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NORTH SHORE
Sustainable Communities Plan

North Shore
Sustainable Communities Plan

September 2025
Public Review Draft

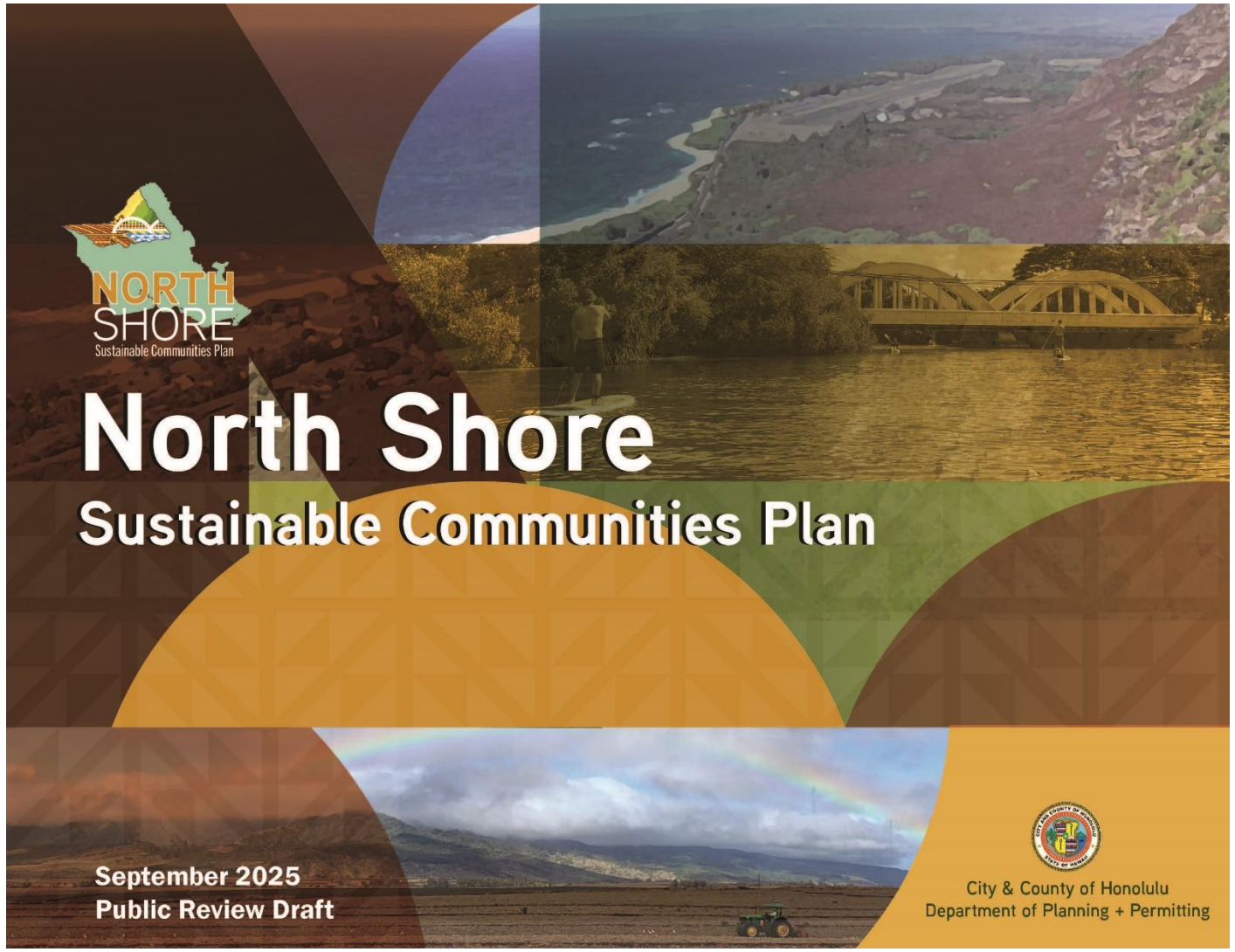
Submitted by the Department of Planning and Permitting on Informational Briefing No. 1
Committee on Energy, Environment & Sustainability | September 25, 2025

Energy, Environment and Sustainability Committee

City & County of Honolulu
Department of Planning + Permitting

DEPT. COM. 710 EES

Public Review Draft (PRD)



