

A04-753 County's Exhibits
Aina Nui Corp.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

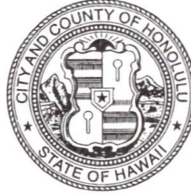
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4432 • FAX: (808) 527-6743
DEPT. INTERNET: www.honolulu.dp.org • INTERNET: www.honolulu.gov

ORIGINAL

LAND USE COMMISSION
STATE OF HAWAII

2005 NOV 28 P 4:44

MUFI HANNEMANN
MAYOR



HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUE
DEPUTY DIRECTOR

RS

November 28, 2005

Mr. Anthony J. H. Ching, Executive Officer
State Land Use Commission
Department of Business, Economic
Development & Tourism
P. O. Box 2359
Honolulu, Hawaii 96804-2359

Dear Mr. Ching:

Re: Joinder of the Department of Planning and Permitting
Docket No. A04-753 (Kapolei West Expansion Area Project)

Attached is our Joinder in the matter of Docket No. A04-753, which joins the Petitioner in urging the adoption of the proposed Findings of Fact, Conclusions of Law, and Decision and Order.

Should you have any questions, please call Ray Sakai of our staff at 523-4047

Very truly yours,

A handwritten signature in cursive script, appearing to read "Henry Eng", is written over a horizontal line.

Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:js

Attachments

p/DivFunction/Slu/A04-753Kapolei West/Transmittal letter to LUC.doc

ORIGINAL

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition)
)
 of)
)
 AINA NUI CORPORATION, a Hawaii)
 Corporation)
)
 To Reclassify Approximately 174.209 Acres)
 of Land from the Agricultural District to)
 the Urban District at Kapolei in the Ewa,)
 District, Island of Oahu, State of Hawaii)
 Tax Map Key Nos.: 1-9-1-014: por. 033 and)
 1-9-1-015: por. 004 and por. 020)

Docket No. A04-753
(Kapolei West Expansion
Area Project)

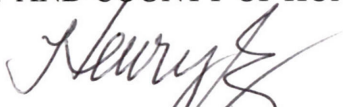
JOINDER OF THE DEPARTMENT
OF PLANNING AND PERMITTING

JOINDER OF THE
DEPARTMENT OF PLANNING AND PERMITTING
URGING ADOPTION OF PETITIONER'S PROPOSED FINDINGS OF FACT,
CONCLUSIONS OF LAW, AND DECISION AND ORDER

The DEPARTMENT OF PLANNING AND PERMITTING of the City and County of
Honolulu ("DPP") has reviewed the Proposed Findings of Fact, Conclusions of Law, and Decision and
Order ("Proposed Findings") by Petitioner AINA NUI CORPORATION ("Petitioner"), and joins the
Petitioner in urging the adoption of the Proposed Findings.

DATED: November 28, 2005, Honolulu, Hawaii

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU



Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:js

CERTIFICATE OF SERVICE

I hereby certify that a copy of the Joinder of the Department Planning and Permitting urging adoption of Petitioner's Proposed Findings of Fact, Conclusions of Law, and Decision and Order was served upon the following by either hand delivery, State or City Messenger, or depositing the same, postage prepaid, with the U.S. Postal Service.

BENJAMIN A. KUDO
NAOMI U. KUWAYE
BREE M. KURIHARA
Attorneys for the Petitioner
IWAMAKA KUDO & FUJIMOTO
745 Fort Street, 17th Floor
Honolulu, Hawaii 96813

REGULAR MAIL

Department of Business, Economic Development & Tourism
OFFICE OF PLANNING
Attn: Mary Lou Kobayashi
State Office Tower, 6th Floor
235 South Beretania Street
Honolulu, Hawaii 96813

REGULAR MAIL

Department of Business, Economic Development & Tourism
OFFICE OF PLANNING
Attn: Abe E. Mitsuda, Planning Program Administrator
State Office Tower, 6th Floor
235 South Beretania Street
Honolulu, Hawaii 96813

REGULAR MAIL

DEPARTMENT OF THE ATTORNEY GENERAL
Attn: John W. K. Chang, Esq.
Hale Auhau
425 Queen Street
Honolulu, Hawaii 96813

REGULAR MAIL

DEPARTMENT OF THE CORPORATION COUNSEL
Attn: Don Kitaoka, Esq.
530 South King Street, Room 110
Honolulu, Hawaii 96813

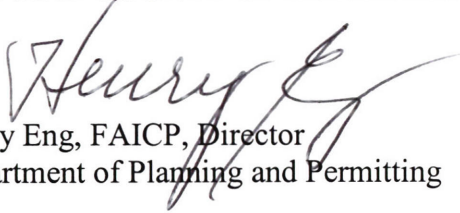
CITY MESSENGER

Mr. Stephen H. MacMillan
Chief Executive Officer
The Estate of James Campbell
1001 Kamokila Boulevard
Kapolei, Hawaii 96707

REGULAR MAIL

DATED: November 28, 2005, Honolulu, Hawaii

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU



Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:js

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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

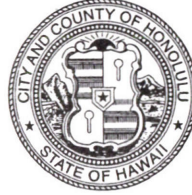
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ORIGINAL

LAND USE COMMISSION
STATE OF HAWAII

2005 SEP -8 A 9:09

MUFI HANNEMANN
MAYOR



HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUE
DEPUTY DIRECTOR

rys

September 6, 2005

Mr. Anthony J.H. Ching, Executive Officer
Land Use Commission
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, Hawaii 96804-2359

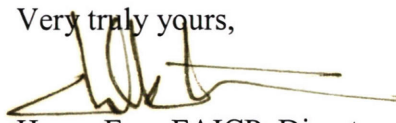
Dear Mr. Ching:

Re: Land Use Commission Docket A04-753
Aina Nui Corporation
Kapolei West Expansion Area Project
TMK Nos: 1-9-1-014: por. 033 and 1-9-1-015: por. 004 and por. 020

Enclosed are our Statement of Position (Exhibit 1), Testimony (Exhibit 2), List of Witnesses (Exhibit 3), and List of Exhibits (Exhibit 4) for Aina Nui Corporation's Petition, Docket Number A04-753 before the Land Use Commission, to reclassify approximately 174.209 acres of land for the Kapolei West Expansion Area Project from the Agricultural District to the Urban District at Kapolei, Ewa, Oahu.

