



CENTRAL O‘AHU

SUSTAINABLE COMMUNITIES PLAN



City and County of Honolulu • Department of Planning and Permitting | February 2021



A BILL FOR AN ORDINANCE

TO ADOPT THE REVISED CENTRAL OAHU SUSTAINABLE COMMUNITIES PLAN
FOR THE CITY AND COUNTY OF HONOLULU.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose. The purpose of this ordinance is to repeal the existing Sustainable Communities Plan ("SCP") for Central Oahu, Article 5, Chapter 24, Revised Ordinances of Honolulu 1990, and to adopt a new Article 5 incorporating the revised Central Oahu Sustainable Communities Plan.

This development plan ordinance adopts a revised sustainable communities plan for Central Oahu that presents a vision for Central Oahu's future development consisting of policies, guidelines, and conceptual schemes that will serve as a policy guide for more detailed zoning maps and regulations and for public and private sector investment decisions.

This ordinance is enacted pursuant to the powers vested in the City and County of Honolulu by Chapter 46, and Section 226-58 of the Hawaii Revised Statutes.

SECTION 2. Article 5 of Chapter 24, Revised Ordinances of Honolulu 1990 ("Central Oahu"), is repealed.

SECTION 3. Chapter 24, Revised Ordinances of Honolulu 1990 ("Development Plans"), is amended by adding a new Article 5 to read as follows:

"Article 5. Central Oahu

Sec. 24-5.1 Definitions.

Unless the context otherwise requires, the following definitions govern the construction of this article:

"Central Oahu SCP" means the revised Central Oahu Sustainable Communities Plan attached hereto as Exhibit A and made a part hereof.

"Department" or "department of planning and permitting" means the department of planning and permitting of the city.

"Development" means any public improvement project, or any public or private project requiring a zoning map amendment.



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"Development plan" or "sustainable communities plan" means a plan document for a given geographic area which consists of conceptual schemes for implementing and accomplishing the development objectives and policies of the general plan for the several parts of the city.

"Director" means the director of the department of planning and permitting.

"Environmental assessment" or "EA" means a written evaluation prepared in compliance with the environmental council's procedural rules and regulations implementing HRS Chapter 343 to determine whether an action may have a significant environmental effect.

"Environmental impact statement" or "EIS" means an informational document prepared in compliance with the procedural rules and regulations of the environmental council established in HRS Section 341-3(c) for the implementation of HRS Chapter 343; and which discloses the environmental effects of a proposed action, effects of a proposed action on the economic and social welfare of the community and State, effects of the economic activities arising out of the proposed action, measures proposed to minimize adverse effects, and alternatives to the action and their environmental effects.

"Finding of no significant impact" or "FONSI" means a determination, based on an environmental assessment, that the subject action will not have a significant effect and, therefore, will not require the preparation of an environmental impact statement.

"Functional plan" means the public facility and infrastructure plans prepared by public agencies to further implement the vision, policies, and guidelines set forth in the revised Central Oahu SCP.

"General plan" means the general plan of the city as defined by Charter Section 6-1508.

"Planning commission" means the planning commission of the city.

"Project master plan" means a conceptual plan that covers all phases of a development project. The project master plan describes how the project conforms to the vision for Central Oahu, and the relevant policies and guidelines for the site, the surrounding lands, and the region.



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"Significant zone change" means a zone change that involves at least one of the following:

- (1) Changes in zoning of 25 or more acres of land to any zoning district or combination of zoning districts, excluding preservation or agricultural zoning districts;
- (2) Any change in zoning of more than 10 acres to a residential or country zoning district;
- (3) Any change in zoning of more than five acres to an apartment, resort, commercial, industrial, or mixed use zoning district; or
- (4) Any development that may have a major social, environmental, or policy impact, or major cumulative impacts due to a series of applications in the same area.

"Special area" means a designated area within the Central Oahu SCP area that requires more detailed planning efforts beyond what is contained in the Central Oahu SCP.

"Special area plan" means a plan for a special area.

