

Resolution 21-23 and
Resolution 21-23, Proposed CD1
Testimony

MISC. COM. 573



Email: communications@ulupono.com

HONOLULU CITY COUNCIL REGULAR MEETING
Wednesday, November 10, 2021 — 10:00 a.m.

Ulupono Initiative supports Resolution 21-23 Proposed CD 1, Adopting the 2017 Edition of the General Plan of the City and County of Honolulu (The O'ahu General Plan).

Dear Chair Waters and Members of the Council:

My name is Micah Munekata, and I am the Director of Government Affairs at Ulupono Initiative. We are a Hawai'i-focused impact investment firm that strives to improve the quality of life throughout the islands by helping our communities become more resilient and self-sufficient through locally produced food; renewable energy and clean transportation; and better management of freshwater and waste.

Ulupono supports Resolution 21-23 Proposed CD 1, which adopts the revised O'ahu General Plan. By adopting this plan, the City and County of Honolulu is committing to local agricultural producers, multimodal and accessible transportation, clean and renewable energy generation, responsible use of water resources, and better waste management. With objectives and policies dedicated toward many critical, sustainable efforts across O'ahu, this plan highlights the importance of establishing a resilient foundation for our community's future.

We applaud the City for adopting this general plan and we look forward to working with both the Administration and the Council to implement these important community policies.

Respectfully,

Micah Munekata
Director of Government Affairs

mmunekata@ulupono.com

***Note:** Ulupono Initiative values this measure before the Council today and appreciates the opportunity to testify; however, we are unable to attend in person due to concerns around COVID-19. Thank you for your understanding.

Investing in a Sustainable Hawai'i

999 Bishop Street, Suite 1202 | Honolulu, Hawai'i 96813 ☎ 808.544.8960 📠 808.432.9695 | www.ulupono.com

Aloha Chair Waters and Honorable Members of the City Council,

I am Shar Chun-Lum, from Save Ala Moana Beach Park, and a core member of the Oahu General Plan Hui. In addition to testimony submitted in October by the group, I am writing again to ask for changes to Res. 21-23, CD1.

The CD1 plan is much improved from the original proposed in March 2021 thanks to Council member Elefante and Mary and April on his staff as well as the efforts staff at the Department of Planning and Permitting as well as others Council Members on the Zoning Committee like Ms. Ki'a`aina who have actively commented on or made amendments to the plan.

However, areas where the policies can improve must be addressed. Nearly 20 years have passed since the plan was revised in 2002. Significant changes to our island and the global community make it critical to clearly focus on our finite resources and increasingly endangered ecosystem while addressing the needs of residents for sustainability and quality of life.

The following are areas that need more amendment:

I. Population Objective A

- ~~To plan for anticipated population in a manner that~~ Acknowledge(s) the limits of Oahu natural resources, by setting reasonable limits for in-migration of new residents and tourists to protect(s) the environment and minimize social, cultural and economic disruptions.

I. Population Objective A Policy 2

- Allocate efficiently the money and resources of the City in order to ~~meet~~ prioritize the needs of O'ahu's current and future population.

I. Population Objective A Policy 5

- Recognize the resident population's impact on climate change and support family planning and social equity.

I. Population Objective B

- ~~To establish a pattern of population distribution that will allow the people of O'ahu to live, work and play in harmony~~ all residents to enjoy a good quality of life with equal access to education, recreation, employment and safe and affordable housing.

