

Chapter 24

DEVELOPMENT PLANS

Articles:

1. **Development Plan Common Provisions**
2. **Primary Urban Center**
3. **Ewa**
4. **East Honolulu**
5. **Central Oahu**
6. **Koolaupoko**
7. **Koolauloa**
8. **North Shore**
9. **Waianae**
10. **Northwestern Hawaiian Islands**

Article 1. Development Plan Common Provisions

Sections:

- | | |
|----------|--|
| 24-1.1 | Definitions. |
| 24-1.2 | Implementation. |
| 24-1.3 | Land use categories. |
| 24-1.4 | General urban design principles and controls. |
| 24-1.5 | General principles and controls for parks, recreation and preservation areas. |
| 24-1.6 | Identification of areas, sites and structures of historical significance. |
| 24-1.7 | Identification of public thoroughfares, highways and streets. |
| 24-1.8 | Identification of public buildings, public or private facilities for utilities, terminals and drainage. |
| 24-1.9 | Sequencing of public facilities. |
| 24-1.10 | Social impact of development. |
| (24-1.11 | Social impact management system. Repealed by Ord. 87-43.) |
| 24-1.11 | Reserved. |
| 24-1.12 | Certificate of compliance with the social impact factors. |
| 24-1.13 | Amendment procedures. |
| 24-1.14 | Development plan annual report and biennial report. |
| 24-1.15 | Golf course development. |

Appendix:

- | | |
|------|--------------------|
| 24-1 | (Reserved.) |
|------|--------------------|

Sec. 24-1.1 Definitions.

Whenever used in this chapter, unless the context otherwise requires:

"Annual amendment review" means the process for considering significant amendments to the development plans.

"CIP" means the capital improvements program and budget report of the City and County of Honolulu.

"Charter" means the Revised Charter of the City and County of Honolulu, 1973, as amended.

"Chief planning officer" means the administrative head of the planning department.

"City" means the body politic and corporate by the name of "City and County of Honolulu."

"City council" means the city council of the City and County of Honolulu ("council").

"Department of land utilization" means the department of land utilization ("DLU") of the City and County of Honolulu.

"Development plan annual report" means the annual report on the current status of land use and other data pertaining to the development plans, as required by Section 6-1503 of the charter.

"Evaluation of social impact" is a form of analysis that involves comparing current living conditions in an area that will be affected by a proposed development project with the living conditions that are expected to occur as a result of the new development project.

"General plan" means the general plan of the City and County of Honolulu as defined by Section 6-1508 of the charter.

"LUO" means the land use ordinance of the City and County of Honolulu, Chapter 21 of ROH 1990, as amended.

"Planning commission" means the planning commission of the City and County of Honolulu.

"Planning department" means the planning department ("PD") of the City and County of Honolulu.

"Social impact" means any positive or negative change in people's living conditions that occurs in conjunction with new development and that (1) is in addition to all other current changes caused by other factors and (2) is regarded as significant by those people who are affected. (Sec. 32-1.1, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 90-41, 94-26)

Sec. 24-1.2 Implementation.