"Unilateral agreement" means a conditional zoning agreement made pursuant to ROH Section 21-2.80 or any predecessor or successor provision that imposes conditions on a landowner or developer's use of the property at the time of the enactment of an ordinance for a zoning change.

"Vision" means the future outlook for the Central Oahu region extending out to the year 2035 and beyond that encompasses the protection of agricultural lands and open space, the revitalization of Waipahu and Wahiawa, the expectation of master-planned residential communities designed to reduce automobile usage and with identifiable town centers, the provision of adequate infrastructure, and the protection of natural, historic, and cultural resources.

Sec. 24-5.2 Applicability and intent.

- (a) The Central Oahu SCP area encompasses the upland plateau between the Waianae and the Koolau Mountain Ranges. The area includes the towns of Waipahu, Mililani, and Wahiawa and their surrounding communities.



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- (b) It is the intent of the Central Oahu SCP to provide a guide for orderly and coordinated public and private sector development in the Central Oahu SCP area in a manner that is consistent with applicable general plan provisions, including the designation of Central Oahu as an urban fringe area, which is to be developed to relieve development pressures in the remaining urban fringe and rural areas, and to meet housing needs not readily provided in the primary urban center.
- (c) The provisions of this article and the Central Oahu SCP are not regulatory. Rather, they are established with the explicit intent of providing a coherent vision to guide resource protection and land use development for Central Oahu, public investment in infrastructure, zoning and other regulatory procedures, and the preparation of the city's annual capital improvement program budget.

Sec. 24-5.3 Adoption of the Central Oahu Sustainable Communities Plan.

- (a) This article is enacted pursuant to Charter Section 6-1509 and provides a self-contained sustainable communities plan document for Central Oahu. Upon enactment of this article, all proposed developments will be evaluated against how well they fulfill the vision for Central Oahu set forth in the Central Oahu SCP, and how closely they satisfy the Central Oahu SCP policies and guidelines to implement that vision.
- (b) The plan entitled, "Central Oahu Sustainable Communities Plan," attached as Exhibit A, is hereby adopted by reference and made a part of this article.
- (c) Chapter 24, Article 1, entitled "Development Plan Common Provisions," in its entirety is no longer applicable to the Central Oahu SCP area. This article and the Central Oahu SCP, as adopted by reference in this article, supersede any and all common provisions previously applicable to the Central Oahu SCP area.

Sec. 24-5.4 Existing zoning and subdivision ordinances, approvals, and applications.

- (a) All existing subdivisions and zoning approved prior to the effective date of this ordinance, including but not limited to those subject to unilateral agreements, continue to remain in effect following the enactment of this ordinance.



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- (b) Subdivision and zoning ordinances applicable to the Central Oahu SCP area enacted prior to the effective date of this ordinance continue to regulate the use of land within demarcated zones of the Central Oahu SCP area until such time as those subdivision and zoning ordinances may be amended to be consistent with the Central Oahu SCP.
- (c) Notwithstanding adoption of the revised Central Oahu SCP, applications for subdivision actions and land use permits accepted by the department for processing prior to the effective date of this ordinance continue to be subject only to applicable ordinances and rules and regulations in effect at the time the application is accepted for processing.

Sec. 24-5.5 Consistency.

- (a) In the performance of their prescribed powers, duties, and functions, all city agencies shall conform to and implement the policies and provisions of this article and the Central Oahu SCP. Pursuant to Charter Section 6-1511.3, public improvement projects, and subdivision and zoning ordinances must be consistent with the Central Oahu SCP.
- (b) Any questions of interpretation regarding the consistency of a proposed development with the provisions of the Central Oahu SCP and the objectives and policies of the general plan will ultimately be resolved by the council.
- (c) In determining whether a proposed development is consistent with the Central Oahu SCP, the responsible agency shall primarily take into consideration the extent to which the development is consistent with the vision, policies, and guidelines set forth in the Central Oahu SCP.
- (d) Whenever there is a question regarding consistency between existing subdivision or zoning ordinances, including any unilateral agreement, and the Central Oahu SCP, the existing subdivision or zoning ordinances prevail until such time as they may be amended to be consistent with the Central Oahu SCP.