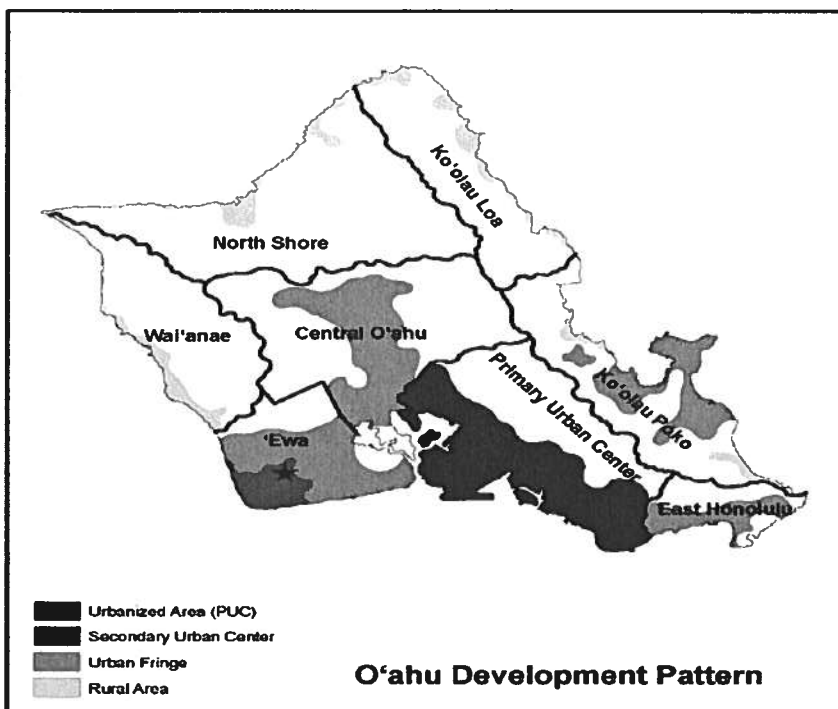
I. Population Objective B, Policy 1

- Facilitate the full development of the primary urban center through low, medium and high ~~high~~ higher-density redevelopment and the provision of adequate infrastructure

I. Population Objective B, please correct the maps

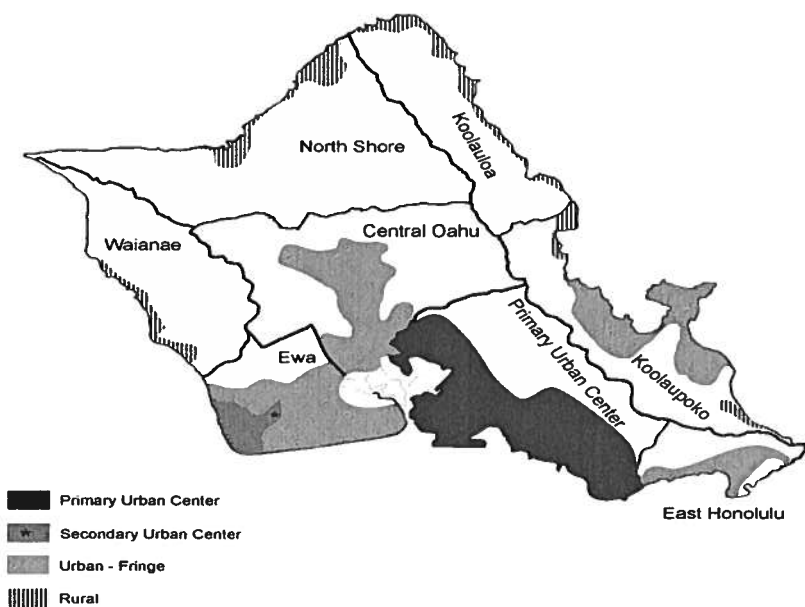
- **CD1 proposed the maps are missing data to explain the differences**

New map in 2017 General Plan Resolution 21-23



**Revised, June 2016 version*

General Plan Development Pattern



Existing map in current General Plan

The map is not user friendly, confusing, hard to read and understand where and what the changes are.

A new map needs to have stronger distinctions i.e. hatched lines, colors etc. between the different areas.

A new map needs an overlay with sufficient detail to identify changes and allow readers to understand the boundary and designation changes.

A new map needs to use horizontal lines to identify rural areas.

A new map needs a legend to explain why rural areas were removed in Koolau Loa and Koolaupoko and what all the white represents.