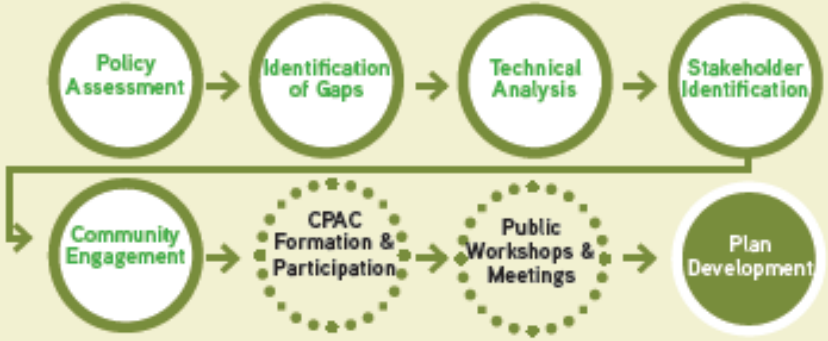
Available at: www.northshorescp.com

NORTH SHORE
Sustainable Communities Plan

THE PLAN UPDATE PROCESS:

The plan development started with an assessment of current NSSCP policies and regulatory initiatives that impact life on the North Shore. The assessments identified policy gaps that could be addressed and laid the groundwork for community input.

Community Engagement occurred throughout the plan development and helped to inform the development of the policies that underpin the Plan. To facilitate community participation, the City hosted a number of community workshops and other meetings, and regularly updated an interactive project website to notify the community of upcoming activities and events. The outreach process for this Plan Update took place during the COVID-19 pandemic and therefore much of the engagement took place virtually.



COMMUNITY INPUT:

10 Policy development workshops

A Citizens Planning Advisory Committee (CPAC) was formed to represent diverse stakeholders from across the North Shore. The CPAC attended a series of ten (10) policy development workshops that supported the development of policies in the plan.

2 Community Meetings

24+ Stakeholder and Agency Interviews

1 Virtual Workshop

inform the development of the Vision Statement for the NSSCP.



1,200+ Survey Responses

forming statistically valid direction-setting early on in outreach process

- The plan was introduced and presented for review at the North Shore and Ko'olauloa Neighborhood Boards.
- Feedback received during the comment period for the Public Review Draft led to changes to the proposed plan, as transmitted to the Honolulu Planning Commission.

Timeline from Public Review Draft (PRD) to Adoption

Sept 15, 2025	• Distribution of Public Review Draft (PRD) and start of a 60-day public comment period
Sept 23	• North Shore NB meeting announcement of PRD and community meeting
Sept 30	• Community Workshop 6:00-8:00 PM Waialua Elementary School
Oct	• Pop-Up event TBD
Nov 14	• 60-day comment period ends
Nov – Jan 2026	• DPP addresses comments to the PRD
Jan - Feb	• Tentative date for presentation to the North Shore NB on the revisions
Mar - Apr	• Transmit proposed Draft Final with comment matrix to the Planning Commission
May - June	• Planning Commission transmits DPP's recommendation, and their FOF and recommendation to City Council
July +	• Council introduces bill to adopt the revised North Shore SCP

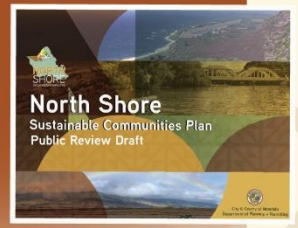
NORTH SHORE
SUSTAINABLE COMMUNITIES PLAN

The City and County of Honolulu, Department of Planning and Permitting (DPP) is undertaking a revision to the North Shore Sustainable Communities Paln (NSSCP), which was last adopted in 2011. The NSSCP is the City's long-range planning document that guides land use development and infrastructure investments over time. The NSSCP sets forth a comprehensive vision for the North Shore to 2045 and beyond. It includes goals, policies, and priority actions informed by community input and analysis of issues and conditions specific to the North Shore.

