

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

The North Shore *Sustainable* Community Plan includes three colored maps:

- Ⓒ The Open Space Map
- Ⓒ The Land Use Map
- Ⓒ The Public Facilities Map

These maps illustrate the long-range Vision of the future of the plan area and the major land use, open space, and public facility policies that are articulated in the plan. In examining them, the reader should keep in mind that:

- Ⓒ These maps are general and conceptual.
- Ⓒ They are illustrative of the plan's policy statements, presented in the text of this report.

These policy statements, which appear in the preceding chapters, are considered to be the most important elements of the plan. The maps are considered illustrations of the policies. However, it is recognized that the maps may be more accessible and more interesting than the written policies. This section of the plan, therefore, presents a brief explanation of the contents of each of these maps.

Elements common to each of the three maps include organizing boundaries and four land use designations: "Preservation," "Agriculture," "Parks," and "Military." They are presented below. Common information particular to each map is presented under each map topic.

The maps which follow display Rural Community Boundaries, Agriculture Boundaries, and Preservation Boundaries. These maps are not parcel-specific, but illustrate generalized categories or groups of land uses within the region.

Because they are not parcel-specific, the lines depicted by these boundaries do not indicate precise or abrupt demarcations. Rather, the extent of permissible or appropriate uses within these boundaries should be evaluated and determined in concert with relevant sections of the plan's text and specific site characteristics. Summary descriptions of each boundary category follow below.

Rural Community Boundary

The rural community boundary defines, protects, and contains the intended extent of the "built-up" or "settled" areas of rural communities. Its purposes are to provide adequate lands to support established communities, to protect such communities from more intense form of development, and to protect lands outside the boundary for agriculture or other resource or open space values. Areas within this boundary characteristically consist of relatively small, dispersed residential communities and towns. In the North Shore *Sustainable* Communities

Plan, the Rural Community Boundary includes the built areas of Mokuleia, Waialua, Haleiwa, Kawailoa, Sunset/Pupukea, and the proposed Lihi Lani.

Agriculture Boundary

The agriculture boundary is to protect important agriculture lands for their economic and open space values, and for their value in helping to give a region its identifiable character. The boundary is not displayed as a discrete boundary on the Open Space, Land Use, and Public Facilities maps. It is implied, rather, by the agricultural land use designations outside the Rural Community Boundary. They include agriculturally important lands designated by ALISH as “prime,” “unique,” or “other.”

Preservation Boundary

The primary purpose of Preservation boundaries is to protect lands which are not valued primarily for agriculture, but which form an important part of a region’s open space fabric for their natural, cultural, or scenic resource values. The boundary generally circumscribes lands outside the Rural Community Boundary that are designated as Preservation on the Open Space, Land Use and Public Facilities Map.

Preservation

Preservation lands include those lands not valued primarily for agriculture, but which form an important part of a region’s open space fabric. They possess natural, cultural, or scenic resource values, and include important wildlife habitat, cultural sites, significant landforms, views, or hazard areas. They include the following types of land:

- C Land necessary for protecting watersheds, water resources and water supplies.
- C Lands necessary for the conservation, preservation and enhancement of sites with scenic, historic, archaeological or ecologic significance.
- C Lands necessary for providing and preserving parklands, wilderness and beach reserves, and for conserving natural ecosystems of endemic plants, fish and wildlife, for forestry, and other related activities to these uses.
- C Lands having an elevation below the maximum inland line of the zone of wave action, and marine waters, fishponds and tide pools of Oahu unless otherwise designated on the development plan land use map.
- C All offshore and outlying islands of Oahu unless otherwise classified.
- C Lands with topography, soils, climate or other related environmental factors that may not be normally adaptable or presently needed for urban, rural or agricultural use.

- C Lands with general slopes of 20 percent or more which provide for open space amenities and/or scenic values.
- C Lands susceptible to floods and soil erosion, lands undergoing major erosion damage and requiring corrective attention by the State or Federal Government, and lands necessary to the protection of the health, safety and welfare of the public by reason of soil instability or the lands' susceptibility to landslides and/or inundation by tsunami and flooding.
- C Lands used for national, state or city parks.
- C Lands suitable for growing of commercial timber, grazing, hunting, and recreation uses, including facilities accessory to such uses when said facilities are compatible with the natural physical environment.

Agriculture

Lands with agricultural value by virtue of current agricultural use or high value for future agricultural use, including those areas identified as Prime, Unique, or Other Important lands on the Agricultural Lands Important to the State of Hawaii (ALISH) maps. "Agriculture" includes lands suitable for crop growing, grazing and livestock raising, flower cultivation, nurseries, orchards, aquaculture, or similar activities.

Parks

Public and private parks and recreational facilities, including beach parks, playgrounds, playfields, district parks, botanical gardens, zoos, and golf courses.

Military

Lands for military and military support purposes.

OPEN SPACE MAP

The Open Space Map is intended to illustrate the region's major open space patterns and resources as outlined in Chapter 3. It highlights major open space elements and resources, including agricultural and preservation lands, major parks, important "panoramic" views, natural stream corridors and drainageways, and rural communities within the Rural Community Boundary.

LAND USE MAP

This map illustrates the desired long-range land use pattern for the North Shore *Sustainable Communities Plan* Region. It supports the plan's vision and policies. The map includes the following terms:

Rural

Single-family homes on large lots. On-site development is characteristically low-intensity, typically consisting of single-family detached home, ancillary structures, if necessary, low site coverage, nonurban development standards, and a large predominance of landscaped open space.

Rural Residential

Single-family homes in country settings on medium-sized to large lots, on which rural development standards are employed and provisions for pedestrian circulation, landscaping, and open space are emphasized. "Rural Residential" also includes minor pockets of existing apartment areas in Mokuleia. These apartment lands are not mapped but are cited and elaborated in the text.

Rural Community Commercial Center

A small cluster of small-scale, low-rise commercial and service businesses which serve primarily the immediate community. Its primary visual appearance is rural. Buildings are generally compatible in scale and form with adjacent residential areas.

Country Town

A small-scale, low-rise, mixed-use center of commerce and community activity in rural character and setting in which principal establishments are oriented to the street. Land use mixtures may include retail, office, and dining establishments, compatible service businesses and light industry, and residential uses. Commercial activity is concentrated along street frontages in typically "Mainstreet" settings.

Industrial

Facilities for processing, construction, manufacturing, transportation, wholesaling, storage, or similar economic activities, and accessory or supporting facilities which directly enhance their viability.

PUBLIC FACILITIES MAP

The Public Facilities Map illustrates major existing and future public facilities and privately owned facilities for public use. Its purpose is to display the public resources or assets available in the region. When the plan is adopted, a separate "Public Infrastructure Map," which will focus on and display facilities eligible for City Capital Improvements Program funding, will also be developed. For the North Shore region, the following types of facilities are displayed: wastewater treatment facilities and refuse transfer stations; elementary schools and intermediate and high schools; boat harbor and airfield; highways, arterial and collector streets, and bikeways; and agricultural support areas.