II. Balanced Economy Objective A Policy 3

- Pursue opportunities to grow and strategically develop non-polluting industries such as "regenerative tourism," healthcare, agriculture, renewable energy, and technology in appropriate locations that contribute to O'ahu's long-term environmental, economic, and social sustainability.

II. Balanced Economy Objective C Policy 8

- Accelerate ~~Encourage~~ sustainable agricultural production while strictly regulating land to coexist on lands with to be used for renewable energy generation. Consider other ways of producing renewable or new energy, including ocean wind farms, more incentives or assistance for homeowners to install solar.

IV. Housing and Communities Objective A, Policy 2

- Streamline approval and permit procedures, in a transparent manner, with priority to local owners of residential single-family homes before investor ~~for~~ housing and other development projects.

IV. Housing and Communities Objective A, Policy 3

- Encourage residential development with attention to climate change that protects existing distinct residential communities and the island way of life with a balance of innovative residential developments that result in lower costs, sustainable use of resources, more efficient use of land and infrastructure, greater convenience and privacy, and a distinct community identity.

IV. Housing and Communities Objective A, Policy 9

- Whenever possible, preserve existing housing that is safe and affordable to low- and moderate-income residents before ~~Encourage the replacement of low- and moderate-income housing in areas which are being~~ redeveloped at higher densities.

IV. Housing and Communities Objective C, Policy 8

- Encourage the military to provide housing for active duty personnel and their families on military bases and in areas turned over to military housing contractors and provide incentives to land owners so that available residential housing be offered to local families first and that rent caps be established to prevent rents based on military housing allowances.

VI. Energy Systems Objective C, Policy 1

- Provide citizens, businesses and visitors with the information they need to fully understand severe climate change, supply chain issues, costs, security, and other issues associated with O'ahu's dependence on imported fossil fuels.

VII. Physical Development and Urban Design Objective A, Policy 4

- Facilitate and encourage ~~compact,~~ low, mid-rise, and higher-density development in urban areas as primary homes for residents designated for such uses.

X. Culture and Recreation Objective D

- Manage public access to natural areas with the protection of those areas ~~To provide a wide range of recreational facilities and services that are readily available to all residents and with regulated visitors use, and to balance access to natural areas with the protection of those areas.~~

Mahalo for your consideration of my suggested amendments. You owe it to your constituents to adopt a workable plan that puts our precious `a`ina and our residents first.

From: CLK Council Info
Sent: Tuesday, November 9, 2021 10:47 PM
Subject: Council Testimony

Written Testimony

Name Andrea Anixt
Phone
Email andreapeatmoss6@gmail.com
Meeting Date 11-10-2021
Council/PH Council
Committee
Agenda Item 21-23
Your position on the matter Oppose
Representing Self
Organization

Written
Testimony

Keep the rural windward/Ko'olauloa /North Shore world class scenic country COUNTRY ! There is economic and real mental/emotional health loss to all Oahu's residents from the imminent urban sprawl development in this fabled 'old Hawai'i' if it is allowed.
The DPP map should not change for any reason. No development is the option that needs to be followed. Food security must be primary in our island State. Banking agricultural land needs to be primary. You know we are so very vulnerable to natural disasters. Water and food are Life. CHOOSE LIFE

Testimony
Attachment

Accept Terms
and Agreement 1

IP: 192.168.200.67

From: Choon James <choonjameshawaii@gmail.com>
Sent: Tuesday, November 9, 2021 11:38 PM
Subject: RESOLUTION 21-23 Preserve the KEEP THE COUNTRY COUNTRY Corridor

CAUTION: Email received from an EXTERNAL sender. Please confirm the content is safe prior to opening attachments or links.

Aloha Chair Waters and City Council members,

I was unable to submit testimony through the City Website. Here is my testimony.

There are a lot of important issues today. For brevity, I would like to highlight a particular issue in Resolution 21-23 to adopt the Oahu General Plan.

