering and seasonal hunting. Some forest
 18 reserve areas are considered closed watershed areas, which means that the public is prohibited
 19 from entering without a permit. These areas are important resources for protecting watersheds,
 20 aesthetic beauty, wildlife habitats, undisturbed ecosystems, and rare native species, while
 21 providing forestry use and public recreation.

22
 23 The Natural Area Reserve System⁷ was established by the State to protect and preserve
 24 representative examples of the Island's unique native ecosystems and geological formations.
 25 They require active management to counteract damage from non-native feral animals (i.e., pigs,
 26 goats, deer and cattle, dogs, cats and rats), noxious weeds, and human disturbance.
 27 Permanent funding and staffing are needed to continue careful management of these areas.

⁶ The Forest Reserve System was created by the Territorial Government of Hawai'i through Act 44 on April 25, 1903. Management of the Forest Reserve System is guided by the Hawai'i State Constitution, Hawai'i Revised Statutes (Chapter 183) and associated Hawai'i Administrative Rules (Chapter 104).

⁷ The Natural Area Reserve System was established by the Hawai'i State Legislature in 1970. Management of the Forest Reserve System is guided by the Hawai'i State Constitution, Hawai'i Revised Statutes (Chapter 195) and associated Hawai'i Administrative Rules (Chapter 209).

1 Access to the mountain areas is available via public hiking trails managed and maintained by
2 the State DLNR Na Ala Hele Program. The Kuaokalā Trail, the Mokolē'ia Trail, and the Kealia
3 Trail form a network that passes through the Mokolē'ia Forest Reserve and the Pahole Natural
4 Area Reserve. In Pūpūkea, the Kaunala Trail passes through the Paumalū Forest Reserve. A
5 number of trails are on private lands and permission is needed for access to these private trails.

6
7 Mountainous land forms also include coastal *pali* which occur *mauka* of many of the North
8 Shore's shoreline areas. Their scenic characteristics should be protected and preserved for
9 general public enjoyment.

10
11 Guidelines pertaining to mountain areas are as follows:

- 12
13 • Maintain, protect and restore native forests and ecosystems within the State
14 Conservation District and lands designated Preservation on the North Shore Sustainable
15 Communities Plan Land Use Map. Ensure the protection of State conservation lands,
16 especially those on the Ka'ena coastline and Mokolē'ia foothills.
- 17
18 • Reclassify important watershed areas which are designated but unused State
19 Agricultural or Urban Districts to the State Conservation or City Preservation Districts.
- 20
21 • Identify and protect endangered species habitats, native ecosystems, and other
22 important ecologically sensitive areas, including the natural area reserves and forest
23 reserves, from such threats as fire, alien species, feral animals, and human activity.
- 24
25 • Identify mountain areas within the AG-2 General Agricultural District that are suitable for
26 rezoning to P-2 General Preservation District.
- 27
28 • Avoid the establishment of utility corridors and other uses that would disturb areas with
29 high concentrations of native species.
- 30
31 • Encourage coordination of natural resource protection and management efforts between
32 the State DLNR and private landowners, as well as with the U.S. Military, especially
33 where the Kahuku and Kawaihoa Training Areas overlap with environmentally sensitive
34 areas.
- 35
36 • Acquire and maintain public access easements to trailheads and public campgrounds,
37 including parking and signage at trailheads, where appropriate. Such access should be
38 required, as appropriate, for any new development.
- 39

- 1 • Support State efforts to seek opportunities for cooperative agreements with private
2 landowners to gain access to trails leading to public lands.
- 3
- 4 • Implement recommendations in the State’s Na Ala Hele Program Plan to maintain and
5 enhance *mauka* trail systems.
- 6
- 7 • Identify historic trails and old government roads of cultural and recreational value to the
8 public.
- 9

10 **3.1.2.2 SHORELINE AREAS**

11
12 The North Shore’s shoreline extends for over 27 miles between Ka’ena Point and Waiale’e.
13 This world-renowned shoreline, together with its nearshore resources, provides residents and
14 visitors with significant active and passive recreational opportunities, and is a key element in
15 defining the region’s rural character and lifestyle. In addition to their recreational and cultural
16 value, shoreline areas are critical to the health of the coastal marine ecosystem and provide
17 significant scenic value.