- (a) The performance of prescribed powers, duties and functions by all city agencies shall conform to and implement the policies and provisions of these common provisions and each development plan. Pursuant to Section 6-1511.3 of the charter, public improvement projects and subdivision and zoning ordinances shall be consistent with the development plan for that area, provided that development plan amendments and zoning map amendments may be processed concurrently. In case of a conflict between any federal aid projects and the general plan or the development plans, the council, after public hearings, may set aside the general plan or development plans to the extent that such conflict prevents the obtaining or the granting of federal aid on any such project or the prosecution of the work thereunder.
Publicly funded facilities are required to be shown on the public facilities map when construction and land acquisition funds are budgeted. Designation on the map is not required for the budgeting of planning and engineering funds.
- (b) Notwithstanding the land use map designations and provisions of each development plan, existing zoning ordinances applicable to a development plan area shall continue to regulate the use of land within demarcated zones and set detailed standards for the height, bulk, size and location of buildings; provided, however, that where the land use map designations or provisions of a development plan are more restrictive than applicable zoning ordinances, the department of land utilization shall, within 90 days of the date of approval or amendment of the development plan, prepare and submit to the planning commission such ordinances as are necessary to bring applicable zoning ordinances into conformance with the development plan. The planning commission shall forward its recommendations to the council within 45 days.
- (c) In those instances in which a development plan is more restrictive than the existing zoning ordinances applicable to the development plan area or where public facilities are inadequate to service the types of land uses permitted under the applicable zoning ordinances, the department of land utilization shall, within 30 days of the date of approval or amendment of the development plan, prepare and submit to the council for its consideration appropriate interim development controls to regulate development until the zoning can be brought into conformance with the development plan or until adequate service levels can be achieved.
- (d) No amendment to a development plan for the purpose of changing the land use classification of any specific property or the nature of any designated public facility improvement shall be adopted unless the council finds that such amendment will be consistent with the common and special provisions of the development plan and the objectives and policies of the general plan. In processing any proposed amendment to a development plan, the planning department shall review the objectives and policies of the general plan and the provisions of the development plan, and shall report through the planning commission to the council its comments regarding how the proposed amendment is consistent with or how it conflicts with the development plan and the general plan. Any questions of interpretation regarding the consistency of the proposed amendment with the provisions of this development plan and the objectives and policies of the general plan shall be resolved by the council.
- (e) No amendment to the text of these common provisions or the special provisions of each development plan shall be adopted unless the council finds that such amendment will be consistent with the objectives and policies of the general plan. In processing any such amendments to these common provisions or the text of a development plan, the planning department shall review all of the objectives and policies of the general plan and other development plan provisions and shall report through the planning commission to the council its comments regarding the consistency or any conflicts of the proposed amendment with the general plan and other development plan provisions. Any questions of interpretation regarding the consistency of the proposed amendment with other development plan provisions or the objective and policies of the general plan shall be resolved by the council.
- (f) In determining whether any action relating to a proposed development is consistent with a development plan, the responsible agency shall take into consideration the following factors:
 - (1) Whether the development is consistent with the land use map or with any applicable zoning provisions. The land use map is intended to suggest the overall character of the area depicted rather than precise zoning boundaries. In preparing proposed amendments to zoning district

boundaries, the department of land utilization shall take into account the designation shown on the land use map, the character of existing land uses and zoning and the compatibility of neighboring land uses.

- (2) Whether the development is consistent with the general height controls set forth in a development plan. The general height controls are intended to establish a policy for the general character of the area by setting general height limits for the area. They are not intended to supplant specific zoning standards which may set lower height limits. Precise height limits shall be included by the department of land utilization in proposed zoning ordinances. In preparing proposed zoning height limits, the department of land utilization shall take into consideration all applicable urban design policies and controls and the nature of existing land uses.
 - (3) Whether the development is consistent with population objective C of the general plan, to establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony, and its related policies.
 - (4) Whether consideration has been given to the expected impact of the development upon the living conditions of residents of the area in light of local area issues, and the social impact factors set forth in Section 24-1.10 of these common provisions.
 - (5) Whether the place and time at which the development is proposed to be undertaken is consistent with the planned location and sequence for constructing public facilities within each development plan area as determined pursuant to Section 24-1.9 of these common provisions and the section relating to development priorities of each development plan and as depicted on the public facilities map of each development plan.
- (g) No application for any of the following types of actions shall be approved unless such approval is accompanied by specific findings with respect to the factors set forth in Section 24-1.2(f):
- (1) Change in zoning for the purpose of changing the zoning classification of specific property;
 - (2) Plan review use under the LUO;
 - (3) Funding for land acquisition or construction of a public improvement or project to be included for the first time in the six-year capital improvement program.
- (h) Conflict between Text and Maps. In case of any conflict between the text of these common provisions or the special provisions of each development plan and either of the maps attached to each development plan, the provisions of the text shall control.
- (i) The development plan land use and public facilities maps are to be interpreted flexibly except where specific requirements are established in the text.
- (1) Development Plan Land Use Maps. Changes in permitted land uses requiring the adoption of an ordinance shall not require a development plan amendment, and may be processed directly as a zoning map change, when they meet the following criteria:
 - (A) The site involves a rezoning of:
 - (i) Ten acres or less to a preservation or agricultural district, or
 - (ii) Ten acres or less to a residential or country district, or
 - (iii) Five acres or less to any other zoning district; and
 - (B) The site abuts lands which are similarly designated and zoned; and
 - (C) The change involves no major social, environmental or policy impacts, nor does it involve cumulative impacts resulting from separate applications in the same area.

When a street is abandoned by the city by city council resolution, the development plan land use map shall automatically reflect a land use designation consistent with the underlying zoning as determined by the director of land utilization in accordance with the provisions of the land use ordinance.

In addition, for master planned development projects which have received development plan approval, minor boundary adjustments may be processed directly as a zoning map change, provided that the proportion of land uses, the number of residential units, acreage and the design integrity of the approved plan remain substantially the same.