Please note that DPP's Revised Map (Page 21) is flawed and violates the existing Ko'olau Loa Sustainable Communities Plan and the North Shore Sustainable Communities Plan.

In a nutshell, many from all walks of life and legislators from all levels have recognized and worked hard to protect the Ko'olau Loa and North Shore regions for many reasons.

The DPP's Revised Map does not reflect the direction that the majority of the public wants to see. There is no new land footprint or upzoning. In fact, there have been many recent conservation actions like the 100 acre James Campbell Federal Wildlife and the Kawela Bay to Kahuku Point coastline preservation. We don't know of any one who wishes to see the entire Oahu turned into a parking lot.

Please REJECT DPP's new gaps along the KEEP THE COUNTRY COUNTRY Corridor.

We are very willing to work with the DPP's graphic person to fine-tune its Revised Map on page 21.

Enclosed is a very brief power point which we just completed for some basic reasons to preserve and protect the existing KEEP THE COUNTRY COUNTRY Corridor.

Thank you.

Choon James
ChoonJamesHawaii@gmail.com

KEEP THE COUNTRY COUNTRY

Preserve the RURAL CORRIDOR!

from Kahalu'u to Ka'ena Point.

Honolulu City Council - Resolution 21-023

Proposed Revised Oahu General Plan (2017/2021)

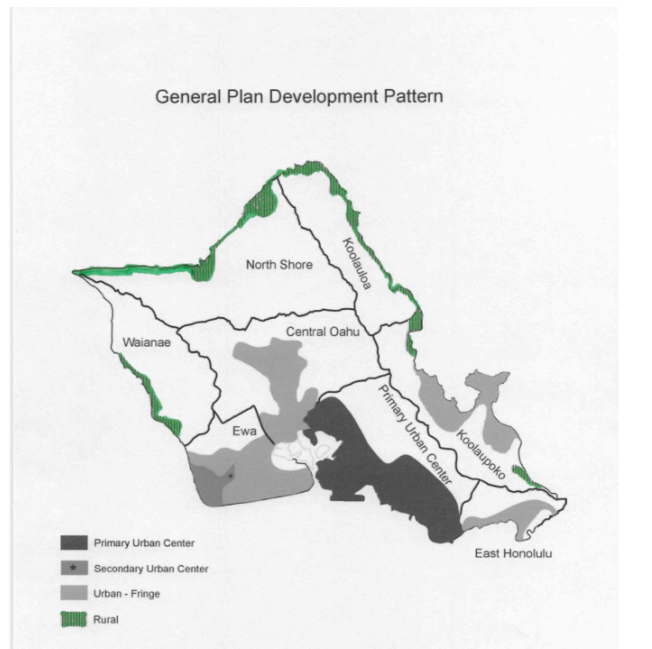
Preserve the **Keep the Country Country** Corridor!

The existing **Keep the Country Country** Corridor must remain intact.

We cannot turn Oahu into a big parking lot.

Former Governor George Ariyoshi wisely cautions that if we drift from project to project, we will incrementally lose what we hold dear about Hawaii.

Keep the Country Country is part of Oahu's tourism golden goose, Hawaii's sense of place, beauty & charm, open space, watersheds, farms, food sustainability, and so on.

