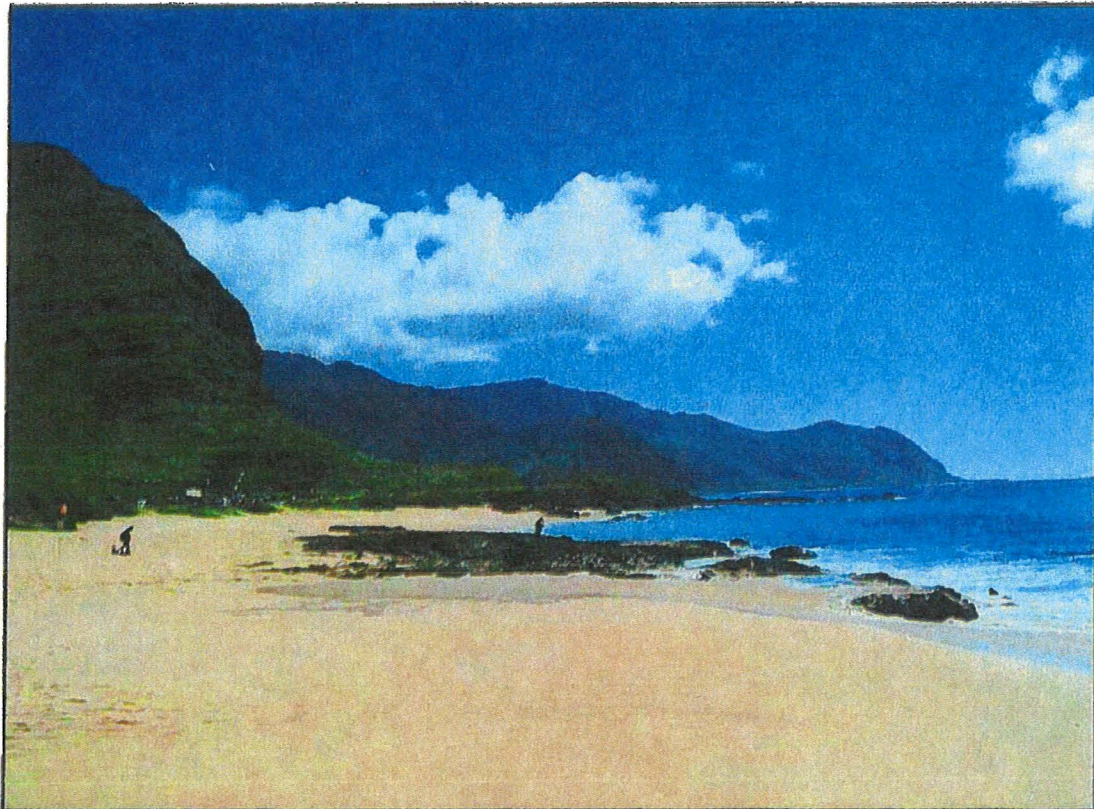




WAI'ANAE SUSTAINABLE COMMUNITIES PLAN



Department of Planning and Permitting
City & County of Honolulu



FEBRUARY 2012

EXHIBIT A. BILL 50 (2011). CD2

WAI'ANAE SUSTAINABLE COMMUNITIES PLAN

Prepared for:
Department of Planning and Permitting
City & County of Honolulu



Prepared by:
Townscape, Inc.

FEBRUARY 2012

WAI'ANAE SUSTAINABLE COMMUNITIES PLAN

TABLE OF CONTENTS

	<u>Page</u>
PREFACE	P-1
EXECUTIVE SUMMARY	ES-1
CHAPTER 1: WAI'ANAE'S ROLE IN O'AHU'S DEVELOPMENT PATTERN	1-1
CHAPTER 2: THE VISION FOR THE FUTURE OF THE WAI'ANAE DISTRICT	2-1
2.1 VISION STATEMENT	2-1
2.2 COMMUNITY PARTICIPATION PROCESS	2-4
2.3 VISION ELEMENTS	2-4
CHAPTER 3: LAND USE POLICIES AND GUIDELINES	3-1
3.1 OVERVIEW OF LAND USE, POPULATION, ECONOMICS, AND ENVIRONMENTAL CONDITIONS	3-2
3.2 OPEN SPACE AND IMPORTANT VIEWS	3-9
3.3 COASTAL LANDS	3-12
3.4 MOUNTAIN FOREST LANDS	3-15
3.5 STREAMS AND FLOODPLAINS	3-17
3.6 HISTORIC AND CULTURAL RESOURCES	3-20
3.7 AGRICULTURAL LANDS	3-26
3.8 RESIDENTIAL LAND USE	3-28
3.9 COMMERCIAL AND INDUSTRIAL USES	3-35
3.10 COUNTRY TOWNS, RURAL COMMUNITY COMMERCIAL CENTERS AND GATHERING PLACES	3-38
3.11 PARKS AND RECREATIONAL AREAS	3-43
3.12 MILITARY LAND USE	3-49