18
19 The North Shore shoreline varies from the rugged rocky coastline at Ka’ena Point to the popular
20 sandy beach at Sunset Beach. Portions of the shoreline, including notable sections of
21 Mokulē’ia, Kawailoa, and Sunset Point, have experienced beach narrowing or loss as a result of
22 natural shoreline processes and inappropriate development and armoring along the shoreline.
23 The City Department of Parks and Recreation recently completed the City Beach Parks Erosion
24 Study Island of O’ahu, Hawai’i (April 2010) to identify causes and possible measures to address
25 erosion problems at various City parks, including Hale’iwa Beach Park.

26
27 An integrated coastal erosion management system to mitigate beach erosion and preserve
28 coastal resources is needed. The State DLNR has developed a Coastal Lands Program (CLP)
29 to manage and protect beaches and coastal areas. The CLP aims to balance preservation of
30 marine and coastal areas with responsible development of appropriate land uses. The CLP is
31 involved with initiating and developing innovative shoreline management techniques that will
32 help the long-term goal of beach and coastal preservation, and oversees the implementation of
33 technical recommendations and policies embodied in the Coastal Erosion Management Plan
34 (COEMAP). In an effort to develop a comprehensive strategy to manage the conservation and
35 restoration of Hawai’i’s beaches, the State DLNR is preparing the Hawai’i Beach Management
36 Plan (HBMP). Once completed, the HBMP will provide a single, comprehensive document with
37 implementation tools that all management agencies will reference for any land use applications
38 pertaining to a specific coastal region.

1 Guidelines for shoreline areas are listed. Additional guidelines for recreational uses in shoreline
2 areas can be found in Section 3.3.2.3.

- 3
- 4 • Preserve rare and sensitive coastal resources including coastal strand vegetation, sand
5 dunes, and anchialine pools. Establish buffer zones around these areas where
6 necessary.
- 7
- 8 • Prohibit off-road vehicle, motorcycle and bicycle use in ecologically sensitive areas,
9 including coastal dunes and shoreline beaches. Identify and maintain recreational areas
10 specifically designated for such use.
- 11
- 12 • Protect nearshore coral reefs and other marine life from damaging activities such as soil
13 erosion, nonpoint source pollution, dredging of coral reefs, and alterations to nearshore
14 water circulation.
- 15
- 16 • Establish access where justified by public demand, traditional use patterns, high quality
17 recreational resources, or to circumvent barriers that exist along the shoreline.
- 18
- 19 • Improve and expand public access to the shoreline at approximately ½-mile intervals
20 with vehicular and bicycle parking and lateral access along the shoreline.
- 21
- 22 • Implement the recommendations of the State of Hawai'i's Coastal Nonpoint Pollution
23 Control Program and utilize best management practices in agricultural land use and
24 operations to avoid or minimize chemical runoff and other "nonpoint" contaminants in
25 shoreline areas.
- 26
- 27 • Support research to determine causes of coastal erosion and identify appropriate
28 management strategies to avoid future erosion hazards.
- 29
- 30 • Encourage interagency coordination and public/private cooperation in developing and
31 implementing beach management plans, with an emphasis on nonstructural approaches.
- 32
- 33 • Discourage development or activities which result in beach loss, and encourage
34 development practices or activities such as increased shoreline setbacks which result in
35 beach preservation or enhancement.
- 36
- 37 • Require buildings along the shoreline to adhere to the City's and Federal Emergency
38 Management Agency (FEMA) minimum building elevations and structural guidelines. In
39 addition, adopt development standards that require new structures to incorporate

1 building styles compatible with coastal hazards such as coastal erosion, tsunami and
2 hurricane overwash.

