Summary of Substantive Changes to the Koʻolau Loa Sustainable Communities Plan

A. Background

The Department of Planning and Permitting undertook a comprehensive review of the Koʻolau Loa Sustainable Communities Plan (KLSCP) as required by its adopting ordinance. The review covers:

- Evaluation of the effectiveness of Plan implementation and the progress made in realizing the Plan’s vision
- Identification of trends, development proposals and emerging issues that are relevant to the Plan, and
- Proposing appropriate revisions to the Plan.

Community involvement was a fundamental part of the review process, with substantive dialogue with the region’s Planning Advisory Committee (PAC), input from the community-at-large through three separate community meetings, and briefings to the Koʻolau Loa Neighborhood Board No. 28. Government agencies and community organizations were also asked to participate and provide comments on the proposed revisions.

The role and function of the PAC was to guide the planning process and provide input on consultant work products, as well as network with their contacts in the community to share project information and encourage participation in the review process.

The community meetings were the primary vehicle to inform the general public about the project, identify areas of community concern, and solicit residents’ input on proposed plan revisions. The community meetings were structured to provide residents a forum to share their ideas and concerns. Meeting minutes and presentations of the community meetings were posted on the Department of Planning and Permitting’s website.

B. Summary of Major Issues

Six issues or topics were identified by the community as needing to be addressed in the revised Koʻolau Loa Sustainable Communities Plan (KLSCP). These issues are listed in order of importance to the community:

- Affordable Housing
- Development Pressures
- Retention of Rural Character
• Provision of Adequate Infrastructure  
• Water Resources and Water Quality  
• Agricultural Sustainability  
• Specific Projects of Controversy:  
  □ Expansion of Kuilima/Turtle Bay Resort  
  □ “Envision Laie”

C. Significant Revisions

The following table briefly summarizes significant revisions to the Ko‘olau Loa Sustainable Communities Plan (KLSCP) relating to land use, infrastructure, implementation and other components of the revised KLSCP. A more detailed description of changes are discussed in the KLSCP’s Technical Report.
### Brief Summary of Significant Revisions