CHAPTER 4: PUBLIC FACILITIES AND INFRASTRUCTURE POLICIES AND GUIDELINES 4-1

4.1 TRANSPORTATION SYSTEMS 4-2

4.2 POTABLE AND NONPOTABLE WATER SYSTEMS..... 4-8

4.3 WASTEWATER COLLECTION AND TREATMENT SYSTEMS 4-11

4.4 ELECTRICAL POWER AND COMMUNICATIONS 4-12

4.5 DRAINAGE SYSTEMS 4-15

4.6 SOLID WASTE HANDLING AND DISPOSAL 4-17

4.7 CIVIC, PUBLIC SAFETY, AND EDUCATIONAL FACILITIES 4-18

4.8 HEALTH CARE FACILITIES 4-24

4.9 RELATION TO PUBLIC FACILITIES MAP 4-26

CHAPTER 5: IMPLEMENTATION5-1

5.1 OVERVIEW OF PLANNING IMPLEMENTATION TOOLS5-1

5.2 IMPLEMENTATION MATRIX5-2

5.3 PUBLIC FACILITY INVESTMENT PRIORITIES 5-10

5.4 DEVELOPMENT PRIORITIES5-11

5.5 SPECIAL AREA PLANS 5-11

5.6 FUNCTIONAL PLANNING 5-12

5.7 REVIEW OF ZONING AND OTHER DEVELOPMENT APPLICATIONS..... 5-12

5.8 FIVE-YEAR SUSTAINABLE COMMUNITIES PLAN REVIEW 5-13

5.9 RELATIONSHIP TO GENERAL PLAN & DEVELOPMENT CODES 5-14

APPENDIX: THE CONCEPTUAL MAPS A-1

A.1 LAND USE MAP A-5

A.2 OPEN SPACE MAP A-7

A.3 PUBLIC FACILITIES MAP A-9

LIST OF EXHIBITS

EXHIBIT 1-1: DEVELOPMENT PLAN AND SUSTAINABLE COMMUNITIES PLAN AREAS	1-2
EXHIBIT 2-1: <i>AHUPUA'A</i> MAP	2-8
EXHIBIT 3-1: WAI'ANAE'S RACIAL DISTRIBUTION.....	3-4
EXHIBIT 3-2: CULTURAL RESOURCES MAP.....	3-23
EXHIBIT 3-3: PARKS MAP	3-45
EXHIBIT 4-1: MAJOR & MINOR ROADWAYS MAP.....	4-6
EXHIBIT A-1: LAND USE MAP	A-10
EXHIBIT A-2: OPEN SPACE MAP	A-11
EXHIBIT A-3: PUBLIC FACILITIES MAP	A-12

LIST OF TABLES

TABLE 3-1: POPULATION TRENDS FOR WAI'ANAE	3-3
TABLE 3-2: LAND USE PERMITTED BY CURRENT CITY & COUNTY ZONING.....	3-6
TABLE 3-3: HOUSING TRENDS IN THE WAI'ANAE DISTRICT: 1980 TO 2000.....	3-29
TABLE 3-4: HOUSING DATA FOR 2000: O'AHU VS. WAI'ANAE.....	3-30
TABLE 3-5: PLANNED DEVELOPMENTS FOR THE WAI'ANAE DISTRICT	3-30
TABLE 3-6: CITY PARKS & PARK ACREAGE	3-46
TABLE 3-7: CITY PARK REQUIREMENTS PER CITY STANDARDS FOR 2009 WAI'ANAE POPULATION.....	3-47
TABLE 4-1: PUBLIC SCHOOL ENROLLMENT IN THE WAI'ANAE DISTRICT	4-21
TABLE 5-1: IMPLEMENTATION MATRIX	5-5

Drainage system design should emphasize control and minimization of non-point source pollution and retention and detention. Modifications if needed for flood protection should maintain rural character and aesthetic quality, avoid degradation of coastline and of stream and near shore water quality. To the extent possible, integrate planned drainageway improvements into the regional open space network by providing for access for pedestrians and bicycles.