- 3
- 4 • Discourage visual obstructions such as walls and fences along the coastal highway to
5 maintain and enhance existing panoramic views. Clear shrubs and vegetation on vacant
6 State- and County-owned properties that would maintain views of the ocean from public
7 roadways along the shoreline.
- 8
- 9 • Implement active protection and management practices that preserve and enhance
10 native and other resident fish and aquatic species populations and habitats, including
11 nearshore coral reefs. Efforts to enhance opportunities for commercial and recreational
12 fishing should use management practices and techniques that sustain fish populations
13 and habitat quality so as to maintain a quality aquatic environment for public enjoyment.
- 14
- 15 • Place sand from channel, stream, and harbor mouth dredging projects on local beaches
16 in accordance with Hawai'i Revised Statutes Chapter 205A.
- 17

18 **3.1.2.3 WETLANDS**

19

20 Wetlands are generally described as areas which are covered or saturated with water, whose
21 substrate is primarily characterized by undrained moist or saturated soils and which support
22 water-loving plants. Wetlands are important environmental resources that can provide
23 irreplaceable benefits including flood protection, water quality improvements, habitat for fish and
24 wildlife, and opportunities for recreation, education, and research. The U.S. Army Corps of
25 Engineers, the U.S. Fish and Wildlife Service, and the U.S. Environmental Protection Agency as
26 well as State and County agencies have responsibilities for the protection and management of
27 wetlands. Table 3-3 lists the major wetland areas on the North Shore.

28

**Table 3-3
Major Wetland Areas**

Hale'iwa Marsh
'Uko'a Marsh
Loko Ea Fishpond
Kalou Marsh
Crowbar Ranch Pond
Dillingham Field Ponds
Waimea Wetland and Estuary
Hale'iwa Lotus Fields
Waialua Beach Road Lotus Fields

29

1 Guidelines pertaining to wetland areas are as follows:
2

- 3 • Preserve and maintain all North Shore wetlands and wildlife habitats. When considering
4 future activities/construction in the vicinity of biologically sensitive areas such as
5 wetlands, the preferred sequence will be to:
6 - avoid ecologically sensitive areas entirely;
7 - if not possible, minimize potential project impacts; and
8 - if negative impacts are unavoidable, require mitigation that will offset the loss of
9 resources.
10
- 11 • Support the restoration and protection of 'Uko'a Marsh. Protection can be achieved
12 through fee acquisition, land banking, cooperative agreements with public agencies and
13 private landowners, conservation easements, or other strategies.
14
- 15 • Support efforts to restore Loko Ea Fishpond as an interactive, productive and functioning
16 aquaculture resource. Promote the development of a cultural learning center providing
17 both visitors and residents opportunities to experience the unique environment around
18 Loko Ea Pond and 'Uko'a Marsh. Possible activities may include tours of a working
19 aquaculture farm, as well as cultural and environmental education programs that teach
20 traditional and modern aquaculture techniques and the history of the Pond and its
21 adjacent areas. Walkways extending north to 'Uko'a Pond could provide opportunities
22 for interpretive nature walks.
23

24 **3.1.2.4 NATURAL GULCHES, STREAMS, AND DRAINAGEWAYS**

25
26 The ridges and valleys of the Ko'olau and Wai'anae Mountain Ranges form streams and natural
27 drainageways which are integral elements of the open space on the North Shore. Several
28 intermittent and perennial streams provide essential habitat for Hawai'i's flora and fauna, and
29 function as scenic, recreational and cultural resources. To protect stream resources, major
30 streams and stream corridors are designated as Preservation on the North Shore Sustainable
31 Communities Plan Land Use Map.
32

33 Streams are also the primary means for carrying water from the inland areas to the ocean and
34 are normally capable of handling runoff from normal rainfall amounts. During periods of intense
35 rainfall, however, a number of these drainageways overflow (see Section 4.6).
36

37 Sedimentation as well as chemical and biological contaminants affect stream water (surface
38 water) quality. Chemical and biological contaminants, as well as untreated sewage from leaking
39 cesspools, also affect groundwater quality. The polluted surface and groundwater eventually
40 reach the ocean and affect nearshore water quality.