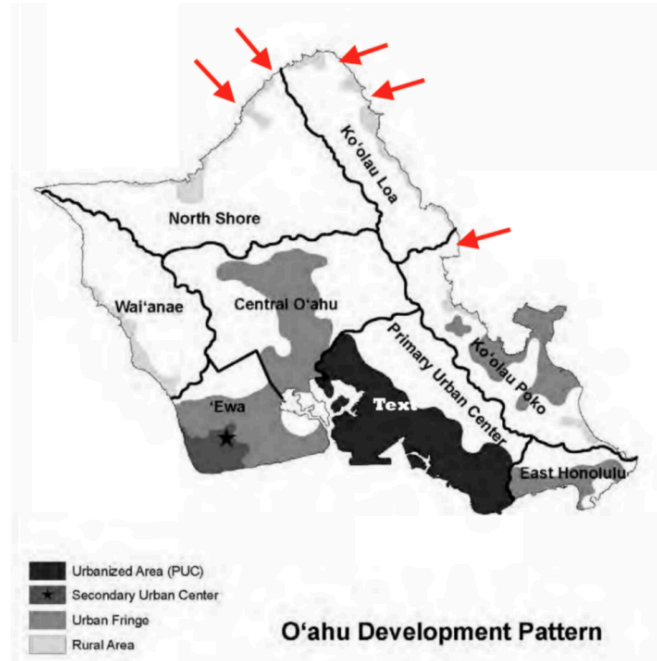


Preserve the **Keep the Country Country** Corridor

This DPP Department of Planning and Permitting's submitted Revised Map (2017 & 2021) will break up the **Keep The Country Country** Rural Corridor.

This DPP action contradicts Oahu politicians' promise that they must build the Honolulu Rail to "contain urban sprawl to **Keep the Country Country**."

There is no expansion of zoning footprint in these areas. In fact, there are more conservation areas like the 100-acre Federal Wildlife Reserves, Kawela Bay and agricultural conservation easements.



Keep The Country Country

“ You don't know what you're missing till it's gone.”



Keep the Country Country

**Oahu residents and visitors value
the scenic open and recreational spaces**



Keep the Country Country

Don't turn the entire Oahu into a parking lot



Keep the Country Country

Don't turn the entire Oahu into a parking lot



Keep the Country Country

The only "Kamehameha Highway" that connects the coastal communities is only a 100-year-old 2-lane road



Keep the Country Country

This coastal region does not have the infrastructure to have more massive developments.



Keep the Country Country

Widening the "highway" will cost billions of dollars. Eminent domain will displace kama'aina homes and businesses.



Keep the Country Country

The General Plan must provide an over-arching and cohesive guidance for Oahu's long-term Sustainability, Happiness, and Prosperity for its residents and future generations.



From: CLK Council Info
Sent: Wednesday, November 10, 2021 8:05 AM
Subject: Zoning and Planning Testimony

Written Testimony

| | |
|-----------------------------|--|
| Name | Tonya Reid |
| Phone | |
| Email | alohatonya@yahoo.com |
| Meeting Date | 11-10-2021 |
| Council/PH Committee | Zoning and Planning |
| Agenda Item | Preserve north shore General plan! Res 21-23 |
| Your position on the matter | Oppose |
| Representing Organization | Self |
| Written Testimony | Preserve the North Shore general plan! STOP always trying to change the most scenic part of the island out of money greed! Stop! |
| Testimony Attachment | |
| Accept Terms and Agreement | 1 |

IP: 192.168.200.67

From: CLK Council Info
Sent: Wednesday, November 10, 2021 8:32 AM
Subject: Council Testimony

Written Testimony

| | |
|-----------------------------|------------------|
| Name | Cathy Kimball |
| Phone | |
| Email | samkid4@msn.com |
| Meeting Date | 11-10-2021 |
| Council/PH Committee | Council |
| Agenda Item | Resolution 21-23 |
| Your position on the matter | Oppose |
| Representing | Self |
| Organization | |

| | |
|-------------------|--|
| Written Testimony | "Preserve the existing Oahu General Plan Map. Do not approve DPP's gaps on the KEEP THE COUNTRY COUNTRY Corridor. |
|-------------------|--|

| | |
|-------------------------------|---|
| Testimony Attachment | |
| Accept Terms and Agreement | 1 |

IP: 192.168.200.67

From: CLK Council Info
Sent: Wednesday, November 10, 2021 9:15 AM
Subject: Council Testimony

