

**What opportunities do you see for applying these (rural) tools/concepts on Oahu?**

- Transfer of development rights, almost retroactive TDR: mechanism to link entitled land holdings with other lands owned by large landowners
- Tax rates and assessments linked to service levels
- Design-based, form-based codes and tying these to tax rates
- Low impact development concepts, like grass swales, narrow roads, natural streams. How do you maintain these types of roads, etc.?
- Design standards for rural areas; don't need sidewalks, wide roads, etc.
- Conservation subdivision design for more clustered development in rural areas, less sprawl
- More support from county and State for community land trusts for housing, open space, etc.
- Process for prioritizing legacy lands acquisition
- How do you get form-based codes adopted?
- Way to create sound enforcement provisions ; lack of good enforcement provisions
- Important infrastructure sited near shores (airports, etc.). Consequences of this for essential goods and services, like food security, needs to be examined. Need to better manage ocean. Appropriate use of cesspool effluent.
- Lease-to-farm/own option for new farmers, as condition for subdivision
- Conservation easements, would like to work with community land trusts, purchase of development rights have potential
- In order to preserve agriculture, need to assist ag to keep it viable, not subsidize it, but support its development
- Realistic minimum infrastructure and service standards and get people to buy in to them
- New politicians willing to think seven generations down
- Permaculture or best management practices integrated into county and State codes; design standards for rural roads and sewage (as potential few for agriculture, etc.)
- Increase accessory uses in districts to increase ag viability
- Longer-term affordable housing terms
- Mechanism to ensure incorporation of local voices, community residents, in planning processes
- Have no Rural ("open space environment") on Oahu; no plan for large tracts and how to deal with future development (planning for aquifer recharge, open space protection, etc.)
- Examples of what new rural development looks like (to avoid large lot subdivisions)—new business model for this. Large lot subdivisions: infrastructure too spread out, too costly, lots aren't affordable

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- Housing: more basic and affordable housing
- Element missing: planning. Need whole new vision, view of what future will be. Need forward-looking view of what communities want to be in 20, 50, 100 years
- Non-regulatory successes covered by speakers, incentives
- Wisdom councils and 100-year vision—as community and State, should work toward this
- Buffers and adequate buffer zones (criteria and standards for buffers) between ag and residential uses, e.g., fertilizer use, mosquito ranges, etc.
- Right-to-farm concept and educating people about this, but go beyond this to right-to-be-Hawaiian, right-to-practice-native-lifestyle (as development effects on access, traditional agriculture, etc.)