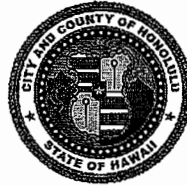


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

November 15, 2021

The Honorable Brandon Elefante, Chair
and Members
Committee on Zoning and Planning
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Elefante and Committee Members:

**SUBJECT: Resolution 21-23 Revised General Plan
Conceptual Map of Oahu Development Pattern**

This is in regards to Vice Chair Kia'āina's inquiry from the meeting between the Department of Planning and Permitting (DPP) and her office, on November 4, 2021, regarding the modifications to the proposed General Plan's (GP) conceptual map of Oahu's Development Pattern from the adopted 2002 version. It is important to emphasize that the map is conceptual in nature and is meant to convey the City's growth management policies. Its purpose is to illustrate the pattern of development described in the GP Population chapter, Objective B, Policies 1, 2, and 3, and respective Table 1: Distribution of Residential Population.

The conceptual map has been modified with each revision of the GP, which includes the 1977, 1992, and 2002 versions. During this time, the conceptual maps have changed from a generalized illustration to a more defined representation of community development areas.

In the most recent proposed version of the GP (2017), the map of Overall Development Pattern on Oahu incorporates approximate boundaries of Oahu's developed areas and areas approved for future development. These areas generally follow the Development Plan and Sustainable Community Plan's (SCP) Urban Community Boundaries and Community Growth Boundaries (CGB), respectively. As a result, portions of "Rural Areas" have been removed from the Koolau Loa and the Koolau Poko regions. To clarify, the removal of these illustrated Rural Areas does not symbolize any potential expansion of development, but on the contrary emphasizing non-development areas such as preservation and agriculture.

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In addition, other changes were made to the 2002 GP map, as identified in the 2017 GP Appendix Technical Report and presented in the Community Briefing 3, on March 7, 2017. Some of the changes identified are listed below:

1. In the Koolau Loa region, a portion of Rural Area was removed between Turtle Bay Resort and Kahuku that is not within the CGB and that includes the James Campbell National Wildlife Refuge. This area is designated as Preservation in the SCP Land Use Map.
2. In the Koolau Poko region, a portion of Rural Area was removed from the northern end of the region that is not within the CGB, and a small area in Waikane that is within the CGB also does not appear on the GP map due to its small size. The portion of Rural Area removed is designated as Agriculture and Parks on the SCP Land Use Map, except for the small area in Waikane that is shown as Low Density Residential on the SCP Land Use Map.

We would like to reiterate that this map is conceptual in nature and meant to be a visual aid, it is by no means a parcel-specific map or one that is used for regulatory purposes. Land uses continue to be regulated by a property's zoning under the Revised Ordinances of Honolulu, Chapter 21 (Land Use Ordinance), and if within the State Agricultural District, by Hawaii Revised Statutes, Chapter 205 (Land Use Commission).

In consideration of the public testimony received, the DPP has worked with City Council staff to modify the map to enhance its clarity for the public and to emphasize the conceptual nature of the map. Some of the revisions include changes to the title, addition of a category to identify non-designated areas (which will represent non-development type designations such as preservation and agriculture), changes to area symbols to include a combination of gray shades and patterns to improve readability, and adding an appropriate description of the map's purpose.

The Honorable Brandon Elefante, Chair
and Members

November 15, 2021

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Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

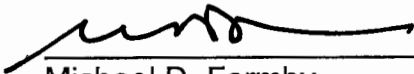


Dean Uchida
Director

Attachments

cc: Councilmember Esther Kia'āina

APPROVED:



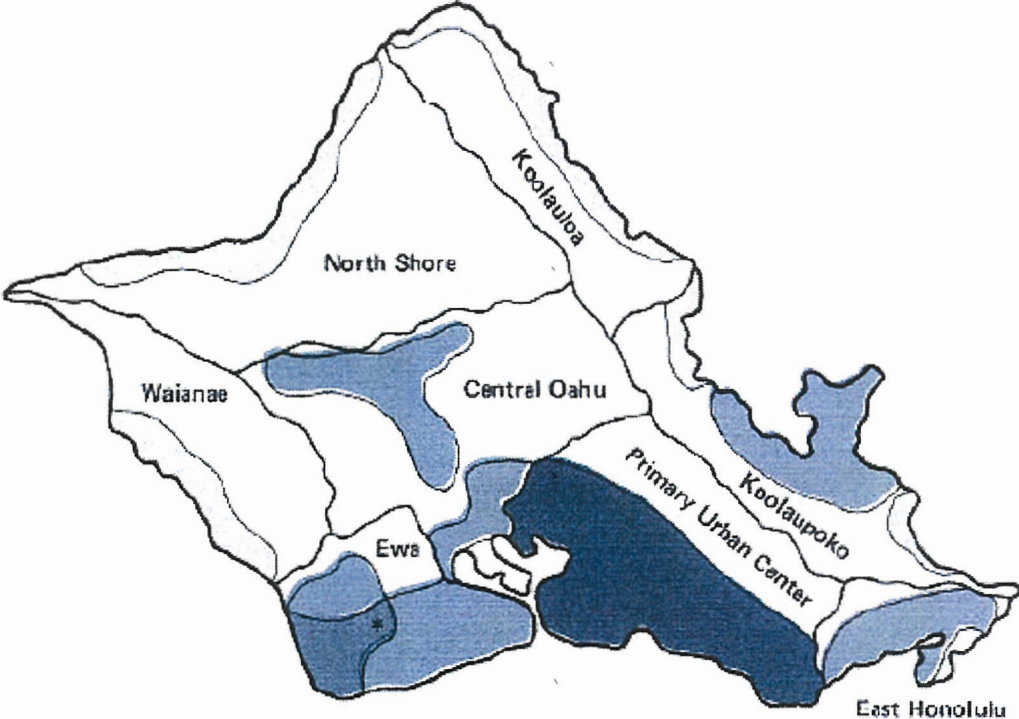
Michael D. Formby
Managing Director





1977 General Plan – Population Area Map



1992 General Plan – Year 2010 Urbanized Areas

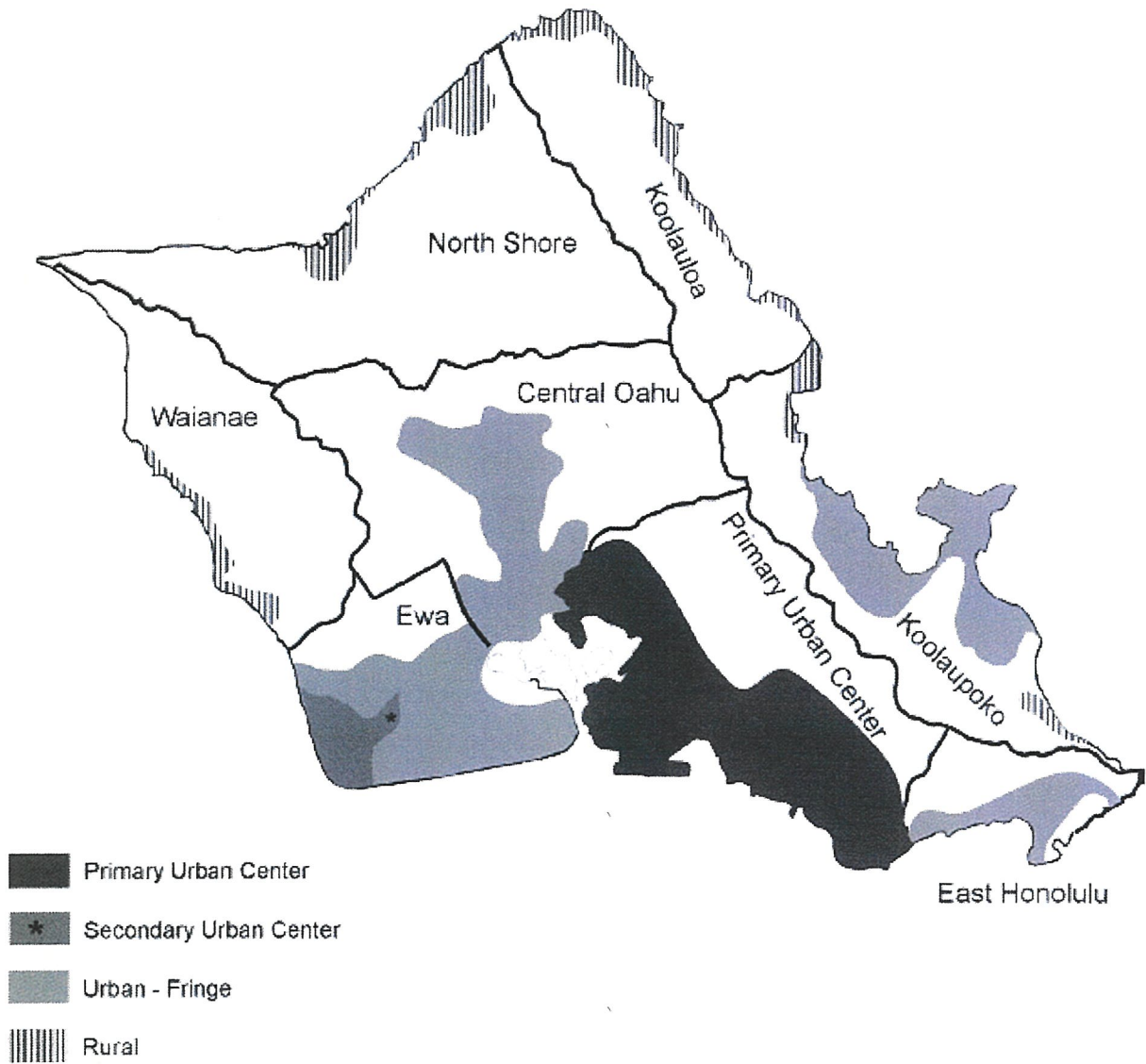
Year 2010 Urbanized Areas



-  Primary Urban Center
-  Secondary Urban Center
-  Urban-Fringe
-  Rural

2002 General Plan – General Plan Development Pattern