Sec. 24-5.6 Implementation.

Implementation of this article relating to the Central Oahu SCP will be accomplished by the following:

- (a) Initiating zoning and development code amendments to achieve consistency with the policies, principles, and guidelines of the Central Oahu SCP;



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- (b) Guiding development in the special areas of Waipahu and Wahiawa through the special area plans for each area;
- (c) Guiding public investment in infrastructure through functional plans that support the vision of the Central Oahu SCP;
- (d) Recommending approval, approval with modifications, or denial of developments seeking zoning and other development approvals based on how well the developments support the vision of the Central Oahu SCP;
- (e) Incorporating Central Oahu SCP priorities through the public infrastructure map and the city's annual budget process;
- (f) Evaluating progress in achieving the vision of the Central Oahu SCP periodically and presenting the results of the evaluation in the biennial report that is required by Charter Section 6-1510.4; and
- (g) Reviewing the vision of the Central Oahu SCP every five years, and, if necessary based on that review, revising the policies, guidelines, and capital improvement program investments set forth therein.

Sec. 24-5.7 Review of development and other applications.

The review of applications for zone changes and other development approvals will be guided by the vision of the Central Oahu SCP. Decisions on all proposed developments must be based on the extent to which the project enabled by the development approval supports the policies and guidelines of the Central Oahu SCP.

The director may review other applications for improvements to land to help the responsible agency determine whether a proposed improvement supports the policies and guidelines of the Central Oahu SCP.



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Sec. 24-5.8 Zone change applications.

- (a) All zone change applications relating to land in the Central Oahu SCP area will be reviewed by the department for consistency with the general plan, the Central Oahu SCP, and any applicable special area plan.
 - (1) The director shall recommend either approval, approval with changes, or denial. The director's written review of the application must become part of the zone change report that will be sent to the planning commission and the city council.
 - (2) A project master plan must be part of an EA or EIS for any project involving 25 acres or more of land. The director shall review the project master plan for its consistency with the Central Oahu SCP.
 - (3) Any development or phase of development already covered by a project master plan that has been fully reviewed under the provisions of this article does not require a new project master plan' provided that the director determines the proposed zone change is generally consistent with the existing project master plan for the affected area.
 - (4) If a final EIS has already been accepted for a development, including one accepted prior to the effective date of this ordinance, then a subsequent project master plan is not required for the development.
- (b) Projects that involve a significant zone change are required to submit an EA to the department prior to an application for a zone change being accepted. Any development or phase of a development that has already been assessed under the National Environmental Policy Act ("NEPA"), HRS Chapter 343 (Hawaii Environmental Policy Act, or "HEPA"), Chapter 25, or the provisions of this article, and for which a FONSI has been filed or a required EIS has been accepted, is not subject to further EA or EIS requirements under this article unless otherwise required by NEPA or HEPA.
- (c) The department shall review the EA, and based on the review of the EA, the director shall determine whether an EIS will be required or whether a FONSI will be issued.
- (d) If an EIS is required, the EIS must be accepted by the director before a zone change application may be initiated.



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- (e) Zone changes must be processed in accordance with this section; Section 5.4 of the Central Oahu SCP; Chapter 2, Article 24, Part A; and Chapter 21.

Sec. 24-5.9 Annual capital improvement program review.

Annually, the director shall work jointly with the director of budget and fiscal services and other city agencies to review all projects in the city's capital improvement program and budget for compliance and consistency with the general plan, the Central Oahu SCP and other development plans, any applicable special area plan provisions, and the appropriate functional plans. The director shall prepare a written report of findings to be submitted to the council in accordance with Charter Section 6-1503.

Sec. 24-5.10 Five-year review.

- (a) The department shall conduct a comprehensive review of the Central Oahu SCP, adopted by reference in Section 24-5.3(b), every five years subsequent to the effective date of this ordinance, and shall report its findings and recommended revisions, if any, to the council.
- (b) The Central Oahu SCP will be evaluated to assess the appropriateness of the plan's regional vision, policies, guidelines, and implementing actions, as well as its consistency with the general plan.
- (c) Nothing in this section should be construed as prohibiting the processing of a revision to the Central Oahu SCP at any time in the event either the director's biennial report or the council recommends consideration of such a revision, pursuant to the Charter.