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<th>Issue</th>
<th>Recommended Revision</th>
<th>Basis for Revision</th>
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<td>Regional population and the City’s General Plan</td>
<td>Added discussion of the General Plan’s growth policies, including a summary of the regional population distribution policy for 2025.</td>
<td>The General Plan’s Population Objective C, Policy 4, was revised in 2002. Incorporation of the revised General Plan residential population distribution ensures that the KLSCP is consistent with the General Plan.</td>
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<td>Regional population trends and projections</td>
<td>Added a description of future population projections and the anticipated impacts of Malaekahana and Turtle Bay on housing.</td>
<td>The General Plan focuses developments and population growth to the Primary Urban Center, ‘Ewa and Central O’ahu to maintain the suburban and rural qualities of the other regions. Its population distribution for Ko‘olau Loa is 1.4% of the island’s total population in 2025. DPP projects that the region’s population would increase from 14,546 in 2000 to about 15,500 in the year 2035, which translates to a decline in the area’s population share from 1.7% in 2000 to 1.5% in 2035, which is consistent with the population growth trend envisioned by the General Plan. Members of the community expressed concerns on the rate of regional population growth, specifically that the proposed Malaekahana residential community and the Turtle Bay Resort expansion would result in a significant increase in residents and fuel growth for the region. However, the analysis indicates that Malaekahana and Turtle Bay Resort is not expected to significantly increase the region’s population share because most of the housing units are expected to be absorbed by latent demand amongst the area’s existing population.</td>
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| Open space preservation | Added language regarding open space preservation in the below list:  
• provisions for outdoor lighting  
• enhancing public shoreline access  
• James Campbell Natural Wildlife Refuge  
• references to the Ko‘olau Loa Watershed Management Plan  
• Kahuku municipal golf course  
• Kahuku Training Area  
• telecommunications antennas | Updates and new language is needed for currency of information, strengthening policies/guidelines, addressing consistency across DPs/SCPs. Outdoor lighting helps maintain rural character. The Ko‘olau Loa Watershed Management Plan, comprehensively addresses all watershed related issues in Ko‘olau Loa and establishes guidance that supports the KLSCP policies and objectives. |
| Agriculture       | Added language regarding the following:  
• agriculture is the primary use of agricultural lands  
• initiatives for affordable long-term leases and improvements to infrastructure  
• supporting compatible accessory uses and appropriate uses within buffer zones  
• minimizing the environmental impacts of agricultural activities and encouraging alternative and renewable water sources  
• identify Important Agricultural Lands (IAL) | Updates information on agriculture industry and lands. Includes implementing actions to protect agricultural lands and develop a successful agriculture industry. The primary objective is to strengthen the language to support agriculture land use and promote best practices and sustainability. Language added recognizing State’s initiative on protecting Important Agricultural Lands (IAL). |
| Parks and Recreation Areas | Updates information on parks and recreational areas including the closure of Sacred Falls.  
• Policies and guidelines were revised/added to encourage the expansion and enhancement of parks and recreational facilities. | Currency of information and to recognize community input. |
| Historic and Cultural Resources | Updates information on historic and cultural resources. Added/revised policies and guidelines on:  
• traditional and customary Hawaiian practices  
• acknowledge significance of kuleana lands | Currency of information and to recognize community input. |
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|       | • treatment of historic and cultural sites in relation to site characteristics.  
      | • continue public access and use of Hukilau Beach | Plan currency and recognition of community input.  
      |                       | New or amended policies addresses the need for workforce housing that is affordable to area residents and employees. The Malaekahana residential community and expansion of the Community Growth Boundary is needed to support the expansion of BYUH student enrollment and support staff. Land proposed for the Malaekahana community is more suitable for affordable workforce housing and was not available before 2003. Consequently, the lands designated by the 1999 KLSCP for future residential use, mauka of BYUH, are proposed in the revised KLSCP as Agriculture and Preservation. |
| Residential Uses | Added discussion on housing:  
     • existing pent-up demand and the shortage of housing that is affordable to the community.  
     • new Malaekahana residential community and mauka connector road  
     Added policies/guidelines as follows:  
     • recognize higher-density development forms such as attached/multi-family housing and adopt rural standards for residential subdivisions.  
     • new rental housing and housing for sale should serve the needs of Ko‘olau Loa residents and its workforce  
     • new guidelines for the Malaekahana community | |
| Commercial Areas | Recognized the existing commercial cluster in Ka’a’awa as a Rural Community Commercial Center, and added the proposed Malaekahana commercial area as a Rural Community Commercial Center. Revised/introduced policies and guidelines to  
     • discourage new country stores  
     • limit commercial buildings to a maximum of 50,000 square feet of retail space  
     • encourage the use of existing commercially-zoned areas before considering new | These changes respond to community concerns about development proposals that may include new commercial areas and are intended to limit the expansion of commercial uses, and ensure that the design and character of future developments reflect the region’s rural character. The names of the country stores¹ in Section 3.6.3 were deleted because while the location of the businesses are permanent and unchanging, the business names are not. |