Should you have any questions, please call Ray Sakai of our staff at 523-4047.

Very truly yours,


for Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:js

cc: John W.K. Chang, Esq, Deputy Attorney General
Benjamin A. Kudo, Esq., Imanaka Kudo & Fujimoto
Don Kitaoka, Deputy Corporation Counsel
Abe E. Mitsuda, Planning Program Administrator, Office of Planning

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Exhibit 1
Statement of Position of DPP

ORIGINAL

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

LAND USE COMMISSION
STATE OF HAWAII

2005 SEP -8 A 9:09

In the Matter of the Petition)
)
 of)
)
 AINA NUI CORPORATION, a Hawaii)
 Corporation)
)
 To Reclassify Approximately 174.209 Acres)
 of Land from the Agricultural District to)
 the Urban District at Kapolei in the Ewa,)
 District, Island of Oahu, State of Hawaii)
 Tax Map Key Nos.: 1-9-1-014: por. 033 and)
 1-9-1-015: por. 004 and por. 020)

Docket No. A04-753
(Kapolei West Expansion
Area Project)

STATEMENT OF POSITION OF THE
DEPARTMENT OF PLANNING AND
PERMITTING; CERTIFICATE OF
SERVICE

STATEMENT OF POSITION OF THE
DEPARTMENT OF PLANNING AND PERMITTING
IN SUPPORT OF PETITION WITH CONDITIONS

We hereby inform you in accordance with Section 15-15-55 of the Land Use Commission's rules, that the Department of Planning and Permitting of the City and County of Honolulu (hereinafter referred to as the "Department") supports Docket No. A04-753 on the Petition of AINA NUI CORPORATION (hereinafter referred to as the "Petitioner"), to reclassify approximately 174.209 acres of land for the Kapolei West Expansion Area Project at Kapolei in the Ewa District, Oahu, Hawaii, from the Agricultural District to the Urban District with the following comments:

1. We confirm that the Petitioner's proposed project is consistent with the provisions of the City's General Plan to encourage development and to direct economic activity within the secondary urban center at Kapolei and "the Ewa ... urban-fringe areas to relieve development pressures in ... rural areas and to meet housing needs not readily provided in the primary urban center." The proposed

project is located within the secondary urban center at Kapolei identified in the General Plan and is proposing to develop low and medium density residential units.

2. The proposed project, as presented by the Petitioner, is consistent with the general policies and guidelines in the Ewa Development Plan regarding land use and residential development, and the plan's vision to build master planned residential communities. The Ewa Development Plan supports a land use policy of "Low and Medium Density Residential" for the area lands included in the petition.
3. Should the redistricting be granted, we will be reviewing the zone change application to ensure issues such as the following are adequately addressed: presentation of a detailed roadway master plan with adequate connectivity, for both the internal and external circulation systems; creating community centers and "Main Street" areas; and building at densities consistent with the intent of the secondary urban center.

DATED: September 6, 2005, Honolulu, Hawaii

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU



for HENRY ENG, FAICP, DIRECTOR
Department of Planning and Permitting

HE:js
p:/DivFunction/SLU/A04-753KapoleiWest/PositionStatement.doc

Exhibit 2
Testimony of DPP

ORIGINAL

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition)
)
 of)
)
 AINA NUI CORPORATION, a Hawaii)
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 To Reclassify Approximately 174.209 Acres)
 of Land from the Agricultural District to)
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Docket NO. A04-753
(Kapolei West Expansion
Area Project)

TESTIMONY OF THE DEPARTMENT
OF PLANNING AND PERMITTING

LAND USE COMMISSION
STATE OF HAWAII
2005 SEP -8 A 9:09

TESTIMONY OF THE
DEPARTMENT OF PLANNING AND PERMITTING
IN SUPPORT OF PETITION WITH CONDITIONS

We hereby inform you in accordance with Section 15-15-55 of the Land Use Commission's rules, that the Department of Planning and Permitting of the City and County of Honolulu (hereinafter referred to as the "Department") supports Docket No. A04-753 on the Petition of AINA NUI CORPORATION (hereinafter referred to as the "Petitioner"), to reclassify approximately 174.209 acres of land for the Kapolei West Expansion Area Project at Kapolei in the Ewa District, Oahu, Hawaii, from the Agricultural Land Use District to the Urban District with the following comments:

1. We confirm that the Petitioner's proposed project is consistent with the provisions of the City's 1992 *General Plan*, amended October 3, 2002 by Resolution No. 02-205, CD1 (Population, Objective C, Policy 2; and Economic Activity, Objective G, Policy 1) to encourage development and to direct economic activity within the secondary urban center at Kapolei and "the Ewa ... urban-fringe areas to relieve development pressures in ... rural areas and to meet housing needs not readily provided in the primary urban

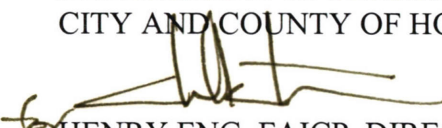
center.” The proposed project is located within the secondary urban center at Kapolei identified in the General Plan and is proposing to develop low and medium density residential units.