Sec. 24-5.11 Authority.

Nothing in this article should be construed as an abridgement or delegation of the responsibility of the director, or of the inherent legislative power of the council, to review or revise the Central Oahu SCP pursuant to the Charter and the above procedures.

Sec. 24-5.12 Severability.

If any provision of this article or the application thereof to any person or property or circumstances is held invalid, such invalidity does not affect the validity of the other provisions or applications of this article that can be given effect without the invalid provision or application, and to this end the provisions of this article are declared to be severable.



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE 21-6

BILL 41 (2019), CD2, FD1

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Sec. 24-5.13 Conflicting provisions.

Any provision contained in this article as it pertains to land within the Central Oahu SCP area prevails should there be any conflict with the common provisions or any other provisions under Chapter 24."

SECTION 4. Effective Date of the Central Oahu SCP. The City Clerk is directed to date the Central Oahu SCP attached as Exhibit A to this ordinance with the effective date of this ordinance.

SECTION 5. In Section 3 of this ordinance, the Revisor of Ordinances shall, pursuant to the Revisor of Ordinances' authority under Section 1-16.3(b)(1), replace the phrase "effective date of this ordinance," with the actual effective date.



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE 21-6

BILL 41 (2019), CD2, FD1

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SECTION 6. This ordinance takes effect upon its approval.

INTRODUCED BY:

Ron Menor

DATE OF INTRODUCTION:

July 9, 2019
Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Jacob L. Garner
Deputy Corporation Counsel
JACOB L. GARNER

APPROVED this 30th day of March, 20 21.

Rick Blangiardi

RICK BLANGIARDI, Mayor
City and County of Honolulu

the continuation of a high level of military-related employment in the Hickam-Pearl Harbor, and Wahiawā areas.

It also calls for establishment of a green belt in Central O‘ahu and protection of the natural environment from incompatible development and from pollution.

This update of the **Central O‘ahu Sustainable Communities Plan** reaffirms those roles, and amplifies how they can be accomplished. In support of the **General Plan** policies, the **Central O‘ahu Sustainable Communities Plan**:

- Promotes diversified agriculture on approximately 10,350 acres of prime and unique agricultural lands along Kunia Road, north of Wahiawā, surrounding Mililani, and on the Waipi‘o Peninsula in accordance with the **General Plan** policies to support agricultural diversification in all agricultural areas;
- Provides for the eventual development of over 24,000 new homes in master planned residential developments at Koa Ridge Makai, Waiawa, and Royal Kunia, and in transit-oriented development around rail stations in Waipahū and at Leeward Community College;
- Provides for a variety of housing types from affordable units and starter homes to mid-size multi-family and single family units;
- Provides new employment in existing commercial and industrial areas (including Mililani Technology Park), and in new commercial areas designed to serve their surrounding residential communities;
- Identifies the infrastructure needed to meet the likely residential, commercial, and industrial development through 2035; and
- Helps relieve urban development pressures on rural and urban fringe Sustainable Communities Plan Areas (Wai‘anae, North Shore, Ko‘olau Loa, Ko‘olau Poko, and East Honolulu) so as to preserve the “country” lifestyle of the rural areas and sustain the stable, low density residential character of the urban fringe areas.

generation capacity will be required. No new power plant sites are being considered for Central O‘ahu by HECO at this time.

However, the U.S. Army has announced plans for a 50 megawatt (MW) generating station at Schofield Barracks, to provide power to the HECO grid by 2017. The facility would be “biofuel-capable,” powered by a mix of diesel fuel and biofuels. It would be designed as a “quick-start” plant, able to respond to reductions in power feeding into the grid. While the Army’s objective is to assure adequate power for its facilities in Central O‘ahu, the project would increase the reliability of the entire island grid.