Community Meeting #3

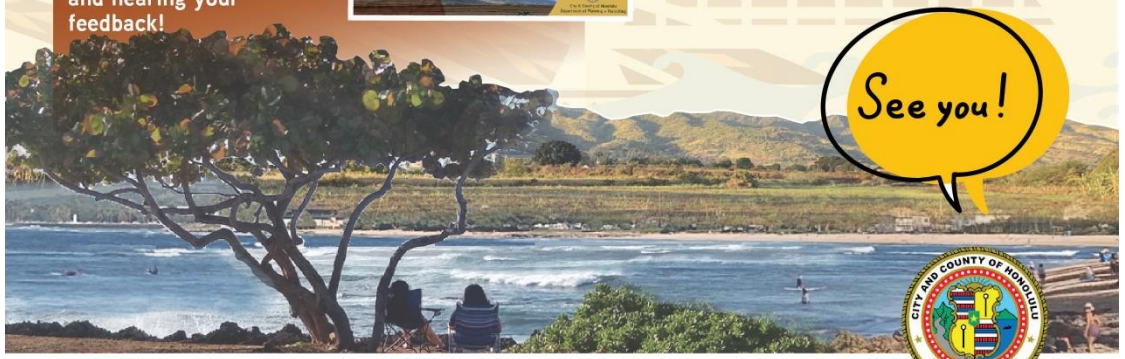
DATE: Tuesday, September 30, 2025
TIME: 6:00 PM - 8:00 PM
LOCATION: Waialua Elementary School, Cafeteria

Join the DPP and project team to learn more about the Public Review Draft of the North Shore Sustainable Community Plan. We look forward to sharing it with you and hearing your feedback!



CAN'T MAKE IT? LEARN MORE AND SHARE YOUR MANA'O ONLINE VIA THE PUBLIC REVIEW DRAFT FROM SEPTEMBER 15 - NOVEMBER 14 AT:

https://www.northshorescp.com/



If you need an ASL interpreter, materials in an alternate format, or other auxiliary aid support, or an interpreter for a language other than English, please contact (808) 768-8046 at least seven calendar days before the event.

What are some of the key issues facing the community?



Climate Change and its associated impacts including sea level rise (SLR), coastal erosion, storms, flooding, and wildfires are increasing in frequency and intensity, with parts of the North Shore experiencing severe impacts to beaches and oceanfront properties.



Tourism has increased over time, and over-tourism has become a threat to the North Shore's rural character and quality of life. Many residents feel the North Shore is being "loved to death," feeling the strain of increasing usage on their neighborhood's housing supply, community support networks, infrastructure, roads, and treasured beaches, parks, natural areas, and gathering places.



Promote Diversified Agriculture – Preserve Agricultural Lands by preventing the encroachment of residential development onto agricultural lands, which runs counter to the community's desire to prevent urban sprawl, promote agriculture and food production, and preserve open spaces.

Vision | Guiding Principles | Goals | Policies | Actions

What does success look like in the coming decades?

Scenic open spaces and natural resources are protected and maintained

Water resources and ecosystems from mauka to makai are protected and responsibly managed

There is a "residents first" approach to tourism

Agriculture is a thriving and diverse local industry

Coastal waters, beaches, and parks are well-managed and linked by a network of bikeways and multi-use paths

Mountain areas have well-managed watersheds with healthy forests

Residents have a strong sense of connection with their community and surrounding environment

Clean and safe drinking water continues to be provided to North Shore residents

The character and walkability of Hale'iwa has been enhanced

What are some "big ideas" that require bold policy action for the North Shore in the realization of its vision?

Proactive Approach to Climate Change

- Proactively plan for the challenges of climate change.
- Re-envision what coastal areas and floodplains could look like with a change in development patterns.
- Engage the community in identifying near and long term adaptation pathways.

What are the "Big Ideas?"

Residents First Approach to Managing Tourism

- Manage tourism impacts on the community, infrastructure, and natural and cultural resources.
- Manage volume and impacts of tourists at heavily visited locations.
- Promote regenerative tourism that aligns with the community's values and rural character.

What are the "Big Ideas?"

Resilient Infrastructure

- Develop resilient infrastructure to adapt to a changing climate.
- Appropriately site solar and other renewable energy generators.
- Implement green infrastructure and other nature-based solutions to mitigate impacts of development.

What are the "Big Ideas?"

Regional Transportation Shift

- Expand alternative transportation routes such as the coastal path for pedestrians and bicyclists.
- Realign Kamehameha Highway mauka to increase resilience to SLR.
- Develop a shuttle system to move tourists along the North Shore and reduce traffic along key community arterials such as Kamehameha Highway.

What are the "Big Ideas?"