4.5.2.2 Establish a Sediment Control Program

Establish a sediment control program to protect both stream quality and the quality of nearshore waters. Minimally, standards for the creation and use of sediment basins at critical locations on both agricultural and urban lands should be established. Thereafter, a program of phased implementation and conscientious enforcement of sediment control measures should be pursued.

4.6 SOLID WASTE HANDLING AND DISPOSAL

4.6.1 Overview of Solid Waste Issues

The majority of Wai‘anae’s domestic solid waste is collected and disposed of by the City’s Department of Environmental Services, Refuse Division. The Refuse Division handles the bulk of O‘ahu’s residential solid waste services, including the recycling and green waste collection. Since 1990, most of O‘ahu’s residential and general commercial trash has been disposed of at H-POWER, the City’s waste-to-energy plant, located in Campbell Industrial Park. Noncombustible solid waste, construction and demolition (C&D) debris, and industry wastes go directly to a privately owned landfill – the PVT Nānākuli Construction and Demolition Material Landfill, located in the Wai‘anae District, on Lualualei Naval Station Road. Waimanalo Gulch, located in the southwestern corner of the ‘Ewa District, near the border with the Wai‘anae District is city owned, and operated by a private solid waste company. These landfills are near their permitted capacities, and the question of what to do with the island’s waste in the long-run remains unanswered.

The future of O‘ahu’s solid waste became a major public and political issue in 2004, when the decision to expand Waimanalo Gulch landfill came before the City Council. At that time, the Council voted to expand the Waimanalo Gulch, instead of opening one of the four alternative sites proposed. The other sites given consideration were Mā‘ili, Nānākuli, and Makaiwa Gulch, all on the Leeward Coast, and Kapa‘a Quarry in Kailua. Wai‘anae residents were vocally adamant that their District should not have to carry the burden of housing yet another landfill. In addition, most did not support the expansion of Waimanalo Gulch. Wai‘anae residents have continued to watchdog landfill proposals for their District.

Another local solid waste issue that is of concern to the Wai'anae community is the problem of illegal dumping of all kinds of solid waste, including material from demolished buildings and from construction sites, old cars, old appliances, animal carcasses, animal wastes, and various other kinds of junk and debris. The many country roads and open spaces in the Wai'anae District are unfortunately very easy to use for illegal and indiscriminate dumping of unwanted solid (and liquid) wastes. The many illegal dump areas in the District are both unsightly and a threat to public health. Much stronger State and City controls are needed to combat this problem.

4.6.2 Policies Pertaining to Solid Waste Disposal

4.6.2.1 Enforce Anti-Dumping Laws

Public agencies should coordinate with the community to develop and implement a comprehensive program for the cleanup of illegal dumps and the ongoing enforcement of laws forbidding illegal dumping of wastes and debris. The enforcement program may include some form of partnership with the community whereby each subcommunity of the Wai'anae District organizes volunteers who will patrol the area's roads on a regular basis and report to a designated code enforcement officer any illegal dumps or illegal dumping activity. Public agencies, in turn, must provide the manpower to follow up on these reports of illegal dumping. The appropriate field visits and investigations must be made, and, where necessary, prosecution of offenders must be pursued.

4.6.2.2 Encourage Green Waste Composting

Green waste composting should be encouraged by private sources within the District.

4.7 CIVIC, PUBLIC SAFETY, AND EDUCATIONAL FACILITIES

4.7.1 Overview of Civic, Public Safety, and Educational Facilities

Wai'anae Satellite City Hall is located within the Wai'anae Neighborhood Community Center at 85-670 Farrington Highway, just south of Wai'anae Intermediate School. As of 2010, services include:

- Car Motor vehicle registration, renewal, and transfer of ownership
- Bicycle and moped registration
- Payment of water bill and real property tax
- Disabled parking permits
- Dog licenses