For purposes of this subsection, master planned development projects are the relatively large development projects which combine a variety of land use categories, commonly residential, apartment, commercial, parks, and public and quasi-public uses, into an integrated development proposal.

When a zone change application is filed in accordance with the provisions of this section, the chief planning officer shall review and certify the request with respect to its consistency with the policies and objectives of the general plan and development plan.

When such zoning map changes are implemented, the development plan land use map shall be automatically changed to reflect the new zoning.

Questions of interpretation as to the degree of impact of a change shall be resolved by the city

council.

- (2) Development Plan Public Facilities Maps. The development plan public facilities maps show general locations of proposed facilities. Where linear facilities are depicted, they represent approximate alignments and conceptual solutions to facility needs. Linear facilities include sewer lines, water lines and tunnels, drainage lines and channels, regional electrical transmission lines (above 46 kV), public thoroughfares, highways, streets and bikeways. Changes in alignment which do not significantly alter the design solution, change capacity, impact on surrounding land uses, or affect the natural environment may be made without an amendment to an existing facility symbol. Project boundaries depicted on the public facilities maps indicate approximate locations and shall be interpreted flexibly to allow reasonable implementation. The approximate location of all major planned public facilities is shown on the development plan public facilities map. However, where time is of the essence to protect public health, safety or property or to prevent the loss of state or federal funds, funding for capital improvement projects may be initiated and appropriated without amending the development plan public facilities map.

Major facilities generally include those which:

- (A) Significantly increase system capacity;
- (B) Expand service areas;
- (C) Change the function of an existing facility;
- (D) Involve replacement of or renovations to existing facilities which would permit significant new development or redevelopment;
- (E) Have a significant impact on surrounding land uses; or
- (F) Cost over \$1,000,000.00 for capital improvements; however, improvement districts, the addition of equipment, and the repair, replacement, renovation or modification of existing facilities which would not involve any significant expansion of existing facilities shall not be deemed a major public facility even if the cost exceeds \$1,000,000.00, so long as subparagraphs (A) through (E) immediately above are not affected.

The chief planning officer may administratively modify the map to change the symbol for the timing or location or alignment of a project when the city council appropriates the funds to implement the project.

Any question of interpretation shall be resolved by the city council.

- (3) Changes in the development plan land use and public facilities maps for the following purposes, when directed by the planning department, do not require a development plan amendment:

- (A) Deleting from the public facilities map those projects for which construction has been completed;
- (B) Deleting from the public facilities map those parks for which land has been acquired; or
- (C) Depicting completed public facilities, or park land acquisition on the land use map.

Prior to such changes, responsible agencies shall submit a letter of project completion to inform PD and the city council that projects have been completed.

(Sec. 32-1.2, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 89-9, 90-5, 90-41, 90-89, 92-59, 93-07, 93-11, 94-26)

Sec. 24-1.3 Land use categories.

The following land use categories are established for this development plan:

- (a) Residential. Residential areas are for single-family detached residences, duplexes, and other types of low-density cluster or common-wall housing apartments.
- (b) Low-Density Apartment. Except as otherwise specified in the special provisions of each development plan, low-density apartment areas are for low-rise, low-density multi-family residential structures.
- (c) Medium-Density Apartment. Except as otherwise specified in the special provisions of each development plan, medium-density apartment areas are for mid-rise, medium-density multi-family residential structures.
- (d) High-Density Apartment. Except as otherwise specified in the special provisions of each development plan, high-density apartment areas are for high-rise, high-density multi-family residential structures.
- (e) Commercial. Except as otherwise specified in the special provisions of each development plan, commercial areas are principally for business or commercial activities, in contrast to other types of economic activities. Limited accessory uses directly related to the principal uses may also be permitted, but only on the same lot and not as a principal use.
- (f) Industrial. Except as otherwise specified in the special provisions of each development plan, industrial areas are principally for processing, construction, manufacturing, transportation, wholesaling, storage and similar economic activities. Accessory or supporting activities that directly enhance the viability of the principal activities may also be permitted.