Vibrant Country Towns

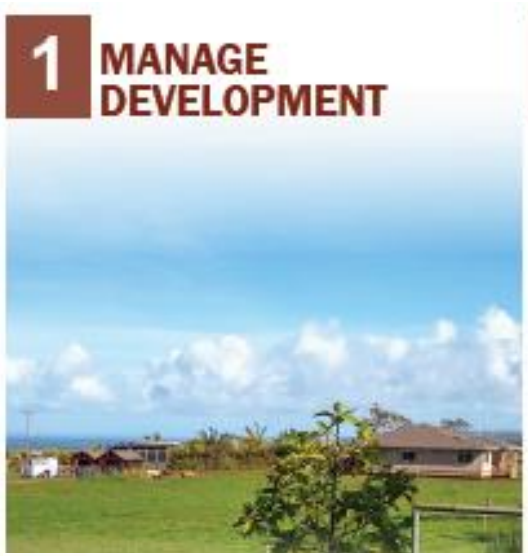
- Maintain Hale‘iwa and Waialua as main commercial districts on the North Shore.
- Ensure there is a compatible mix of commercial, civic, residential, and light industrial uses to preserve historic small town character.
- Update the existing Hale‘iwa and Waialua Town Master Plans.

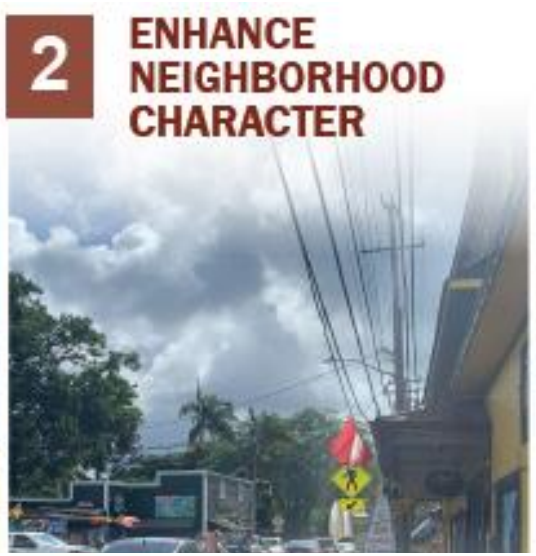
What are the "Big Ideas?"

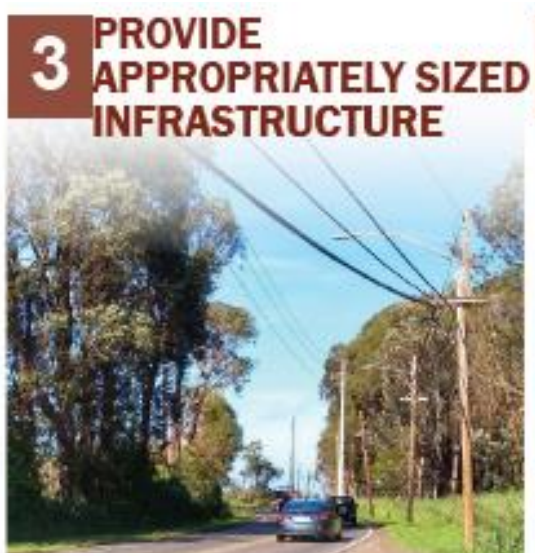
Economic Diversification

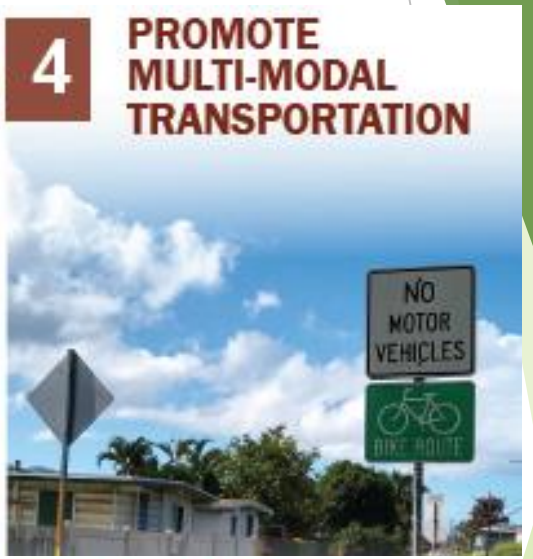
- Encourage a diverse economy that aligns with the rural character of the North Shore.
- Expand services and infrastructure to support entrepreneurs and remote work.
- Support the maintenance and growth of Kawaihāpai Airfield as a hub for local aviation businesses.