2. The proposed project, as presented by the Petitioner, is consistent with the general policies and guidelines in the Ewa Development Plan, approved on August 22, 1997 as Ordinance 97-49, regarding land use and residential development, and the plan’s vision to build master planned residential communities. The Ewa Development Plan supports a land use policy of “Low and Medium Density Residential” for the area lands included in the petition, and is an area scheduled for urban expansion between 1997 and 2016 and beyond. The Petition Area is located within the Urban Growth Boundary and identified as lands for future urban use.
3. Our general comments on the major infrastructure of the project are as follows:
 - a. Transportation: We believe that ultimately, a sufficient transportation system will be in place for East Kapolei and the larger Ewa region. However, planned roadway improvements are not all constructed, causing major traffic congestion at this time. Should this petition be granted, we will address the construction of the circulation system necessary to support this project at the time of zone change. Further, the development will be required to pay its fair share for regional roadway improvements. As a matter of equity, the State Land Use Commission should consider a condition of approval relating to Petitioner’s participation in the Ewa Highway Master Plan.

- b. Water: The *Ewa Development Plan* requires the development and use of a dual water system to economically save potable water systems for human consumption. At the time of zone change (if approved), and confirmed at the time of subdivision, the development will likely be required to coordinate with the Board of Water Supply in the development of a dual water system for the project.
 - c. Wastewater and Drainage: Similarly, should this petition be approved, the following will be addressed at the time of zone change: an adequate wastewater master plan and drainage master plan including phasing, in accordance with City standards and requirements.
4. Should the redistricting be granted, we will be reviewing the Petitioner's zone change application to ensure City agency concerns and issues such as the following are adequately addressed: presentation of a detailed roadway master plan with adequate connectivity, for both the internal and external circulation systems; master drainage plan; creating community centers and "Main Street" areas; and building at densities consistent with the intent of the Secondary Urban Center.

DATED: September 6, 2005, Honolulu, Hawaii

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU


HENRY ENG, FAICP, DIRECTOR
Department of Planning and Permitting

HE:js

Exhibit 3
List of Witnesses

ORIGINAL

LAND USE COMMISSION

PAGE NO. 1 OF 1

LAND USE COMMISSION
STATE OF HAWAII

DOCKET NO./PETITIONER: No. A04-753/Aina Nui Corporation

PARTY: Department of Planning and Permitting; City and County of Honolulu

2005 SEP -8 A 9:09

LIST OF WITNESSES

NAME/ORGANIZATION/POSITION (List in Order of Appearance)	TO BE QUALIFIED AS AN EXPERT IN:	SUBJECT MATTER	WRITTEN TESTIMONY (Yes or No)	EXHIBIT NUMBER (S)	LENGTH OF DIRECT
Henry Eng, FAICP, Director, Department of Planning & Permitting (DPP) or Representative	Land Use Planning	Consistency with City Land Use Policies	Yes	1, 2 and 5 to 8	15 minutes

Exhibit 4
List of Exhibits

ORIGINAL

LAND USE COMMISSION

PAGE NO. 1 OF 1LAND USE COMMISSION
STATE OF HAWAIIDOCKET NO./PETITIONER: No. A04-753/Aina Nui Corporation

2005 SEP -8 A 9 09

PARTY: Department of Planning and Permitting; City and County of HonoluluLIST OF EXHIBITS

EXHIBIT NUMBER	DESCRIPTION	PARTY: OBJECTIONS	ADMIT
1	Statement of Position of Department of Planning and Permitting		
2	Testimony of Department of Planning and Permitting		
3	List of Witnesses		
4	List of Exhibits		
5	Objective C of the Population Chapter and Objective G of the Economic Activity Chapter of City <i>General Plan</i>		
6	Selected Policies and Guidelines of the <i>Ewa Development Plan</i>		
7	<i>Ewa Development Plan</i> Urban Land Use Map		
8	<i>Ewa Development Plan</i> Phasing Map		

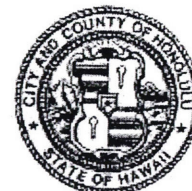
Exhibit 5
General Plan
(Population, Objective C, Policy 2 and
Economic Activity, Objective G, Policy 1)

ORIGINAL

General Plan

Objectives and Policies

LAND USE COMMISSION
STATE OF HAWAII
2005 SEP - 8 A 9:09



*Department of General Planning
City and County of Honolulu
1992*

AMENDED OCTOBER 3, 2002
RESOLUTION 02-205, CD1

I. Population



Objective A

To control the growth of Oahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions.

Policy 1

Participate in State and Federal programs which seek to develop social, economic, legal, and environmental controls over population growth.

Policy 2

Seek a balance between the rate of immigration and the rate of outmigration by reducing immigration.

Policy 3

Support Federal policies providing for a more even distribution of immigrants throughout the country.

Policy 4

Seek to maintain a desirable pace of physical development through City and County regulations.

Policy 5

Encourage family planning.

Policy 6

Publicize the desire of the City and County to limit population growth.

Objective B

To plan for future population growth.

Policy 1

Allocate efficiently the money and re- sources of the City and County in order to meet the needs of Oahu's anticipated future population.

Policy 2

Provide adequate support facilities to accommodate future growth in the number of visitors to Oahu.

Objective C

To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony.

Policy 1

Facilitate the full development of the primary urban center.

Policy 2

Encourage development within the secondary urban center at Kapolei and the Ewa and Central Oahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.

Policy 3

Manage physical growth and development in the urban-fringe and rural areas so that:

- a. An undesirable spreading of development is prevented; and
- b. Their population densities are consistent with the character of development and environmental qualities desired for such areas.