1
 2 Table 3-4 lists the major gulches and streams on the North Shore that are identified on the
 3 North Shore Sustainable Communities Plan Land Use Map.
 4

**Table 3-4
 Major Gulches and Streams**

Hāli'i Gulch	Anahulu River/Kawailoa Gulch
Makaleha Stream/Gulch	Waimea River
Kaukonahua Stream/Gulch	Kaiwiko'ele Stream/Gulch
Ki'iki'i Stream	Kamananui Stream/Gulch
Poamoho Stream/Gulch	'Elehāhā Stream/ Kauwalu Gulch
North Poamoho Stream/Gulch	Kalahopele Gulch
Paukauila Stream	Kalunawaika'ala Stream/Gulch
Helemano Stream/Gulch	Pakulena Stream/Gulch
Ōpae'ula Stream/Gulch	Kaunala Gulch
Kawailoa Gulch	Paumalū Stream/Gulch

5
 6 Guidelines pertaining to natural gulches and drainageways are as follows:
 7

- 8 • Preserve the aesthetic and biological values of the natural gulches, streams, and
 9 drainageways as part of the North Shore's open space system. Where feasible,
 10 establish wildlife habitat protective buffer zones and/or setbacks along rivers, streams,
 11 and shoreline areas. Where possible, provide public access to these open space and
 12 recreational resources.
- 13
- 14 • Minimize soil erosion, runoff of pesticides, fertilizers and other nonpoint source
 15 contaminants into streams, wetlands, and marine habitats. In addition to stream
 16 setbacks, utilize erosion control devices, integrated pest management plans, and
 17 revegetation of disturbed areas. Incorporate erosion control measures and best
 18 management practices, as recommended in the State Coastal Nonpoint Pollution
 19 Control Program, to prevent pollution of wetlands, streams, estuaries, and nearshore
 20 waters.
- 21
- 22 • Limit uses in these areas to conservation uses, compatible recreational uses such as
 23 hiking, traditional hunting, fishing, gathering, religious and cultural practices, and
 24 controlled diversion for agricultural purposes. Avoid development in ecologically

1 sensitive areas; if activities are allowed, minimize impacts and implement mitigative
2 measures that will fully offset any loss of resources.

- 3
- 4 • Preserve and maintain the natural streams and drainageways within the developed
5 areas by designating them as part of the open space system. To the extent possible,
6 limit any modifications to natural gulches and drainageways, unless they are necessary
7 for flood protection, to preserve water quality and protect aesthetic and biological
8 resources.
- 9
- 10 • If modifications are necessary, mitigate impacts on biological habitats by using stream-
11 side vegetation, rip-rap boulder lining of steam banks, v-shaped bottom channels to
12 maintain a stream flow during low rainfall periods, and other designs to promote
13 aeration.
- 14
- 15 • Integrate planned improvements to the North Shore drainage system into the regional
16 open space network by emphasizing the use of retention basins and recreational access
17 in the design approach.
- 18

19 **3.1.2.5 AGRICULTURAL AREAS**

20

21 Preservation of agricultural areas is essential to promoting agriculture and maintaining the
22 scenic open space features and rural character of the region. In addition to the Community
23 Growth Boundary, policies and guidelines are established to protect agricultural lands from
24 development. Policies and guidelines pertaining to agricultural areas are listed in Section 3.2
25 relating to Agriculture.

26

27 **3.1.2.6 PARKS**

28

29 Parks provide important open space areas to meet the recreational needs of the North Shore
30 residents and island-wide visitors. While beach parks serve island-wide needs, parks within the
31 community meet the recreational needs of North Shore residents. In addition to meeting
32 recreational needs of the residents and visitors, parks play a major role in preserving the open
33 space setting on the North Shore. Policies and guidelines on parks are included in Section 3.3
34 relating to Parks and Recreation.