Vision | **Guiding Principles** | Goals | Policies | Actions

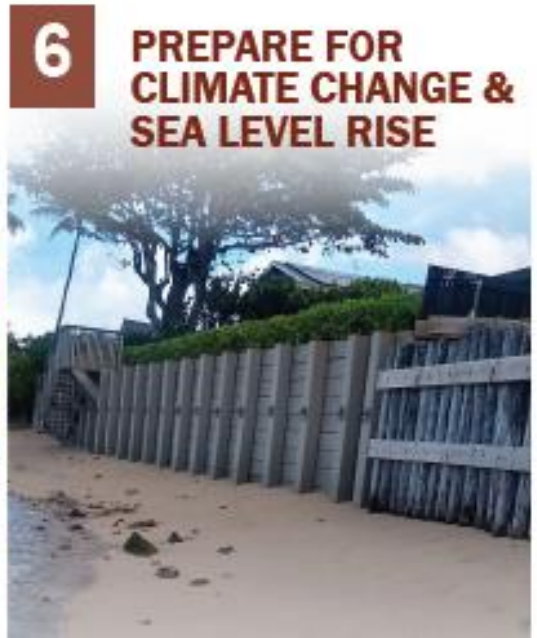


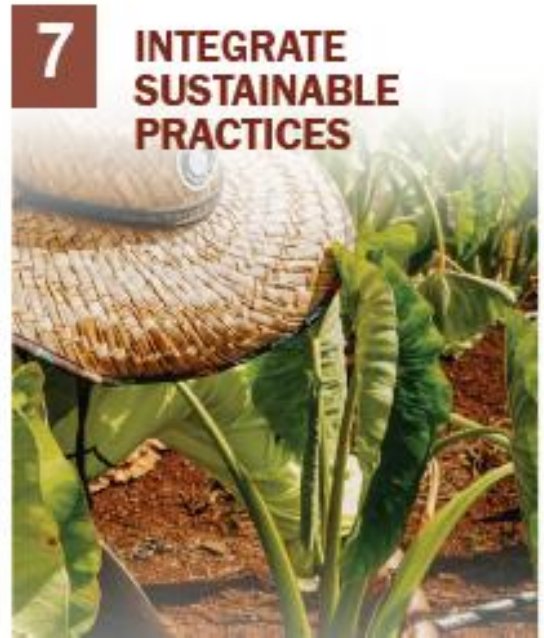


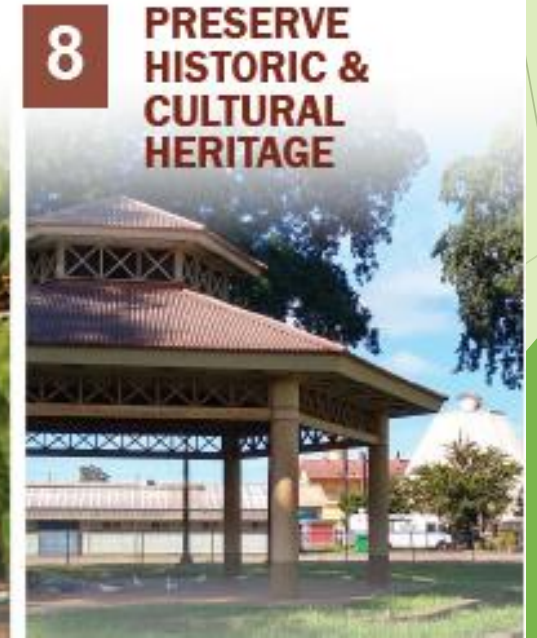




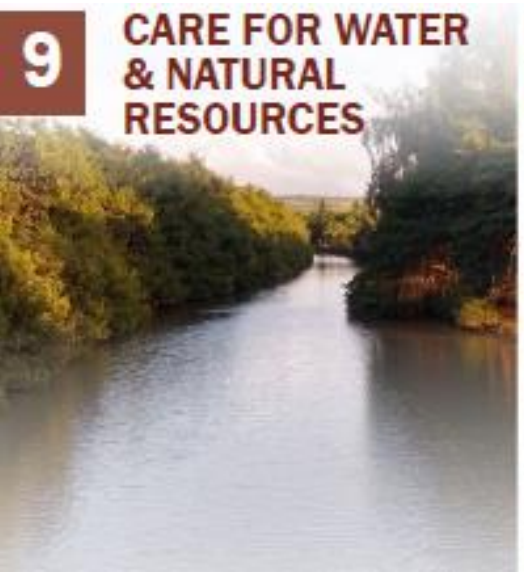


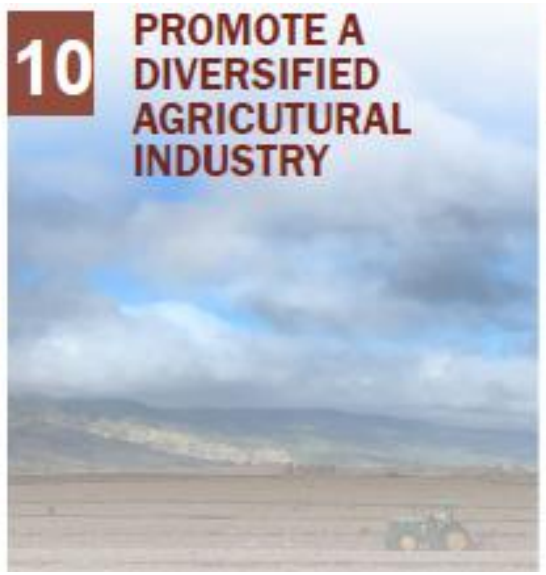




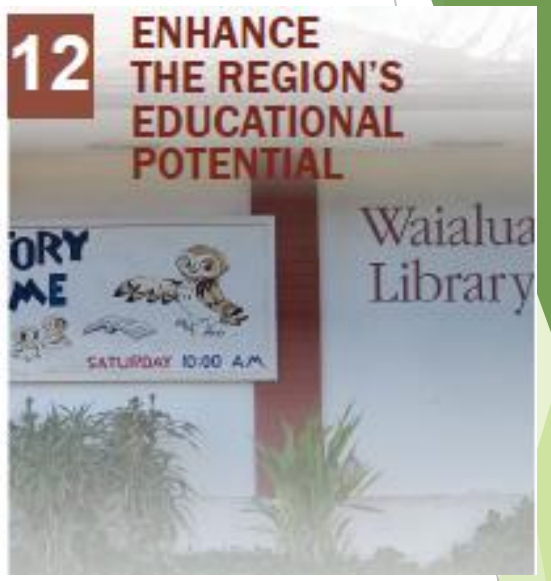


Vision | **Guiding Principles** | Goals | Policies | Actions












2
Residential
Preserve North Shore's character while meeting housing needs and aligning with growth plans.
3
Country Towns and Commercial Areas
Align commercial and industrial areas with the North Shore's rural character, support local businesses, and protect cultural features.
4
Agriculture
Promote sustainable agriculture, protect agricultural lands, and minimize impacts on the community and environment.
1
Open Space and Natural Environment
Protect nature, improve water quality, and enhance access.
5
Parks and Recreation
Improve maintenance of existing parks and recreational facilities, improve and increase park space and recreational opportunities.
NORTH SHORE
Sustainable Communities Plan
A thriving rural community that successfully preserves its natural, cultural and historical heritage, links its past with the future, and blends "Old Hawai'i" with the 21st century.
11
Public Services
Ensure accessible public services, support waste reduction, prioritize safety, and appropriately site telecommunications.
6
Mobility and Connectivity
Enhance mobility and connectivity in the North Shore through a safe, accessible multimodal transportation system while improving resilience.
10
Water Resources
Adopt a collaborative approach to water management, protect water quality, and maintain resilient infrastructure systems.
9
Climate Change and Natural Hazards
Enhance the region's resilience to the impacts of climate change through proactive mitigation and adaptation.
8
Tourism Management
Align tourism with community values while managing its impacts on infrastructure and natural and cultural resources.
7
Energy
Encourage renewable energy and conservation while ensuring reliable electrical service.

Vision | Guiding Principles | Goals | Policies | Actions

Open Space and Natural Environment (OSNE)

Key Outcomes

The policies and actions in this section focus on the need to build upon and expand existing efforts to preserve and protect important natural features. Key desired outcomes include:

- North Shore beaches are better preserved through mitigating foot traffic-caused erosion at heavily used beaches, and a regional shoreline management plan is in place that promotes dune restoration and non-hardening solutions for shoreline preservation and restoration.
- Stream management and maintenance are improved through encouraging collaboration between government agencies and private landowners.
- Mauka areas are managed and protected through the collaborative efforts of watershed partnerships and implementation of management plans.
- Preservation of open space and scenic viewplanes are strengthened through enforcing the CGB, rezoning steeply sloped Agricultural lands to Preservation, and encouraging land acquisitions to preserve and enhance access to shoreline, beaches and mountain areas.