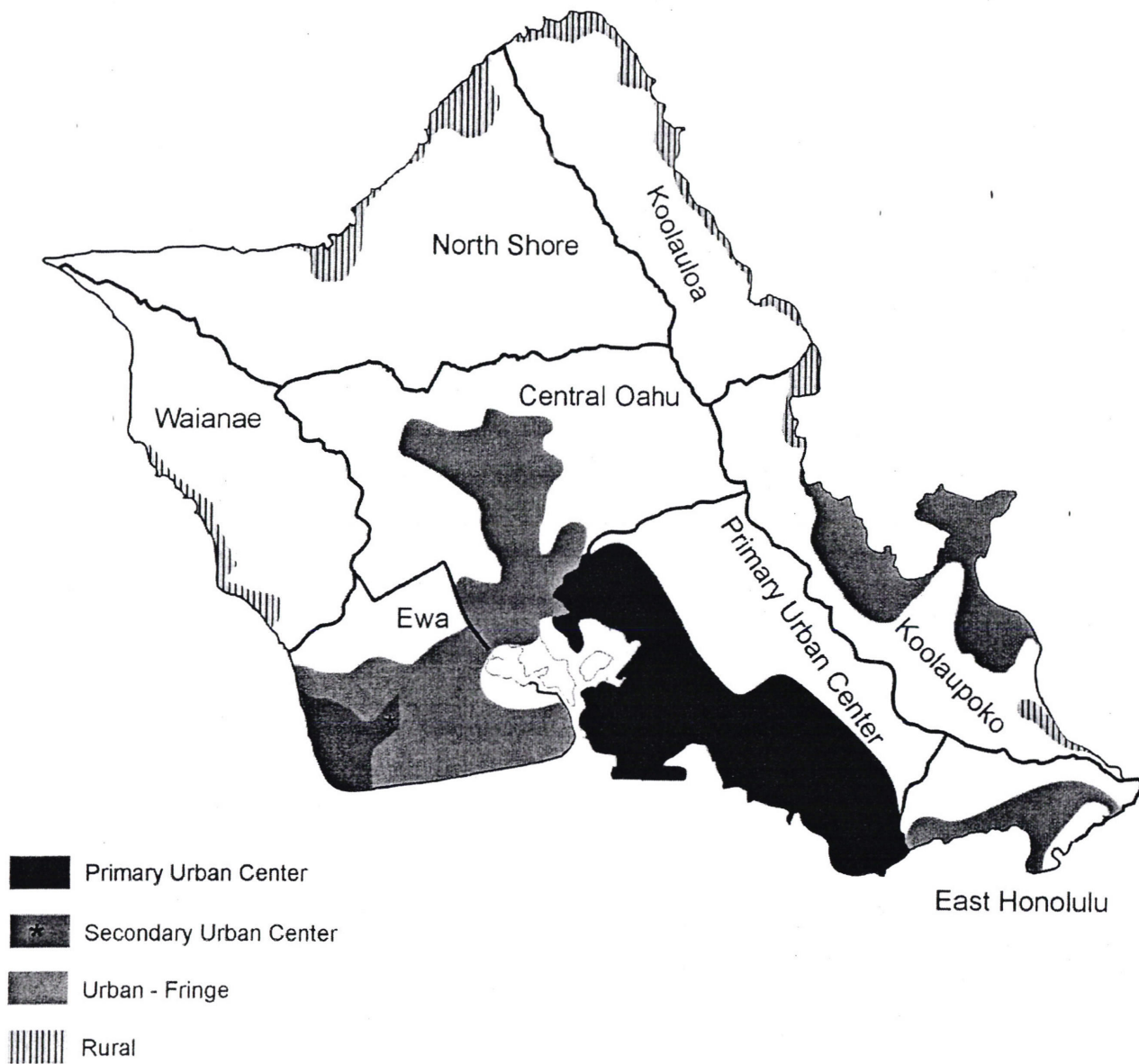
Policy 4 (Amended, Resolution 02-205, CD1)

Direct growth according to Policies 1, 2, and 3 above by providing land development capacity and needed infrastructure to seek a 2025 distribution of Oahu's residential population as follows:

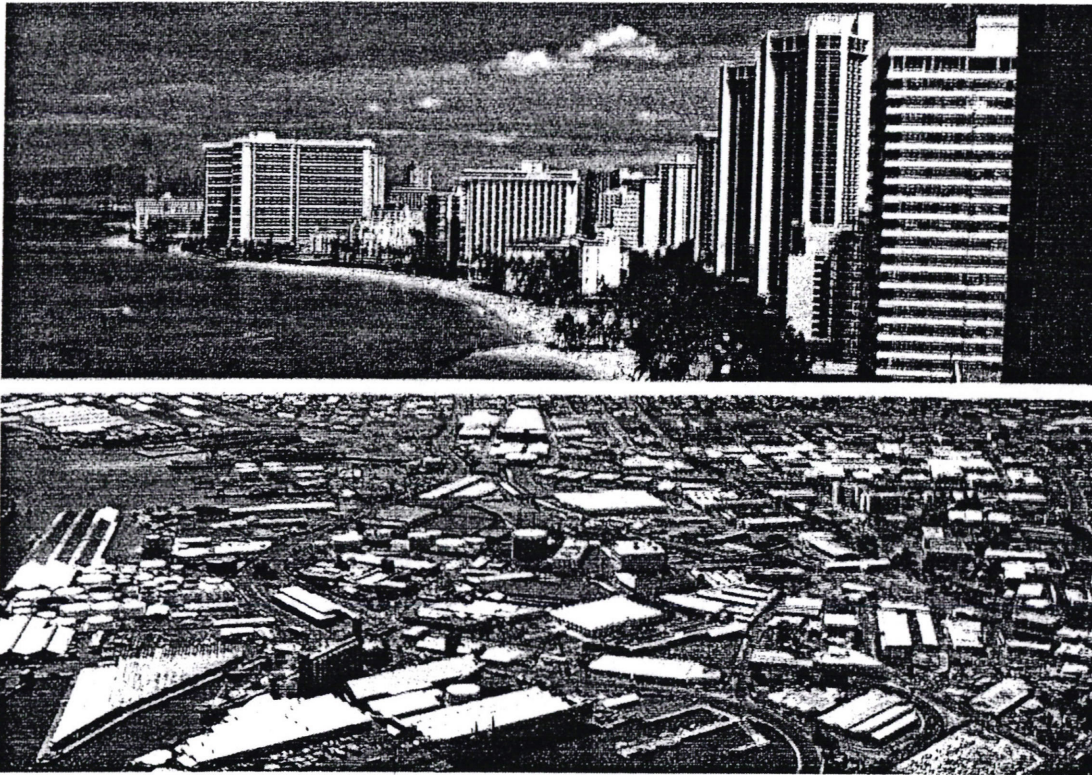
Distribution of Residential Population

LOCATION	% SHARE OF 2025 ISLANDWIDE POPULATION
Primary Urban Center	46.0%
Ewa	13.0%
Central Oahu	17.0%
East Honolulu	5.3%
Koolaupoko	11.6%
Koolauloa	1.4%
North Shore	1.7%
Waianae	4.0%
	100.0%

General Plan Development Pattern



II. Economic Activity



Objective A

To promote employment opportunities that will enable all the people of Oahu to attain a decent standard of living.

Policy 1

Encourage the growth and diversification of Oahu's economic base.

Policy 2

Encourage the development of small businesses and larger industries which will contribute to the economic and social well-being of Oahu residents.

Policy 3

Encourage the development in appropriate locations on Oahu of trade, communications, and other industries of a nonpolluting nature.

Policy 4

Encourage the development of local, national, and world markets for the products of Oahu-based industries.

Objective G

To bring about orderly economic growth on Oahu.

Policy 1

Direct major economic activity and government services to the primary urban center and the secondary urban center at Kapolei.

Policy 2

Permit the moderate growth of business centers in the urban-fringe areas.

Policy 3

Maintain sufficient land in appropriately located commercial and industrial areas to help ensure a favorable business climate on Oahu.

Policy 4

Encourage the continuation of a high level of military-related employment in the Hickam-Pearl Harbor, Wahiawa, Kailua-Kaneohe, and Ewa areas.

Exhibit 6
Ewa Development Plan

ORIGINAL

LAND USE COMMISSION
STATE OF HAWAII

2005 SEP - 8 A 9:09



EWA DEVELOPMENT PLAN



CITY AND COUNTY OF HONOLULU
PLANNING DEPARTMENT

AUGUST 1997

2. THE VISION FOR EWA'S FUTURE

This chapter presents a statement of the vision for Ewa's future, discusses the key elements of the vision, and presents illustrative maps and tables.

2.1 VISION STATEMENT

This vision for Ewa has two horizons. The first is a 25 year horizon, extending from the present to the year 2020. This is the horizon that was used to project likely socio-economic change in Ewa and to assess the infrastructure and public facility needs that will have to be met over that period.

The Vision to 2020. By 2020, the Ewa Development Plan Area shown above in Exhibit 1.1 will have experienced tremendous growth, and will have made significant progress toward providing a Secondary Urban Center for Oahu. Population will have grown from 43,000 people in 1990 to almost 125,000. Nearly 28,000 new housing units will have been built in a series of master planned communities.

Job growth will be equally impressive, rising from 17,000 jobs to over 64,000 in 2020. Oahu residents and visitors will be attracted to Ewa by a new university campus, the Ko Olina resort, ocean and waterfront activities at Ewa Marina, a major super regional park, and a thriving City of Kapolei which has retail and commercial establishments and private and government offices.

Beyond 2020. In the course of the Development Plan revision, it became clear that there was value in looking beyond 2020 to identify what Ewa should look like when "fully" developed.

Such a perspective helped identify where open space should be preserved within the urbanized area, where the rapid transit corridor should be located, and where to set the limits to development in Ewa for the foreseeable future. As such, this second horizon might be called the "built-out" horizon and is probably 40 or 50 years in the future.

Creation of An Open Space Network

Urban growth will be contained within a boundary which will **protect prime agricultural lands** along Kunia Road and within the West Loch Naval Magazine Blast Zone for diversified agriculture. Preservation of prime agricultural lands above H-1 and on the Waianae side of Kunia road for use in diversified agriculture will help retain open space and views, in addition to supporting economic diversification.

Within the Urban Growth Boundary, Ewa will be built around a regional system of **open space and greenways** so that Ewa has the feel of a network of communities "within a garden", as opposed to an unbroken suburban sprawl from Ko Olina to Ewa Beach.

Residents of these communities will enjoy **easy access to the ocean** through two major marinas, numerous beaches and a shoreline walkway from Ko Olina to Ewa Beach. Those interested in boating and ocean fishing will be able to use marina facilities and boat ramps at Ko Olina, Kalaeloa, and Ewa Marina.

Residents will be able to easily access beaches and swimming and surfing spots all along the entire Ewa coastline by road or a network of pedestrian paths and bikeways. Linear shoreline access will be provided along the coast from Ko Olina to Ewa Beach. At its center will be a major new regional park and recreation complex at Kalaeloa (on the former Barbers Point Naval Air Station) which will provide access to the ocean and beaches as well as offering significant active and passive recreation facilities.