- (g) Resort. Except as otherwise specified in the special provisions of each development plan, resort areas provide a full range of facilities and services for visitors. The term "visitor unit" as used in the special provisions includes hotel rooms and resort condominiums, as well as other accommodations which are located in resort designated areas and reserved for visitor use. The principal use in resort areas shall be hotels and apartments. Accessory or supporting uses which enhance the viability of the principal use may also be permitted.
- (h) Agricultural. Agricultural areas are those areas suitable for crop growing, grazing and the raising of livestock, flower gardening, nurseries or orchards, aquaculture, or similar activities. This classification also include areas surrounded by or contiguous to such lands but not well suited to agricultural or accessory activities due to topography, soils or similar constraints, and areas otherwise identified by the city as implementing related general plan objectives and policies. In such areas, uses complementary to agricultural uses may be permitted.
- (i) Public and Quasi-Public. Public and quasi-public areas include those areas designated for general governmental activities; schools, colleges, and universities; airports, harbors, bus yards and other terminals; major health care facilities; major utility plants and substations; landfill sites, corporation yards, and maintenance yards of public agencies; religious, social, and social service institutions; and other public services.
- (j) Parks and Recreation. Parks and recreation areas include all public parks and recreational facilities, including beach parks, playgrounds, playfields, district parks, botanical gardens, zoos, golf courses and pedestrian malls as well as privately owned and/or operated park and recreational facilities which are provided as integral parts of developments.
- (k) Preservation. Preservation areas include the following types of land:
 - (1) Lands necessary for protecting watersheds, water resources and water supplies;
 - (2) Lands necessary for the conservation, preservation and enhancement of sites with scenic, historic, archaeological or ecologic significance;
 - (3) Lands necessary for providing and preserving park lands, wilderness and beach reserves, and for conserving natural ecosystems of endemic plants, fish and wildlife, for forestry, and other related activities to these uses;
 - (4) Lands having an elevation below the maximum inland line of the zone of wave action, and marine waters, fish ponds and tide pools of Oahu unless otherwise designated on the development plan land use map;
 - (5) All offshore and outlying islands of Oahu unless otherwise classified;
 - (6) Lands with topography, soils, climate or other related environmental factors that may not be normally adaptable or presently needed for urban, rural or agricultural use;
 - (7) Lands with general slopes of 20 percent or more which provide for open space amenities and/or scenic values;
 - (8) Lands susceptible to floods and soil erosion, lands undergoing major erosion damage and requiring corrective attention by the state or federal government, and lands necessary to the protection of the health, safety and welfare of the public by reason of soil instability or the lands' susceptibility to landslides and/or inundation by tsunami and flooding;
 - (9) Lands used for national, state or city parks; or
 - (10) Lands suitable for growing of commercial timber, grazing, hunting and recreation uses, including facilities accessory to such uses when such facilities are compatible with the natural physical environment.
- (l) Military. Military areas are enclosed by a dashed line and include all lands used for military and military support purposes. Other land uses shown within the dashed line reflect the detailed plans of the military for lands under their control. Such uses are indicated for informational purposes only and do not alter the development plan land use policy designation of military for these lands. Upon its release from the federal government, land designated military must receive a new appropriate land use designation through the development plan amendment process.
- (m) Residential Emphasis Mixed Use. Housing shall be the predominant type of development. Commercial uses may be limited to those which generally serve residents in the surrounding community. Commercial uses may be located on the first two floors within structures and, where appropriate, shall be clustered to encourage convenient pedestrian shopping activities.
- (n) Commercial Emphasis Mixed Use. Commercial uses may be the predominant type of development. Where appropriate, the ground floor may be designed primarily for commercial uses which support establishing a new or maintaining an existing pedestrian-oriented environment. Housing may also be provided.
- (o) Commercial-Industrial Emphasis Mixed Use. Commercial and light industrial uses may be the predominant type of development. Where appropriate, the ground floor may be limited to commercial and/or light industrial uses. Housing may also be provided.
- (p) Resort Mixed Use. Resort uses which provide a full range of facilities and services for visitors shall be the predominant type of development. The resort mixed use designation shall be confined to the Waikiki special

area as defined in ROH 1990, Section 24-2.2(b)(2). The term "visitor unit," which is used in the special provisions, includes hotel rooms and resort condominiums, as well as other accommodations which are located in resort mixed use designated areas and reserved for visitor use. Resort mixed use areas shall permit hotel, visitor unit, apartment, housing and commercial uses. The LUO shall establish appropriate requirements, which may include limits on the various land uses permitted within the resort mixed use areas, to prevent over-commercialization and excessive development of hotels and other visitor units.

(Sec. 32-1.3, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 90-5, 92-143)

Sec. 24-1.4 General urban design principles and controls.

The following general principles, together with the more specific urban design principles and controls set forth in Part II of each development plan, outline the desired three-dimensional implications of the land use pattern depicted on the land use map to be implemented through public and private actions. These urban design principles and controls shall be applied by all city agencies in the performance of their powers, duties and functions as related to both public and private developments.