35

36 **3.1.2.7 SCENIC RESOURCES AND SCENIC VIEWS**

37

38 With its vast open spaces, scenic shorelines, and the backdrops of the Wai‘anae and Ko‘olau
39 Mountain Ranges and the coastal *pali*, the North Shore is blessed with an abundance of scenic
40 resources.

1
2 Panoramic views throughout the region are identified on the Open Space Map. The significant
3 scenic views that should be protected and enhanced include the following:
4

- 5 • Views of the Wai'anae and Ko'olau Mountains, the Pacific Ocean and shoreline, Waialua
6 and Hale'iwa Towns from Kamehameha Highway and Kaukonahua Road as one enters
7 into the North Shore.
8
- 9 • *Mauka* views of the Wai'anae Mountains from Farrington Highway, Kaukonahua Road,
10 Kamehameha Highway, and Weed Junction.
11
- 12 • Stationary views from the shoreline between Ka'ena Point and Makaleha Beach.
13
- 14 • Views of the Wai'anae Mountain Range and agricultural fields from Crozier Drive.
15
- 16 • *Makai* views of Ki'iki'i Stream to Kaiaka Bay from Farrington Highway near Thompson
17 Corner.
18
- 19 • *Makai* view of open space to Pu'uiki Beach Park from Pu'uiki Street and cane haul road
20 crossing.
21
- 22 • *Makai* views along Hale'iwa Road into Hale'iwa Ali'i Park, Hale'iwa Boat Harbor and
23 Hale'iwa Beach Park.
24
- 25 • Stationary *mauka* and *makai* views from Kaiaka Bay Beach Park, Hale'iwa Ali'i Beach
26 Park and Hale'iwa Beach Park.
27
- 28 • Views of Kaiaka Bay from Hale'iwa Road at Paukauila Stream.
29
- 30 • *Mauka* views along Kamehameha Highway of Anahulu Stream and Loko Ea Pond.
31
- 32 • Intermittent *makai* views from Kamehameha Highway between Kawaihoa and Sunset
33 Beach.
34
- 35 • Stationary views from beach parks and access areas from Kawaihoa to Waiale'e Beach
36 Park.
37
- 38 • *Mauka* views of the Ko'olau Mountains and *pali* along Kamehameha Highway from
39 Hale'iwa to Waiale'e.
40

- 1 • Views from the road pullover above Waimea Bay, from the shoreline at Waimea Bay and
- 2 from the coral formation at Pūpūkea Beach Park.
- 3
- 4 • *Mauka* and *makai* views of Waimea Valley and Bay from the Kamehameha Highway
- 5 bridge over the Waimea River.
- 6
- 7 • Lateral views from Pua'ena Point.
- 8
- 9 • Lateral views from Pūpūkea Beach Park.
- 10
- 11 • Panoramic view from the area near the hairpin turn on Kawaihoa Drive.
- 12
- 13 • Panoramic view of the coast from Pūpūkea Heights.
- 14
- 15 • View from Pu'u o Mahuka Heiau State Monument.
- 16
- 17 • *Mauka* views from nearshore waters.
- 18