Goal OSNE 1:

Protect and Enhance Significant Natural Features and Ecologically Sensitive Areas from Mauka to Makai

- **Policy OSNE 1.1:** Preserve shoreline and beach areas.
- **Policy OSNE 1.2:** Preserve native marine species and their habitats.
- **Policy OSNE 1.3:** Protect and expand forested areas and native species habitats.
- **Policy OSNE 1.4:** Preserve, restore, and maintain wetlands and wildlife habitats.

Goal OSNE 2:

Improve Stream Management and Water Quality

- **Policy OSNE 2.1:** Encourage comprehensive stream maintenance that involves stakeholders and property owners.
- **Policy OSNE 2.2:** Minimize soil erosion, runoff of pesticides, fertilizers, and other nonpoint source contaminants into gulches, natural drainageways, streams, wetlands, and marine habitats to protect their aesthetic and biological values.

Goal OSNE 3:

Enhance Access to Natural Areas

- **Policy OSNE 3.1:** Preserve and increase access to shorelines, beaches, and mountain areas.

Goal OSNE 4:

Preserve Open Space, Scenic Resources, & Viewplanes

- **Policy OSNE 4.1:** Maintain a sense of open space on the North Shore, especially outside the CGB.
- **Policy OSNE 4.2:** Prevent development and infrastructure impacts to scenic resources and viewplanes.
- **Policy OSNE 4.3:** Protect existing cultural and historic resources and visual landmarks and support creation of new culturally appropriate landmarks.

Vision → Guiding Principles → Goals → Policies → Actions

Policy AG 2.2

Prevent renewable energy facilities from diminishing agricultural productivity.

It is important that there is a strong mutually beneficial relationship between farming and renewable energy. Renewable energy facilties should also be removable in the future at no cost to farmers and without diminishing the land's productivity. Energy facilities should be integrated with agricultural operations in ways that maintain or increase the overall agricultural productivity of the land. For example, renewable energy projects can subsidize agricultural operations and allow farmers to invest in more productive infrastructure and technologies. They can also provide low-cost electrical power for energy-intensive agricultural operations such as advanced technology greenhouses.

Priority Actions:

Ensure that proposed renewable energy facilities will maintain or increase the agricultural productivity of the land throughout their lifespan. Developers of proposed renewable energy facilities on agricultural land should be required to demonstrate that the facilities will allow agricultural production on the land to continue at equivalent or higher rates than without the energy facilities throughout their lifespan.

Timeline

Ongoing

Partners:

DPP, LUC, North Shore Neighborhood Board #27

Ensure developers have the ability to remove renewable energy installations and restore the full agricultural productivity of the land upon project completion. The City's permit process should include mechanisms that guarantee renewable energy facilities will be fully removed at the end of their useful lives, or whenever they cease operations.