A network of **greenways** will link the communities together, with landscaping along major roads such as Kapolei Parkway, North-South Road, and Fort Weaver Road, and pedestrian and bike paths along grassed drainageways and utility corridors.

Open space will be preserved in parks, golf courses, and agricultural areas which will also help to protect significant views. **Wildlife habitats** will be located at BPNAS, Ewa Marina, and West Loch.

Development of the Secondary Urban Center

A key component of the vision is the **Secondary Urban Center** which will provide a wide range of jobs located at visitor units and activity centers in Ko Olina and Ewa Marina, in heavy and light industrial areas near the Barbers Point Deep Draft Harbor, in offices and retail centers located at the City of Kapolei and community and neighborhood centers in residential communities, and in diversified agriculture activities located along Kunia Road and around the West Loch Naval Magazine.

At the heart of the Secondary Urban Center will be the **City of Kapolei** with an urban mix of commercial, office and residential uses. By 2020, it is projected that the City of Kapolei will house over 7,000 residents and provide work sites for 25,000 private jobs and 5,000 City and State jobs (located at the City's Civic Center). The City Center will become a regional commercial center, attracting customers from all parts of Oahu.

Many of the jobs in the City of Kapolei will be supported by development of the **University of Hawaii West Oahu campus** which is expected to have 7,600 students and 800 staff and faculty by 2020. Continued expansion of **industrial uses** at Campbell Industrial Park, Barbers Point Deep Draft Harbor, and Kapolei Business Park; and growth of the **Ko Olina Resort** and **Ewa Marina** to include over 3,700 visitor units by 2020 will also provide basic jobs which will support office and commercial jobs in the City of Kapolei.

Natural, Historic, and Cultural Resources

The Ewa Development Plan provides a vision for preservation, conservation, and enhancement of community resources.

Natural resources will be conserved through retaining natural drainageways, protecting valuable plant and wildlife habitats, and by conserving potable water through development of a non-potable water system for irrigation and industrial use and re-use of sewage effluent.

Cultural and historical resources will be preserved by retaining visual landmarks and significant views, and by preserving significant historic, cultural, and archaeological features from Ewa's past.

Building Communities

Growth in Ewa will mean **community building**, not just project development. Substantial residential growth (almost 28,000 new units by 2020) will occur primarily in master planned communities including the City of Kapolei, East Kapolei, Ewa by Gentry, Ewa Marina, Ewa Villages, Ko Olina, Laulani, Makaiwa Hills, Makakilo, and the Villages of Kapolei.

The master plans and design of new developments must demonstrate how they would create **communities which interact with and support the vision** for development of the entire Ewa region.

These communities must be designed to meet the needs of a wide range of families and age groups. **Ample housing** should be provided for families needing affordable units and starter homes as well as for those seeking large multi-family and single family units. **Housing for persons of all ages** will be needed, including students going to school at the UH - West Oahu campus, young families seeking their first home, and senior citizens wanting a retirement home close to their grandchildren.

2.2 KEY ELEMENTS OF THE VISION

The vision for Ewa's future will be implemented through the following key plan elements:

- The Urban Growth Boundary,
- Retention of Prime Agricultural Lands,
- The Network of Open Space and Greenways,
- A continuous Shoreline Park along the Ewa coastline,
- A major Regional Park and Recreation Complex at Kalaeloa (at the former Barbers Point Naval Air Station),
- The Secondary Urban Center,
- A Network of Master Planned Residential Communities, including a Revitalized Ewa Villages,
- Communities designed to support non-automotive travel,
- A Rapid Transit Corridor,
- Conservation of Natural Resources,
- Preservation and Enhancement of Cultural Resources, and
- Phased Development to Ensure Adequate Infrastructure.

Each of these elements is discussed below.

2.2.1 URBAN GROWTH BOUNDARY

The Urban Growth Boundary for Ewa was drawn to give long-range protection from urbanization for over 3,000 acres of prime agricultural land and for preservation of open space while providing adequate land for urban development in Ewa for the foreseeable future. The Urban Growth Boundary for Ewa is illustrated in Exhibit 2.1, shown in greater detail on the four conceptual maps in Appendix A, and is described below.