¹ The following country stores were identified in the 1999 Ko‘olau Loa SCP: Country Kitchen and Crouching Lion Inn in Ka’a’awa; Ahi’s Restaurant, Kaya’s and the Punalu‘u Art Gallery in Punalu‘u; Masa’s, Wu Store and Ching Tong Leong in Hau‘ula; Cackle Fresh Store, Lā‘ie Cash & Carry, and Hukilau Cafe in Lā‘ie; and Walsh Farm (Tanaka’s) in Kahuku.
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<td>commercial development</td>
<td>• Names of existing country stores were removed and placed in the Technical Report.</td>
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| Business/Light Industrial and Technology Park Areas | • Expand the existing Laiewai Industrial Area at the existing City Corporation Yard to provide for the development of industrial uses to support the needs of the immediate area.  
• Deleted guidelines that allow retail establishments as accessory. | Expansion of the existing industrial site in Laiewai addresses anticipated increase in demand for industrial services associated with new housing at Malaekahana and BYUH’s student enrollment increase. Removal of guidelines relating to retail uses minimize their establishment in the industrial designated site. |
| Turtle Bay Resort | • Update information on existing resort and concerns of the community on its proposed expansion  
• Deleting references to the area as a major resort destination  
• Retain existing resort elements, limit future resort facilities to within the existing land use approvals, and encourage the preservation of undeveloped lands for open space, recreation, and agricultural uses. | Continues support of existing resort plans and permits as the City has an obligation to uphold existing entitlements. However, some community members raised strong objections to expansion plans. |
<p>| Visitor Attractions | • Added provisions to support expansion (9 acres) of the Polynesian Cultural Center. | Revisions address the continued viability of a major visitor attraction in the region. |
| Eco- and Agricultural-Tourism Operations | • Added language to recognize agricultural tourism, and to specify “farm tours/products” as an acceptable activity. | Responds to community’s desire for agricultural tourism operations as a means to support agricultural viability in the region. Also supports legislation that permit agribusinesses as accessory to a working farm. |
| Brigham Young University-Hawai‘i | • Added description of BYUH’s long-term plans to double enrollment size to 5,000 students, in coordination with new on-campus student housing and staff and faculty housing at Malaekahana. | Expansion of BYUH, a major source of employment in the region, would allow for its long-term viability. |
| Transportation Systems | • Updates description of existing | Inclusion of Complete Streets responds to recent |</p>
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| transportation systems                     | • References to Act 54 (SLH 2009) relating to Complete Streets policy.  
• Added language responding to residents’ desire for highway safety improvements, and alternative and emergency access routes to supplement Kamehameha Highway.  
• Also added were a discussion of proposed mauka connector road to link Malaekahana, Laie and Kahuku.  
• New guidelines for improved mobility emergency/secondary access routes, and rural streetscape design and development standards within residential areas. | legislation to create a connected street system that provides for all users. The mauka connector road is a necessary component of the Malaekahana residential community that supports regional circulation. Other revisions were largely in response to community recommendations related to relieving traffic congestion and increasing safety and emergency vehicle access on Kamehameha Highway.                                                                                                                                 |
| Water Allocation and System Development    | • Adds references to the Koolau Loa Watershed management plan (2009)  
• Update to the description of potable and non-potable water resources                                                                                     | Currency of information.                                                                                                                                                                                                                                                                                                                                 |
| Electrical Systems                         | • Updates description of existing power generators/distribution systems  
• Added policies to encourage the development of renewable energy sources and the under-grounding of utility lines                                                | Revisions are consistent with sustainable land use and development. Undergrounding utility lines would help to enhance scenic viewplanes and address highway safety concerns.                                                                                                                                                                                                 |
| Solid Waste Handling and Disposal          | • Adds references to City’s Solid Waste Integrated Management Plan (2008)  
• Added statement that Ko’olau Loa is not an appropriate location for a future landfill to meet island-wide needs.                                            | Responds to community’s input                                                                                                                                                                                                                                                                                                                                 |
| School Facilities                          | • Updates description of existing conditions to enrollment and capacity statistics  
• Removed references to vocational training facility in Kahuiki proposed by Operating Engineers Local 3 Union.                                                | Responds to information provided by the Dept. of Education                                                                                                                                                                                                                                                                                                                                             |
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<td>• Revisions support school impact fees as part of proposed development (previously referred to as “fair share contribution”), and integrate school facilities with other community uses and facilities</td>
<td>Tool for tracking Plan implementation and the responsible agencies</td>
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<td>Implementation</td>
<td>Matrix added to identify policies or guideline; what action/program, or other actions that would be needed for implementation; the public/private entities responsible for implementing the action, and the role of each of the entities (i.e., Implementer, Advocate, or Regulator).</td>
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