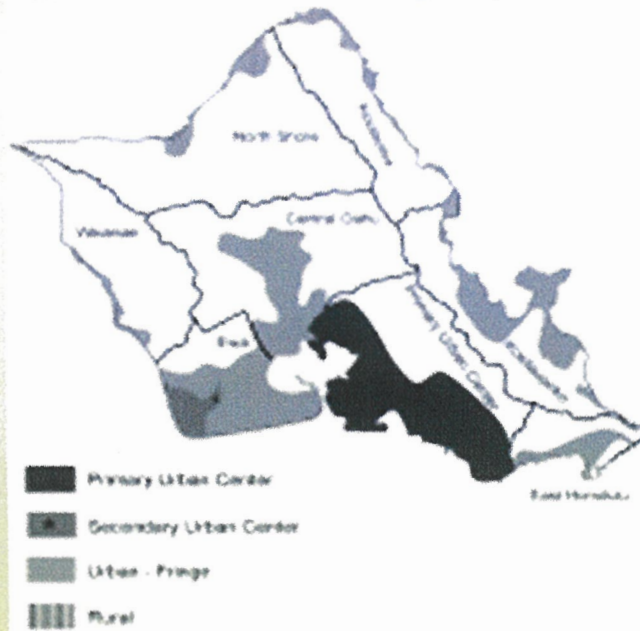
General Plan Development Pattern



REVISED CONCEPTUAL MAP OF O'AHU'S DEVELOPMENT PATTERN

Proposed map revisions incorporate the current boundaries of O'ahu's developed areas and areas approved for future development.

CURRENT GENERAL PLAN (2002) EDITION



SECOND PUBLIC REVIEW DRAFT