- (a) **Public Views.** Public views include views along streets and highways, mauka-makai view corridors, panoramic and significant landmark views from public places, views of natural features, heritage resources, and other landmarks, and view corridors between significant landmarks.
Such public views shall be protected by appropriate building heights, setbacks, design and siting controls established in the LUO. These controls shall be determined by the particular needs of each view and applied to public streets and to both public and private structures.
The design and siting of all structures shall reflect the need to maintain and enhance available views of significant landmarks. No development shall be permitted that will block important public views.
Whenever possible, overhead utility wires and poles that significantly obstruct public views shall be relocated or placed underground.
- (b) **Open Space.** Open space areas consist of, but are not limited to, the ocean, beaches, parks, plazas, institutional properties with park-like grounds, streams, inland bodies of water, significant land forms, golf courses, cemeteries and agricultural and preservation lands. The functions of open space areas are to provide visual relief and contrast to the building environment, to serve as outdoor space for public use and enjoyment. The preservation and enhancement of areas that are well suited to perform these functions shall be given high priority.
The city's mountains, hills, shoreline and streams shall be considered as major scenic, open space and recreational resources. Adequate public access to these resources shall be incorporated as part of developments adjacent to them.
Existing natural stream beds and drainageways shall be retained wherever possible. Where further channelization must occur, materials that are harmonious with the setting, such as stone, shall be used whenever feasible.
Open spaces that act as physical boundaries distinguishing one community from another shall be preserved. Additional setback requirements exceeding the minimum permitted under zoning shall be established along shorelines subject to high erosion risks. These setback requirements shall apply to all construction activity, including structures, roads, seawalls, groins, revetments and other improvements which contribute towards shoreline erosion.
- (c) **Vehicular and Pedestrian Routes.** Landscaping shall be provided along major vehicular arterials and collector streets as a means to increase the general attractiveness of the community and the enjoyment of vehicular travel for visitors and residents. The following streetscape elements shall be considered in the design of the landscaping: plantings, street furniture, utility fixtures, sidewalk paving treatments, small parks, signs, and building setback and facades. Different themes appropriate to the particular character of different communities may be provided.
Pedestrian corridors shall be provided in heavy traffic areas, such as in resort, commercial, and apartment districts. Such elements as shade trees and other plantings, street furniture, attractive building frontages, and other pedestrian-oriented elements shall be part of the design of pedestrian corridors. Pedestrian corridors shall be designed to be safe, minimize conflicts between people and vehicular movements, and shall be integrated with or provide access to open spaces. Provisions for bikeways shall also be made.
Major roadway intersections, particularly along arterial and collector roadways, that serve as key community orientation points shall be made easily identifiable through such means as distinctive landscaping, lighting, signing, and the siting of adjacent structures.
Landscaping controls shall be established for ground-level parking areas in order to provide pleasing environments and to help minimize the visual dominance of paved surfaces.
- (d) **General Height Controls.** Maximum allowable heights for structures in each land use classification and for designated special areas are specified in the special provisions of each development plan. They are intended to establish a general policy for the maximum overall height in the area, rather than to set specific zoning

standards. Lower zoning height limits may be established where the protection of important views or other design considerations indicate they would be appropriate. The determination of zoning height limits shall take into consideration all applicable urban design policies and controls and the nature of existing land uses in the area.