Written Testimony

| | |
|-------------------------------|---|
| Name | BIANCA ISAKI |
| Phone | |
| Email | BIANCA@KAHEA.ORG |
| Meeting Date | 11-10-2021 |
| Council/PH Committee | Council |
| Agenda Item | Res. 21-23, CD1 |
| Your position on the matter | Oppose |
| Representing | Self |
| Organization | |
| Written Testimony | Preserve the existing Oahu General Plan Map. Do not approve DPP's gaps on the KEEP THE COUNTRY COUNTRY Corrido |
| Testimony Attachment | |
| Accept Terms and Agreement | 1 |

IP: 192.168.200.67



November 10, 2021

Council Chair Waters and Council members

Resolution 21-23 CD1 O`ahu General Plan

Hawaii's Thousand Friends appreciates the changes to the proposed 2017 O`ahu General Plan by Zoning and Planning Chair Elefante and committee members but want to stress the need for further changes as shown below.

I. Population/Carrying Capacity Objective A

- We recommend amending CD1 by adding Carrying Capacity to the title of Section 1. Population/Carrying Capacity.
- We recommend amending CD1 by retaining Objective A the existing wording *To control growth of Oahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions.*
 - This policy has been a foundational component of the General Plan for over forty years. It wisely recognizes that living on an island has limits.
 - Abandoning this objective means that we have given up on controlling growth in order to protect our natural and cultural resources and provide a better quality of life for local residents.

I. Population Objective A Policy 2

- We recommend amending CD1 replacing proposed wording with Limit the number of tourists allowed on the island based on carrying capacity and impacts on residents, infrastructure, and natural resources.
 - This statement is in keeping with HTAs regenerative tourism and recognizes the need to study and act on impacts to our islands finite natural environment, infrastructure and residents quality of life from untold and uncontrolled numbers of tourists.

I. Population/Carrying Capacity Objective A Policy 5

- We recommend amending CD1 by deleting ~~Support family planning and social equity~~ and inserting Recognize impacts on residents from climate change and plan for climate change effects on current and future developments and infrastructure.

I. Population Objective A Policy 6

- We recommend amending CD1 by keeping the current policy Publicize the desire of the City to limit population growth.

- This policy has been in the General Plan since 2002 and clearly recognizes that there are limits to growth on our island.

I. Population/Carrying Capacity Objective B

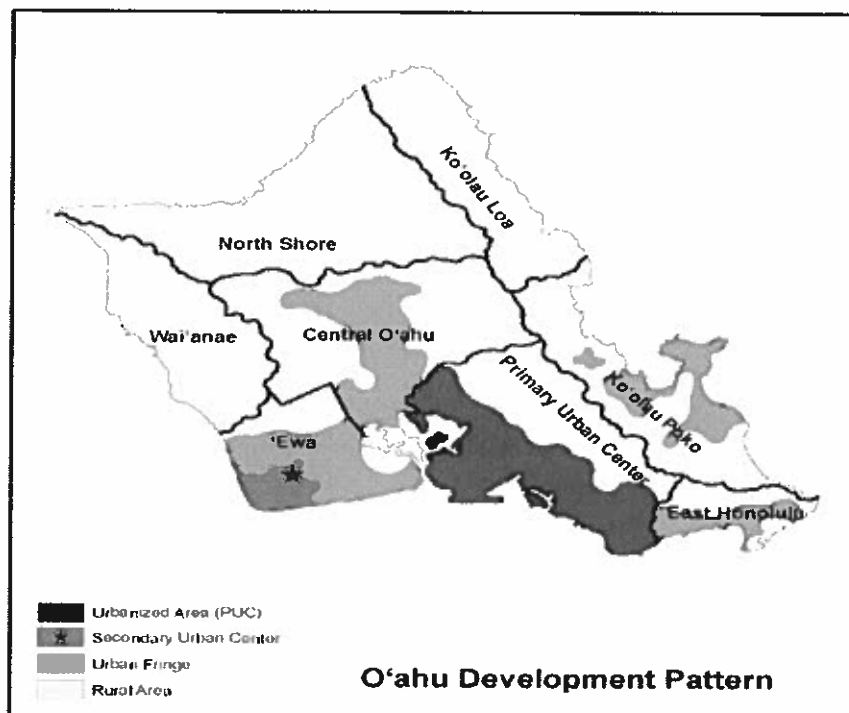
- We recommend amending CD1 to read *To establish a pattern of population distribution that will allow all residents to enjoy a good quality of life.*
 - The proposed wording *live, work and play in harmony* is meaningless and open to interpretation. Quality of life recognizes the degree to which residents are healthy, comfortable, and have a joyful and meaningful life.