The Hawaii Clean Energy Initiative, a 2008 partnership between the State and the U.S. Department of Energy, set goals for the state to improve energy efficiency by 30 percent and to produce 40 percent of the needed energy from renewable sources by 2030. Renewable energy-related initiatives underway or under consideration for Central O‘ahu include:

- Photovoltaics
 - Sun Edison’s First Wind Solar Group plans to build three solar energy generating facilities totaling 82 MW in the Mililani area and near the Pineapple Overpass above Koa Ridge Makai;
 - SunEdison is proposing two photovoltaic (PV) facilities totaling 115 MW on a portion of the Waiawa project site;
 - Solar Hub, Inc. is proposing a 500-kilowatt PV facility near Kunia Plantation Village;
 - Ho‘ohana Solar is proposing a 20 MW PV facility on a portion of the Royal Kunia II project site; and
 - HECO has installed PV systems on three Central O‘ahu schools as part of its Sun Power for Schools program.
- Biofuels
 - HECO provides funding for biofuels crop research conducted with the University of Hawai‘i. Some of this research includes the evaluation of promising oil crops within test plantings in Central O‘ahu;
 - As noted above, the Army’s proposed 50 MW power plant will be “bio-fuel-capable;” and
 - Phycal LLC has announced plans to build a 40-acre algae farm at Poamoho which will be used to produce biofuel.