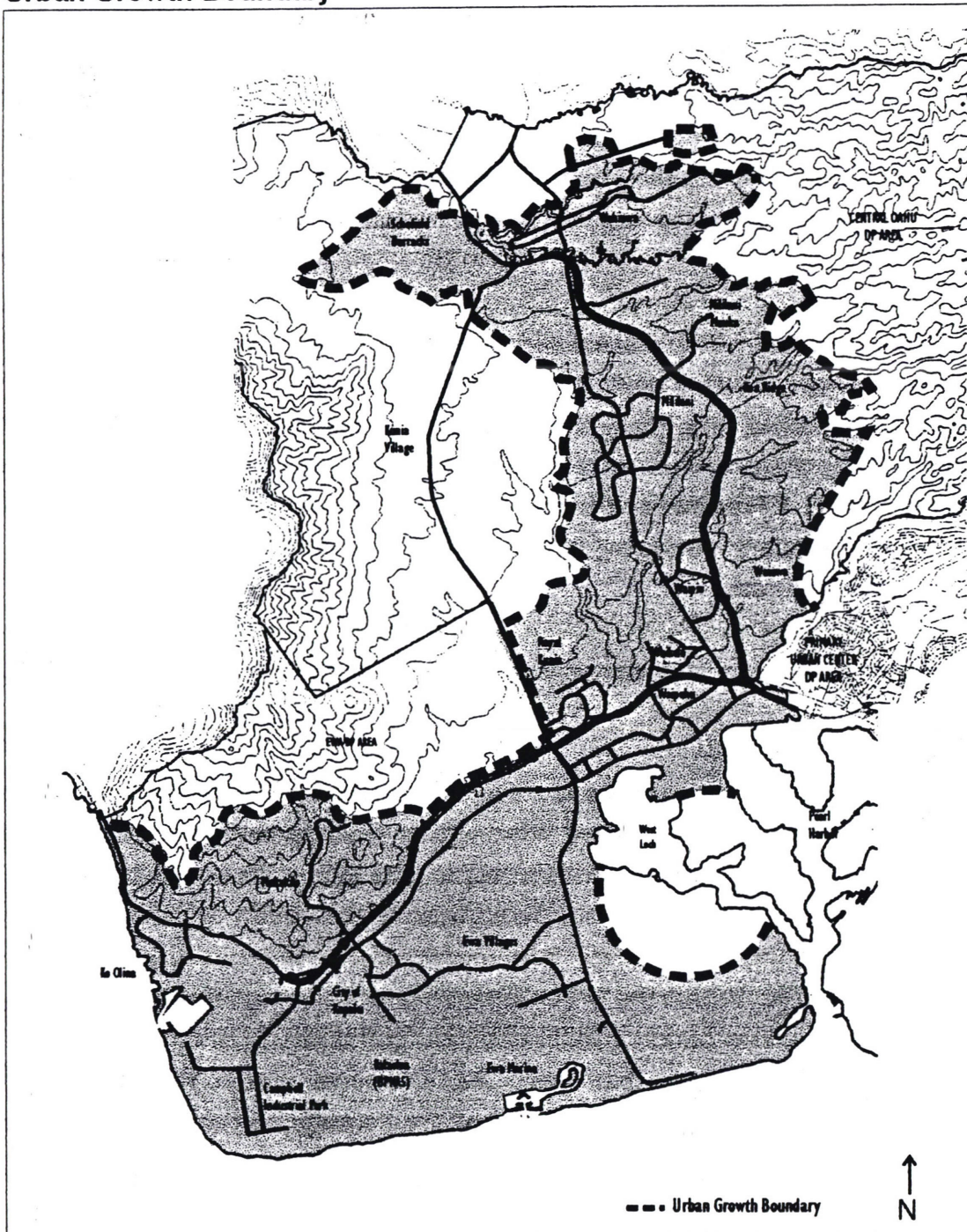
Boundary Description. The mauka portion of the boundary follows the Shoreline Management Area boundary around Kahe Point, runs along the northern boundary of the proposed Makaiwa Hills Phase II project and the existing Makakilo development, and then follows the proposed extension of Makakilo Drive to the H-1 Freeway. It then follows the H-1 Freeway to the intersection with Kunia Road and then up Kunia Road to the boundary between the Central Oahu Development Plan and Ewa Development Plan Areas.

The makai portion of the boundary encloses the blast zone for the West Loch Naval Magazine.

Protection for Prime Agricultural Land. The Urban Growth Boundary protects prime agricultural lands along Kunia Road from urban development for the foreseeable future, providing an incentive for landowners to give long term leases to farmers. No proposals for urban uses will be considered outside the Urban Growth Boundary.

Open Space Network. Within the Urban Growth Boundary, significant acreage will be retained in open space in parks, wildlife habitats, golf courses, and natural and grass-lined drainageways. (Of the estimated 23,000 acres within the Urban Growth Boundary, over 6,000 acres or 27 percent of the acreage will be in open space.)

Exhibit 2.1
Urban Growth Boundary



2.2.6

MASTER PLANNED RESIDENTIAL COMMUNITIES

A network of master planned residential communities will provide a wide variety of housing and accommodate the need for affordable housing. Master plans will guide new developments in the City of Kapolei, East Kapolei, Ewa by Gentry, Ewa Marina, Ko Olina, Laulani, Makaiwa Hills, and the Villages of Kapolei and the rehabilitation of existing structures and development of new housing in Ewa Villages. (See Exhibit 2.2 for locations.)

These master plans will incorporate planning principles and guidelines to preserve historic and cultural values, establish open space and greenway networks, and create well-designed, livable communities.

2.2.7

COMMUNITIES DESIGNED TO SUPPORT NON-AUTOMOTIVE TRAVEL

The master planned residential communities will be designed or redeveloped to support **pedestrian and bike use** within the community and **transit use** for trips outside of the community,

A **Rapid Transit Corridor** will link the City of Kapolei, the Villages of Kapolei, the UH West Oahu campus, and Waipahu. High density residential development will be built along the corridor within walking distance of the major nodes and transit stops.

High density residential and commercial development will be developed at six **transit nodes** whose general locations are indicated on the Public Facilities Map in Appendix A. Transit nodes are meant to be located at activity focal points which would serve as natural points for transferring from one transportation mode to another.

Through 2020, it is projected that transit service along the corridor will be provided by mass transit bus service running on roadways shared with other vehicles. However, sufficient right-of-way shall be reserved for the establishment, when needed in the future, of a separated at-grade rapid transit system. Such a system will require a 28 foot right of way along the route and a 75 foot right of way at transit station sites (at the transit nodes).