Timeline

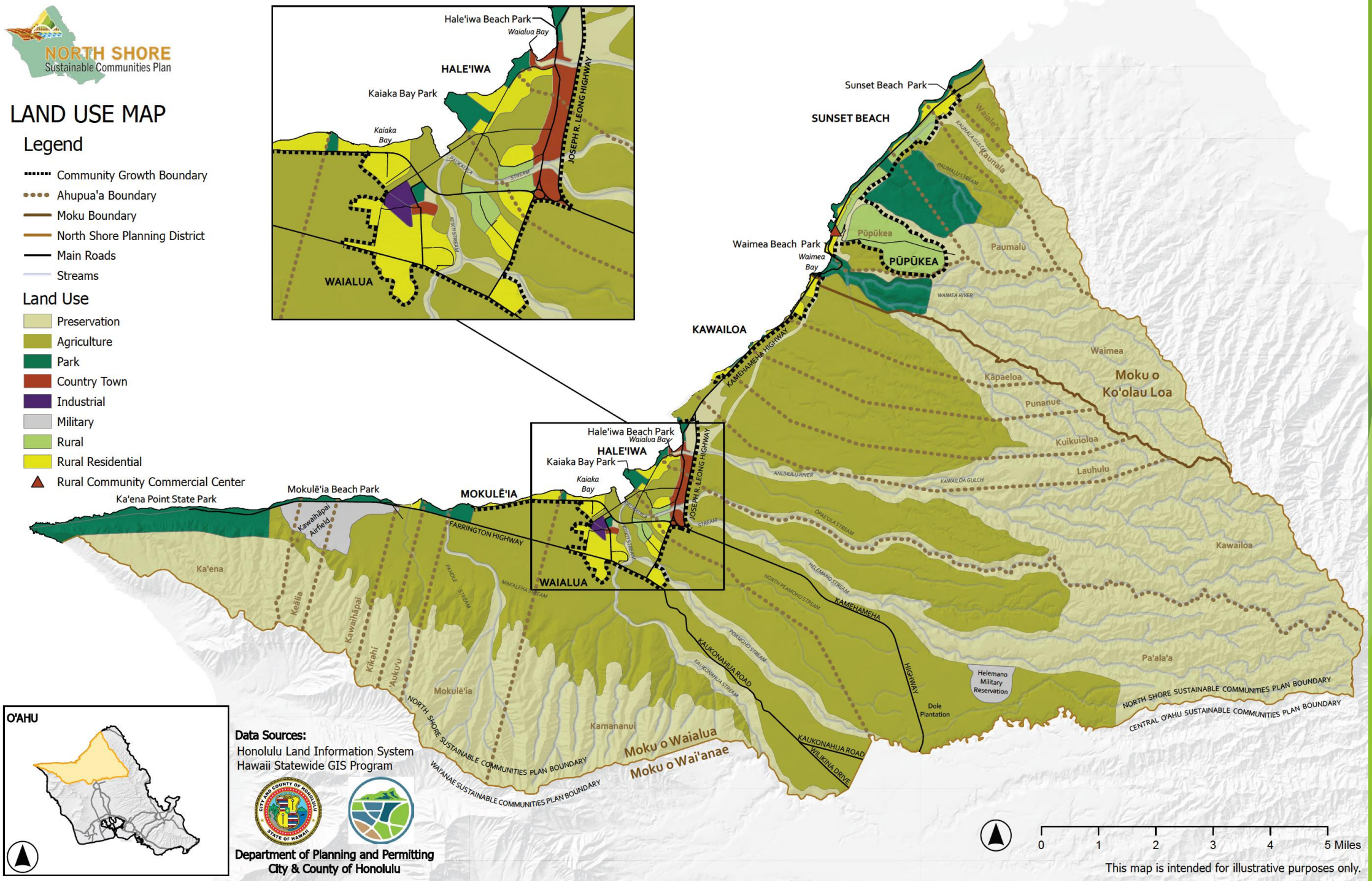
Long

Partners:

DPP, LUC, North Shore Neighborhood Board #27



Credit: NS Economic Development Partnership


NORTH SHORE
Sustainable Communities Plan
LAND USE MAP
Legend
Community Growth Boundary
Ahupua'a Boundary
Moku Boundary
North Shore Planning District
Main Roads
Streams
Land Use
Preservation
Agriculture
Park
Country Town
Industrial
Military
Rural
Rural Residential
Rural Community Commercial Center
Hale'iwa Beach Park
Waialua Bay
HALE'IWA
Kaiaka Bay Park
Kaiaka Bay
JOSEPH R. LEONG HIGHWAY
WAIALUA
Sunset Beach Park
SUNSET BEACH
Waialeʻe
Kaunala
Pūpūkea
Waimea Beach Park
Waimea Bay
PŪPŪKEA
Paumalū
WAIMEA RIVER
KAWAILOA
KAMEHAMEHA HIGHWAY
Waimea
Moku o Ko'olau Loa
Kāpaeloa
Punanue
Kuikuioloa
Lauhulu
ANUHULU RIVER
KAWAILOA GULCH
Kawailoa
Pa'ala'a
Helemano Military Reservation
Dole Plantation
NORTH SHORE SUSTAINABLE COMMUNITIES PLAN BOUNDARY
CENTRAL O'AHU SUSTAINABLE COMMUNITIES PLAN BOUNDARY
Ka'ena Point State Park
Mokulē'ia Beach Park
Kawaihāpai Airfield
MOKULĒ'IA
FARRINGTON HIGHWAY
Ka'ena
Keālia
Kawaihāpai
Kīkahi
'Auku'u
Mokulē'ia
Kamananui
Moku o Waialua
Moku o Wai'anae
KAUKONAHUA ROAD
WILIKINA DRIVE
KAMEHAMEHA HIGHWAY
NORTH SHORE SUSTAINABLE COMMUNITIES PLAN BOUNDARY
WAI'ANAE SUSTAINABLE COMMUNITIES PLAN BOUNDARY
O'AHU
Data Sources:
Honolulu Land Information System
Hawaii Statewide GIS Program
Department of Planning and Permitting
City & County of Honolulu
0 1 2 3 4 5 Miles
This map is intended for illustrative purposes only.