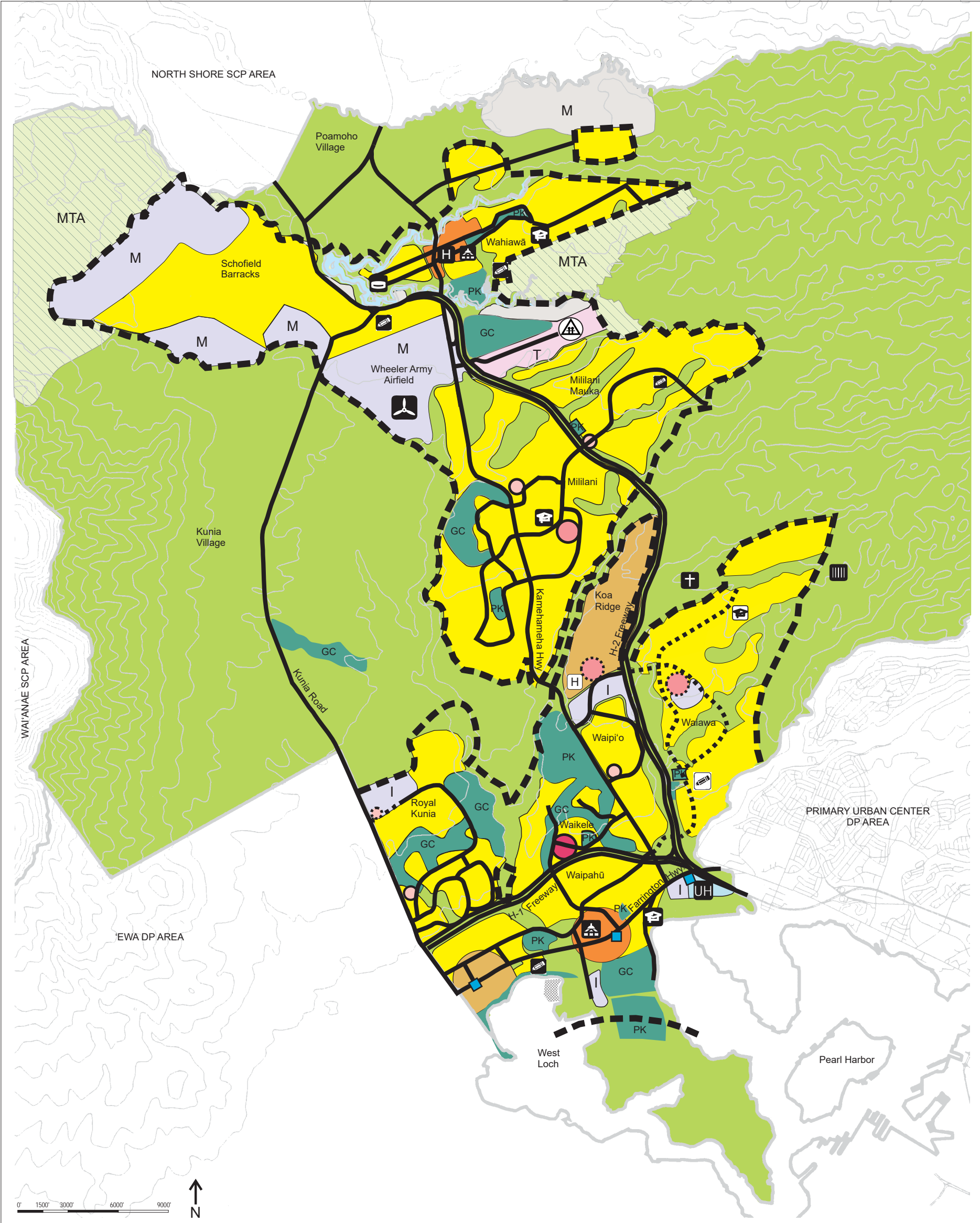
Community Growth Boundary

The Community Growth Boundary (called the Urban Community Boundary in the 2002 CO SCP) defines and contains the intended extent of developed or "built up" areas of urban and urban fringe communities. Its purpose is to provide adequate land to support established or developing communities while protecting lands outside this boundary for agriculture or open space values. Areas within this boundary are generally characterized by extensive tracts of residential, commercial, industrial, or mixed-use development clearly distinguishable from undeveloped or more "natural" portions of a region's environment.

In the **Central O'ahu Sustainable Communities Plan**, the Community Growth Boundary:

- Generally circumscribes the existing communities of Village Park, Waipahū, Waikele, Gentry Waipi'o, Mililani, Mililani Mauka, and Wahiawā, and planned developments of Royal Kunia, Koa Ridge Makai, Waiawa, and Mililani Technology Park;
- Excludes most areas outside of the State Urban District, with the exception of:
 - Areas on military bases in urban uses (residential, office, industrial, and community park/golf course),
 - A former Castle & Cooke agricultural support area between Whitmore Village and Wahiawā planned for future development as a packaging and processing facility and agricultural technology park,
 - Parts of the proposed Waiawa project (1),
 - The Patsy T. Mink Central O'ahu Regional Park,
 - Areas on the Waipi'o Peninsula which are outside the Navy restricted areas arc around the Joint Base Pearl Harbor – Hickam West Loch Annex; and
 - Approximately 32 acres of the Waikele Gulch outside of the 100-year flood plain that are approved for nonconforming industrial uses.
- Includes most areas inside the State Urban District, with the exception of lands on the east side of the Waiawa project which are above the Hydrologic Zone of Contribution for the Navy Shaft.

⁽¹⁾ The Community Growth Boundary includes 191 acres of Castle & Cooke Waiawa lands which were approved for future incremental redistricting to the Urban District upon compliance with four preconditions in the Land Use Commission's Decision and Order in Docket No. AO-775, and Kamehameha Schools Waiawa lands in the Agricultural District but approved for development as part of the Waiawa project.




































CENTRAL O'AHU SUSTAINABLE COMMUNITIES PLAN

Map A-2: Urban Land Use



Department of Planning and Permitting
City and County of Honolulu

		EXISTING	FUTURE		EXISTING	FUTURE
	Residential and Low Density Apartment			Community Commercial Center		Cemetery
	Medium Density Apartment/Commercial Mixed Use			Major Community Commercial Center		
	Regional Town Center			Regional Commercial Center		Correctional Facility
	Technology Park			Highways, Arterials & Major Collector Streets		Wastewater Treatment Plant
	Industrial			Transit Node (Medium Density Res. and Comm.)		U.H. Leeward Comm. College
	Military			Intermediate/Middle School		Airfield
	Parks and Golf Courses			High School		
	Agriculture and Preservation Areas			Civic Center		First Responders Tech Campus
	Military Training Areas (MTA)			Hospital		
	Institutional					
	Community Growth Boundary					
	Wetlands					