1. Population/Carrying Capacity Objective B, Policy 1

- We recommend amending CD1 by keeping the existing wording Allocate efficiently the money and resources of the City in order to meet the needs of O'ahu's anticipated future population.
 - This wording pro-actively recognizes that funding and other resources will be needed island wide.

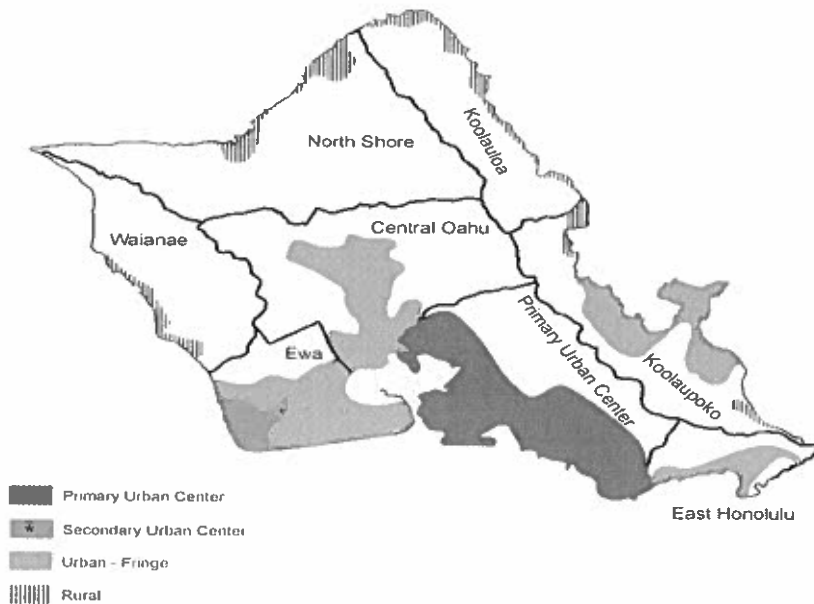
The map that has been in the General Plan and the same since at least 2003 has been changed without explanation.

New map in 2017 General Plan and proposed Resolution 21-23 CD1



*Revised, June 2016 version

General Plan Development Pattern



Map in current General Plan

1. There is no explanation as to why the boundaries were changed in all areas of the island in the proposed map in Resolution 21-23 CD1.
2. The proposed map is not user friendly and locations are hard to identify.
3. The proposed map needs to be changed to have more distinct markings such as darker hatch lines, colors etc. so that areas are more distinguishable from each other.
4. The proposed map needs to be changed to include a legend explaining the changes, why the changes were made and what the white areas represent.

II. Balance Economy Objective C Policy 7

- We recommend amending CD1 by adding the underlined words: Encourage landowners, in every district, to actively use agriculturally designated and zoned lands for agricultural and farming and ranching purposes.
 - This wording is in keeping with the LUO and state law that land state designated and zoned as agriculture must be used for agricultural purposes unless explicitly allowed.

III. Natural Environment and Resource Stewardship Objective A Policy 4

- We recommend amending CD1 by adding the underlined words: Increase tree canopy and ensure their integration into new developments, and protect existing trees on public and private lands and require widespread native tree planting, installation of pollinator gardens and sustainable landscaping in all communities.