19 Guidelines pertaining to scenic resources and scenic views are as follows:

- 20
- 21 • Conduct planning with attention to preservation of natural open space, protecting coastal
- 22 and *mauka* views from public roadways, and conserving important viewsheds.
- 23
- 24 • When view reductions may come from agricultural activities which intrude into
- 25 viewplanes or otherwise degrade or diminish scenic qualities, the protection of roadway
- 26 views should be balanced with the operating requirements of agriculture.
- 27
- 28 • Evaluate the impact of land use proposals on the visual quality of the landscape,
- 29 including viewplane and open space considerations.
- 30
- 31 • Site new antennas, telecommunication equipment and alternative energy systems in
- 32 appropriate locations to minimize their impact on visual resources. Encourage site
- 33 clustering and techniques that blend the equipment into the natural landscape.
- 34
- 35 • Discourage the use and installation of overhead utility lines and poles. Strong
- 36 consideration should be given to placing replacement and new transmission lines
- 37 underground. Undergrounding utility lines will enhance viewplanes and increase
- 38 highway safety. Whenever possible, relocate or place underground overhead utilities
- 39 that significantly obstruct public views. If unavoidable, locate any future overhead
- 40 utilities on the *mauka* side of the public coastal highway.

- Minimize the adverse effects of artificial lighting on wildlife and human health by balancing the need of outdoor lighting for night utility, security, and desire for reasonable architectural expression with the need to conserve energy and protect the natural environment.
- Adopt outdoor night lighting standards that encourage efforts to minimize glare and stray light, and reinforce the differences between urban and rural communities.

3.1.2.8 UTILITY CORRIDORS AND GREENWAYS

Utility corridors and greenways are required to provide for a distribution system throughout the region. Where located in settlement areas, these corridors may provide for greenways that can serve as pedestrian or bicycle routes, if issues of safety, liability, and maintenance can be adequately addressed.

Guidelines pertaining to utility corridors and greenways are as follows:

- Provide sufficient easement width for the major trunk lines and transmission lines for utility systems, when their alignment is not within a road right-of-way, to permit the growth of trees within the easement.
- When overhead transmission lines are located within or adjacent to a road right-of-way, there should be sufficient width to permit the growth of trees adjacent to the transmission line, consistent with the applicable operations, maintenance, and safety requirements. The purpose of the landscaping is to divert attention from the overhead lines and, preferably, obscure views of the overhead line from the travelway and adjacent residential areas.
- Permit the use of utility easements for pedestrian and bicycle routes. Encourage coordination between utility companies, landowners, pertinent agencies, and the community to ensure that safety, liability, and maintenance issues are adequately addressed.
- Encourage the use of indigenous vegetation that is slow growing and thus minimizes the need to use herbicides for vegetation control.
- Promote technologies that support alternative energy sources, including solar, wind, and wave power. Allow community and agency review of individual proposals to ensure compatibility and suitability.

1
2 **3.1.3 Relation to Open Space Map and Land Use Map**

3
4 The following areas shown on the Open Space Map and Land Use Map in Appendix A are
5 components of the regional open space system:

6
7 **Mountain and Agricultural Areas.** Mountain areas, including areas within the State
8 Conservation District, are designated as Preservation and are located outside of the Community
9 Growth Boundary. Agricultural lands outside and within the Community Growth Boundary are
10 shown.

11
12 **Natural Gulches and Drainageways.** Gulches and streams outside and within the Community
13 Growth Boundary are indicated for preservation to maintain proper drainage functions.

14
15 **Shoreline Areas and Parks.** Shoreline parks and district parks are shown. Neighborhood
16 parks within the residential areas are not shown.

17
18 **Panoramic views.** Continuous and intermittent panoramic views are identified on the Open
19 Space Map. Other significant scenic views identified in Section 3.1.2.7 are not shown.

20
21 **3.2 AGRICULTURE**

22
23 Agricultural lands are a key component of the North Shore’s rural character. Cultivated fields
24 extending towards the mountains significantly contribute to the form and character of the North
25 Shore’s rural landscape and the visual qualities that the region is known for. The protection of
26 agricultural lands and agricultural uses, together with the assurance of a thriving agriculture
27 industry, is essential to retaining the rural character and scenic open space features that are so
28 valued by North Shore residents and visitors.