Exhibit 7
Ewa Development Plan
Urban Land Use Map

ORIGINAL

EWA DEVELOPMENT PLAN

Urban Land Use Map

- Low and Medium Density Residential
- High Density Residential
- Community Commercial Center
- City of Kapolei (High Density Residential and Commercial)
- Resort/Recreation Area
- Industrial
- Military
- Public Institution
- Agricultural and Preservation
- Parks and Golf Courses
- Transit Node (High Density Residential and Commercial)
- Urban Growth Boundary

EXISTING FUTURE

- | | |
|--|------------------------------------|
| | Civic Center |
| | Electric Power Plant |
| | Wastewater T.P. |
| | Intermediate School |
| | High School |
| | U.H. West Oahu |
| | Hospital |
| | Small Boat Marina |
| | Commercial Harbor |
| | Airfield |
| | Highways, Arterial & Major Streets |
| | Historic Railway |

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LAND USE COMMISSION
STATE OF HAWAII



Planning Department
City & County of Honolulu
August 1997

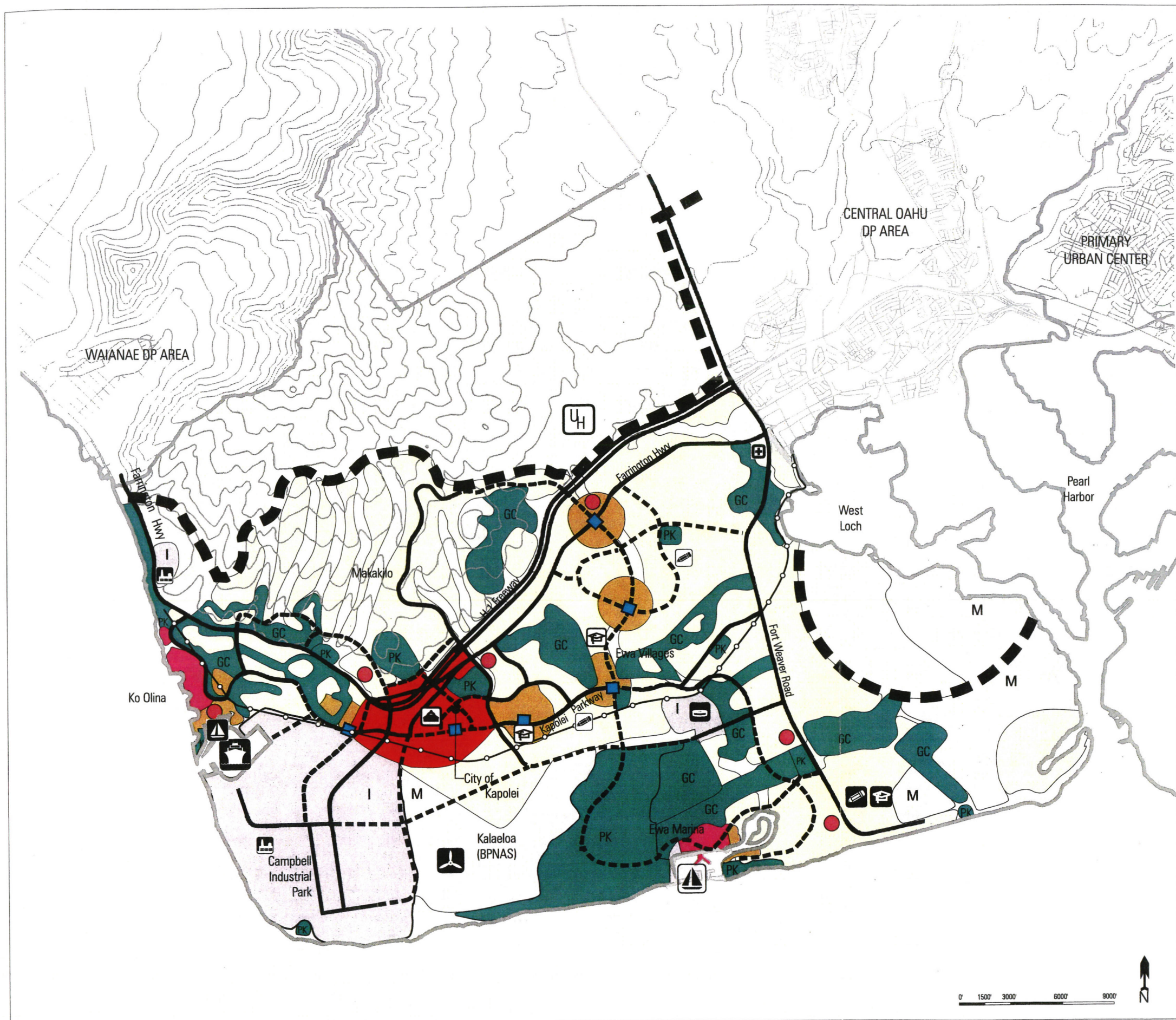


Exhibit 8
Ewa Development Plan
Phasing Map

EWA DEVELOPMENT PLAN

Phasing Map

- P Preservation Areas
- A Agricultural Areas
- Existing Urban Areas
- 1 Urban Expansion 1997 - 2005
- 2 Urban Expansion 2006 - 2015
- 3 Urban Expansion 2016 and Beyond

- Special Areas
- Urban Growth Boundary
- Transit Corridor
- Transit Node
- Historic Railway
- Shoreline Access

EXISTING

- GC
- PK
-
-

FUTURE

- GC Golf Courses
- PK Parks
- Highways, Arterial and Major Collector Streets
- Landscaped Boulevard/Greenway

LAND USE COMMISSION
 STATE OF HAWAII
 2005 SEP - 8 A 9: 09



ORIGINAL

LUC Docket No. A04-753

CERTIFICATE OF SERVICE

I hereby certify that copies of the Position Statement, Testimony, List of Witnesses, and List of Exhibits of the Department Planning and Permitting was served upon the following by either hand delivery, State or City Messenger, or depositing the same, postage prepaid, with the U.S. Postal Service.

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LAND USE COMMISSION
STATE OF HAWAII

Mr. Stephen H. MacMillan
Chief Executive Officer
The Estate of James Campbell
1001 Kamokila Boulevard
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DATED: September 6, 2005, Honolulu, Hawaii

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU



for HENRY ENG, FAICP, DIRECTOR
Department of Planning and Permitting

HE:js

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