IV. Housing and Communities Objective A, Policy 2

- We recommend amending CD1 by adding the underlined words: Increase automation, transparency, and efficiency in permit approval procedures for housing for local owners of residential single-family homes and other development projects.

- DPP has stated that the General Plan is not regulatory but the proposed wording *Streamline approval and permit procedures, in a transparent manner, for housing and other development projects* dictates that an action be done.
- This is a backdoor way of changing the permit and approval process without public involvement and regardless of zoning, Development and Sustainable Communities Plans and Special District plans.

IV. Housing and Communities Objective A, Policy 3

- We recommend amending CD1 to include the underlined wording: Encourage residential development that protects existing distinct residential communities and the island way of life with a balance of innovative residential developments with attention to climate change [which] that result in lower costs, [the] sustainable use of resources, [the] more efficient use of land and infrastructure, greater convenience and privacy, and a distinct community identity.

IV. Housing and Communities Objective A, Policy 9

- We recommend amending CD1 with this wording: Whenever possible, preserve existing housing that is affordable to low- and moderate-income residents.
 - It is imperative that we protect and maintain all affordable housing on our island. This is especially critical in this hot speculative housing market.

IV. Housing and Communities Objective C, Policy 8

- We recommend amending CD1 with the underlined wording: Encourage the military to provide housing for active duty personnel and their families on military bases and in areas turned over to military housing contractors and provide incentives to land owners so that available residential housing be offered to local families first and that rent caps be established to prevent rents based on military housing allowances.
 - As military numbers increase on our island and Cost Of Living Allowance (COLA) increases it is critical that housing be provided on base or other federally owned land.
 - This is needed to prevent military personnel from taking our limited housing inventory and out bidding local residents for rental and purchase properties.

VII. Physical Development and Urban Design Objective A, Policy 4

- We recommend amending CD1 by inserting the following changes: Facilitate and encourage ~~compact~~ low and mid-rise ~~higher-density~~ development in urban areas as primary homes for residents designated for such uses.
 - This statement recognizes that there is a need for all types of housing on our island.

VII. Physical Development and Urban Design, Objective A, Policy 5

We recommend amending CD1 by deleting ~~mixed-use~~. Encourage the establishment of ~~mixed-use~~ town centers that are compatible with the physical and social character of their community.

- The creation of town centers are important to communities but including housing may not be compatible with existing zoning or Development and Sustainable Communities Plans.

VII. Physical Development and Urban Design, Objective A, Policy 14 We recommend amending CD1

- We recommend amending CD1 to incorporate this new Policy into the General Plan: Evaluate infrastructure and natural environment carrying capacity when considering any new development.

VII. Physical Development and Urban Design, Object B, Policy 4

- We recommend amending CD1 to incorporate this new Policy into the General Plan: Identify and recognize vulnerable coastal and inland areas susceptible to sea level rise.

XI. Government Operations and Fiscal Management Objective A

- We recommend amending CD1 by incorporating this new wording into the General Plan: All city powers shall be used to service and advance the general welfare, safety and aspirations of its inhabitants in an efficient, effective, ethical and professional manner and in a sustainable manner that promotes stewardship of natural resources for present and future generations.
 - This policy incorporates wording from the Honolulu City Charter.

In order to have an efficient planning system we need a General Plan that guides land use on our island.

Mahalo for considering our proposed amendments.

From: CLK Council Info
Sent: Wednesday, November 10, 2021 10:40 AM
Subject: Council Testimony

Written Testimony

| | |
|-----------------------------|--|
| Name | Terry Pualoa |
| Phone | |
| Email | tpualoa@gmail.com |
| Meeting Date | 11-10-2021 |
| Council/PH Committee | Council |
| Agenda Item | 21-23 |
| Your position on the matter | Oppose |
| Representing | Self |
| Organization | |
| Written Testimony | Stop covering every thing with cement... |
| Testimony Attachment | |
| Accept Terms and Agreement | 1 |

IP: 192.168.200.67