29
30 Nearly 45,000 acres, or about 60 percent, of the 77,000 total acres of land within the North
31 Shore Sustainable Communities Plan region are located within the State Agricultural District.
32 This includes the plateaus that extend north from Helemano Plantation towards Mokolē’ia and
33 Sunset Beach, to the areas bordering Hale’iwa and Waialua Towns. Of the 45,000 acres,
34 around 20,000 acres are considered high-quality agricultural lands suitable for commercial
35 cultivation of crops, with the balance providing agricultural land for smaller-scale, less-intensive
36 forms of agriculture. In general, productive agricultural lands include lands designated “Prime,”
37 “Unique,” or “Other” by the State ALISH (Agricultural Lands of Importance to the State of
38 Hawai’i) system, rated “A” or “B” by the Land Study Bureau (LSB), and which have irrigation
39 sources or other enabling infrastructure. On the North Shore, the most productive agricultural
40 lands are located near or below the Wahiawā Reservoir Ditch. Most of these lands are

1 favorable for cultivation because they are well-drained and generally free of stones; nearly level
2 or gently sloping with good machine tillability; have deep soils and adequate sunlight; served by
3 an extensive agriculture infrastructure network already in place (roads, irrigation and power to
4 drive water pumps); and are located within reasonable trucking distance to serve local markets
5 and for overseas shipping. Less productive lands include lands with steep slopes, lands at
6 higher elevations where moisture/irrigation cannot be controlled, and lands with lower-rated
7 soils. These include some of the Mokulē'ia, Kemo'ō and Waimea fields and fields in the foothills
8 of the Ko'olau Mountain Range.

9
10 Following the decline of the corporate sugar and pineapple industries during the 1990s, large
11 acreages of agricultural lands that were historically controlled by the plantations became
12 available for other uses, creating new opportunities for smaller-scale, entrepreneurial diversified
13 agriculture ventures. In contrast to the plantation days, the agriculture industry on the North
14 Shore is currently comprised mainly of small farms, with a few larger, corporate farms (e.g.,
15 Pioneer Hi-Bred International). While large portions of the agricultural land remain in the
16 ownership of Dole Food Company and Kamehameha Schools, most of it is now leased to a
17 number of farmers growing a variety of products.

18
19 Some of the crops that are being successfully grown on the North Shore include coffee, papaya,
20 banana, lychee, mangoes, truck crops, taro, tropical flowers, cattle feed, and seed corn. Small-
21 scale commercial forestry and ranching, including free range cattle, has been initiated at the
22 upper elevations where intensive cultivation of crops is not feasible. Aquaculture, which
23 contributes to the diversification of the agricultural base and provides additional opportunities for
24 economic development, occurs at specific sites in Mokulē'ia, Hale'iwa and Kawailoa. Continued
25 cleanup of the former Dillingham Quarry site in Mokulē'ia and further expansion of existing
26 aquaculture operations in the area would support the future growth of the aquaculture industry.
27 As diversified agriculture continues to develop and adapt to changing market conditions, other
28 suitable agricultural crops and uses may be introduced in the future.

29
30 The successful development of a viable agriculture industry on the North Shore provides
31 residents with jobs and economic development opportunities that foster a connection with the
32 land. It can also increase the production of locally grown foods and products, which may
33 encourage greater consumption of local agricultural products, contributing to increased self-
34 sufficiency and a reduction in O'ahu's dependency on imported foods. More importantly, it
35 ensures that land designated for agriculture remains in active agricultural production and is not
36 developed for higher value uses (such as housing and commercial development). Like other
37 rural communities, the North Shore has experienced a steady increase in land values due to a
38 growing demand by individuals seeking a rural lifestyle. With rising land values affecting
39 agriculture's profitability, many landowners have been seeking alternative development
40 schemes that involve higher-intensity uses and greater economic returns, making agricultural
41 lands increasingly vulnerable to nonagricultural development. To minimize the market

1 pressures to subdivide agricultural lands into large-lot, rural-style estates where agriculture is no
2 longer the primary land use, agricultural lands need to be protected and dedicated for
3 agricultural use and the economic barriers that impede the industry's growth need to be
4 addressed. Appropriate incentives for maintaining the long-term availability of important
5 agricultural lands and industry development should be explored, designed, and implemented as
6 high priority action items by pertinent agencies and parties.