- (e) **Energy Efficiency in Developments.** Efficient energy use shall be encouraged in all developments. Existing development controls and regulations shall be reviewed and revised as necessary to eliminate any provisions which unnecessarily restrict energy efficiency and the use of alternative energy sources. Development incentives may be provided for projects that propose the use of alternative energy sources and energy-efficient designs. The director of the department of land utilization shall prepare specific criteria and incentives for review and adoption by the city council. The building superintendent, with the assistance of the chief engineer, shall establish energy performance guidelines for evaluation of public and private buildings. Means of assessing direct and indirect costs to the community shall be included in these guidelines.
- (f) **Existing Built-up, Single-Family Residential Areas.** The areas designated for residential use consist of both existing built-up, single-family residential communities and areas that are considered appropriate for future residential development. New development in existing communities shall generally be limited to that which is compatible with or enhances the desired physical and social character and lifestyle. Changes affecting the present physical and social nature of these areas shall be made only when community needs or general public interests can be demonstrated. New residential development in rural areas shall be compatible with the general rural character of the area. The architectural design of nonresidential structures shall be compatible in character with the surrounding residential uses.
- (g) **Mixed Use Areas.**
- (1) Purposes. Mixed use areas are intended to implement general plan objectives and policies in the following areas of concern:
 - (A) Provide for mutually supportive combinations of residential and commercial and/or industrial uses that optimize the use of both land in urban centers and of already available support facilities and services;
 - (B) Encourage walking and bicycling activities, especially walking to and from jobs, thus reducing automobile dependency and demands upon the transportation system;
 - (C) Promote development designs and land use arrangements that save energy;
 - (D) Provide greater opportunities for variety in urban experiences for pedestrians;
 - (E) Encourage greater social interaction within communities; and
 - (F) Permit the adaptive reuse of existing structures and the preservation of older buildings.
 - (2) Performance Standards. Where appropriate, performance standards shall be applied to address potentially adverse impacts related to air, noise, and other forms of environmental pollution, traffic congestion and hours of operation that may result from the permitted mixture of uses.
- (h) **Rural Areas.** Rural areas are characterized by a preponderance of open and agricultural lands with limited development clustered in small, low-density residential areas which have a strong sense of community and a countrylike environment. Large-scale agricultural operations or small farms are major economic activities and constitute the predominant land use. Business centers are generally modest in size, low in intensity of use and primarily oriented to meeting the day-to-day shopping and service needs of the surrounding area's residents. The location and character of new development in rural areas shall be consistent with the above-described characteristics of such areas and be guided by the following principles and controls:
- (1) The visual attractiveness that distinguishes rural from urban and country from city shall be maintained.
 - (2) In designating areas for development, primary consideration shall be given to the protection and preservation of good agricultural land and uses, the shoreline, streams and wetlands, the mountains and watershed areas, ridgelines and steeply sloping areas and other natural resources and environments.
 - (3) Single-family dwellings at low densities shall be the predominant form of housing in residential areas. Clustering of dwellings shall be encouraged in order to promote the preservation of important natural areas and open spaces, the establishment of agricultural operations and economy in the provision of utilities and services.
 - (4) Development along the shoreline and makai of arterial highways that are within 1,000 feet of the shoreline shall be generally limited to parks, agricultural operations, and single-family residential dwellings. Private developments shall include public shoreline accessways at intervals of approximately one-half mile.
 - (5) Appropriately located sites shall be provided for community-based economic activities which

- utilize locally available raw materials and the skills of craftspeople living in the area.
- (6) Commercial development shall be characterized by extensive landscaping and designs compatible with the rural character of the area.
- (7) Design standards for streets and other infrastructure improvements shall reflect the reduced demands of lower density developments and be compatible with the desired country-like environment of rural communities.

(Sec. 32-1.4, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 90-5, 90-41)

Sec. 24-1.5 General principles and controls for parks, recreation and preservation areas.

This section sets forth general principles and controls for the establishment of a parks, recreation and preservation system within each development plan area. This system shall consist of existing and future community-based parks and recreation sites, existing and future state and county-based parks and recreation sites, and preservation areas.

- (a) Parks and Recreation Areas. Parks and recreation areas as defined in Section 24-1.3 shall be located and designed so as to be suitable for different and varied neighborhoods and available to all residents of Oahu. Wherever possible, existing and future parks within this system shall be linked by streams and other green belt trails, pedestrian ways, bicycle ways, hiking trails, parkways and boulevards. The following principles and controls shall be applied to the elements of the state and county and community-based parks and recreation system:

- (1) State and County Parks and Recreation Sites.
 - (A) Preservation/Forest Areas. Areas of recreational value shall be of low intensity use. When development prevents the establishment of mountain parks, streamside parks or other upland recreational facilities, public access shall be made available to the resource. Points of access to hiking trails, hunting areas, swimming areas, and camping areas shall be established and space allotted for adequate parking and other support services and as provided under Ordinance No. 4311 (1974), "Public Access of Pedestrian Traffic to Shoreline and Mountain Areas."
 - (B) Significant Natural or Historical Parks and Sites. These parks or sites shall be used for medium or low intensity recreation activity while preserving their natural or historical characteristics. Examples include Koko Head Regional Park, Makapuu Beach Park, Kahana Valley State Park, Sacred Falls State Park, Kaena Point State Park, Kualoa Regional Park and Kawainui Marsh.
 - (C) State County Regional Recreation Parks. These parks or sites may be beach or inland sites with some natural significance and shall be used for medium to high intensity recreational activities, including picnicking facilities. Examples include Sand Island State Park, Malaekahana State Park, Hoomaluhia Park, Kaiaka State Recreation Area and Queen Kapiolani Park.
 - (D) Beach/Shoreline Parks. A system of public parks shall be provided and private greenbelts encouraged along the island's shoreline. New coastal development shall be regulated to preserve shoreline open space, including recreational support facilities such as picnicking and adequate space for public parking.
 - (E) Beach/Shoreline Rights-of-Way. Where development prevents the establishment of a shoreline park, public shoreline rights-of-way shall be provided to allow access to coastal recreational sites and resources. Where feasible in rural areas, points of public shoreline access should be no more than one-half mile apart. Where feasible in urbanized areas, points of public shoreline access should be no more than one-quarter mile apart. Points of public shoreline access may be sited at closer intervals when justified by public demand, traditional use patterns, high-quality recreational resources, barriers to safe pedestrian thoroughfare along the shoreline, land development patterns, or natural features. Points of access to beach/shoreline areas shall be established and space allotted for adequate parking and other support services.
 - (F) Zoos and Botanic Gardens. A system of public and private zoos and botanic gardens shall be maintained wherever feasible.
 - (G) Golf Courses. Public or semi-public golf courses shall be provided where possible at a standard of one 18-hole course per 100,000 people.
- (2) Community-Based Parks and Recreation Sites. Each community shall have reasonable accessibility to all types of public parks and facilities according to population size and/or community preferences. Community-based parks and recreation include public and legislatively required private park and recreational facilities. Such uses may be permitted in any designated

use area. When such uses are located on parcels smaller than the required minimum lot size of the surrounding uses or are not on a subdivision parcel solely for its use, the area occupied need not be shown on the maps and may be zoned in accordance with the use designation on the land use map.

- (A) Parks Standards. The following types of parks may be established within each community:
 - (i) District Parks/Centers. District recreation parks shall consist of 15-20 acres or more and serve approximately 25,000 people. Facilities may include a gymnasium/recreation complex, a pool, playfield, courts and passive areas.
 - (ii) Community Parks/Centers. Community recreation parks shall consist of 10 acres or more and serve approximately 10,000 people. Facilities may include a recreational building, playfields, courts and passive areas.
 - (iii) Neighborhood Parks/Playgrounds. Neighborhood parks shall consist of four to six acres or more, and serve approximately 5,000 people. Facilities may include playfields, courts and passive areas.
 - (iv) Mini Parks, Urban Squares, Malls and Passive Parks. Small mini parks, urban parks and squares shall be located wherever possible in high-density neighborhoods as well as in high-density business and industrial areas. Passive and picnic areas may be part of the above park types.
 - (B) Built-up Areas. Built-up areas with inadequate recreational opportunities and insufficient suitable sites for future recreational development shall have recreation opportunities made available within a reasonable distance of the immediate service area. Land for open space and recreation purposes within and outside of the immediate service area shall be provided at a minimum of two acres per thousand persons.
 - (C) Suburban and New Development Areas. Suburban and new development areas shall include land for open space and recreation purposes at a minimum of two acres per thousand persons.
 - (D) Semi-Rural or Low-Density Areas. Semi-rural or low-density areas shall have reasonably accessible parks and facilities according to parks and recreation standards, but serving larger geographic areas.
- (b) Preservation Areas. Preservation areas as defined in Section 24-1.3 encompass elements of Oahu's natural environment that give the island its essential character, while also performing invaluable functions for its residents at no cost. These functions include buffering the island from storm winds and flood tides, stabilizing the shorelines, purifying water and maintaining a fresh water system that supports unique wildlife and lush vegetation. Preservation areas and their related functions support the health, safety and welfare of every resident of Oahu and shall be preserved and protected from incompatible development.

(Sec. 32-1.5, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 90-43)

Sec. 24-1.6 Identification of areas, sites and structures of historical significance.

The principal areas, sites and structures of historical, archaeological or architectural significance include, but are not limited to, those registered under the national and Hawaii registers of historic places, as amended. The continued use, enhancement or preservation of such areas, sites and structures shall be incorporated or promoted in any applicable action by the city. Such actions shall be permitted in all areas designated for any use on the land use map. Adjacent development shall complement registered properties with appropriate building facades, setbacks, scale, heights and compatible uses. (Sec. 32-1.6, R.O. 1978 (1987 Supp. to 1983 Ed.))

Sec. 24-1.7 Identification of public thoroughfares, highways and streets.