7
8 Lake Wilson (located within the Central O'ahu Sustainable Communities Plan area) serves as
9 the reservoir for the Wahiawā Irrigation System and is the primary and irreplaceable source of
10 irrigation water for the majority of the productive agricultural lands in the North Shore area. The
11 provision of high-quality irrigation water from Lake Wilson greatly enhances agricultural
12 productivity and crop diversity.

13
14 **Agricultural Support Facilities.** In addition to the cultivation of products, agricultural land uses
15 also include the related industrial and commercial activities that support crop production and
16 sales. Agricultural support activities are an essential part of the industry, and include crop
17 storage, processing, packing, and manufacturing of products, distribution facilities, and
18 agriculturally related administrative, management, marketing, and sales facilities. These
19 support activities are directly dependent on crop production and need to be located on
20 Agriculture-designated lands in close proximity to the activity it serves.

21
22 While certain agricultural support facilities may require large structures and base-yard
23 operations, the overall nature of agricultural support activities differs from typical forms of
24 industrial and commercial uses and relates harmoniously with adjacent agricultural uses. The
25 consolidation of agricultural support facilities in designated areas will promote the cost-efficient
26 use of existing infrastructure and prevent the urbanization of productive agricultural lands.
27 Potential facilities to be located within the designated support areas may include a regional
28 agricultural wholesale and distribution center with processing and packing plants and
29 warehouse spaces, a vacuum cooling plant and refrigerated storage, a fruit fly disinfestation
30 facility, and maintenance facilities for farm equipment.

31
32 **Agriculture-Based Tourism.** Agriculture-based tourism is an alternative revenue-generating
33 activity that combines education about agricultural products with recreation and the experience
34 of interacting with the land and the grower. It involves visiting a working farm or agricultural
35 venture to enjoy, learn about or participate in the operation, and may include activities such as
36 farm tours with retail sales of locally grown produce, hunting, fishing, horseback riding and/or
37 bicycling tours, farmers' markets, restaurants featuring regional cuisine, and agricultural fairs
38 and festivals. By providing an additional revenue source, such visitor-related activities can
39 supplement farm incomes and contribute to the economic viability and stability of the farm.
40 Overnight visitor accommodations on agricultural lands are not appropriate.

3.2.1 Policies

The following policies are applicable to agricultural lands:

- Protect all productive, high-value agricultural lands, regardless of current crop production capabilities, from uses that would undermine or otherwise irreversibly compromise their agricultural potential and crop production capabilities.
- Promote the long-term viability of diversified agriculture on the North Shore and ensure the continued productive use of the land.
- Maintain a healthy and competitive industry that supports a range of different types and scales of agriculture.
- Ensure that agriculture is the primary use of agricultural lands. Prohibit the improper use of agricultural lands, including the development or subdivision of agriculturally designated and zoned lands for residential and other nonagricultural uses, unless accessory to agricultural use. Do not allow token farming (i.e., “fake farms”) or ranching as a ruse to exploit agricultural land.
- Maintain the current agricultural land use and zoning designation of agricultural lands within the Community Growth Boundary that are in the State Agricultural District and zoned for agriculture, except for limited “infill” areas contiguous to Hale‘iwa and Waialua Towns that are designated for future residential.
- Minimize soil erosion, pesticide and fertilizer runoff, and other nonpoint source contaminants that flow from agricultural lands to protect streams, wetlands and marine habitats.
- Maintain and upgrade the existing agricultural infrastructure (irrigation system and roads).
- Encourage the development of regional agricultural support facilities at Waialua and Kawailoa through the use of economic and tax incentives.
- Develop and enforce a stringent set of criteria that define the minimum requirements for the meaningful and credible use of agricultural land.
- Encourage landowners to provide affordable long-term leases to farmers. Incentives for landowners may include subdivisions with reduced infrastructure requirements,