The existing system of public thoroughfares, highways and streets is shown on the development plan land use map. Except for minor streets, planned improvements to this system are shown on the public facilities map. Planned improvements include exclusive right-of-way for at-grade and grade-separated public transit. The descriptions of the planned facilities are not to be interpreted as precise descriptions or exact locations, and the nature and location of these facility systems are to be interpreted flexibly to the degree necessary to ensure reasonable implementation. Pursuant to Section 6-1703 of the charter and HRS Chapter 91, the director of transportation services, with the assistance of the chief engineer, shall establish and maintain future right-of-way widths and setback lines for planned street and transit improvements shown on the public facilities map, as well as for planned improvements to minor streets.

"Major street" means a freeway, expressway, arterial, or collector street, whether publicly or privately owned, which is primarily intended to serve through traffic or the circulation of traffic between different communities and/or

portions of a community. In the case of arterial and collector streets, access to abutting properties may also be permitted. "Minor street" means a street which is primarily intended to provide access to abutting property and serve local traffic to and from these properties.

Bus routes may be established, modified or withdrawn as required without amendment to the development plans.

The chief engineer, with the assistance of the director of the department of transportation services, shall promulgate standards governing roadways and right-of-way widths for new developments.

Street improvements shown on the development plan public facilities map shall be implemented in such a way as to effectuate a system of bikeways. The design of the system of bikeways is to be guided by Bikeplan Hawaii, dated March, 1977, and the construction shall be implemented pursuant to bikeway standards to be established by the department of transportation services.

Vacant land beneath elevated highways may be zoned and used for other than highway purposes. Where rezoning is required, the selection of zoning district classifications shall be compatible with the uses permitted on abutting lands, as designated on the development plan land use map, and with the prevailing noise levels, air quality, and other related environmental conditions. (Sec. 32-1.7, R.O. 1978 (1987 Supp. to 1983 Ed.))

Sec. 24-1.8 Identification of public buildings, public or private facilities for utilities, terminals and drainage.

- (a) Both publicly funded and privately funded facilities are shown on the map. The general time frame (within six years, beyond six years) for land acquisition and/or construction is also shown for publicly funded facilities. The nature and location of these facilities are to be interpreted flexibly to the degree necessary to ensure reasonable implementation.
- (b) Sites occupied by existing facilities are shown on the development plan land use map. Where appropriate, facilities and operations shall be screened from incompatible uses by means of buffer areas or landscaping.
 - (1) **Public Buildings.** Public buildings are those owned by the City and County of Honolulu, the State of Hawaii, and the federal government, except for buildings on military bases. Public buildings that generate large amounts of traffic shall, whenever possible, be centrally located in their service area and on sites that are easily accessible to public and private transportation. The design of public buildings shall strive for energy efficiency and, where feasible, make use of natural ventilation and alternate energy sources such as solar and wind. Life cycle costs shall be used in the selection of operating equipment.
 - (2) **Public or Private Facilities for Utilities.** Energy efficiency both in terms of facility operating and capital costs and collection and/or distribution costs shall be given priority consideration in the selection of sites for public and private utilities.
 - (A) **Wastewater Collection and Disposal System.** The wastewater system consists of treatment facilities, ocean outfalls, force mains, interceptors, trunk sewers, and pump stations. Collection sewers which provide service to individual properties are not shown on the public facilities map. Adequate screening and/or a buffer zone of compatible uses shall be provided around wastewater treatment facilities.
 - (B) **Solid Waste Collection and Disposal System.** The solid waste collection and disposal system consists of collection baseyard facilities, transfer and convenience stations, landfill sites, incinerators, hazardous waste facilities, and resource recovery facilities. Adequate screening and/or a buffer zone of compatible uses shall be provided around landfill sites, incinerators, hazardous waste facilities, and resource recovery facilities.
 - (C) **Water Supply System.** The water supply system consists of wells, shafts, tunnels and other water sources; storage and control facilities; booster stations; transmission and distribution lines; and support facilities such as offices and base yards of the board of water supply. Exploratory wells are not depicted and may be allowed in any land use district.
 - (D) **Electrical Generation and Regional Electrical Transmission Facilities.** Electrical power generation facilities, regional electrical transmission lines (above 46kV) and transmission substations served directly from these transmission lines are shown as public facility uses on the public facilities map. Local electrical distribution lines (46kV and below) and their substations are not depicted and may be allowed in any land use district.
- (3) **Terminals.**
 - (A) **Airports.** State owned or operated airports are shown as public facility uses on the public facilities maps. New general aviation airports shall not be located where they create significant noise hazards or accident potential for established urban uses.

New urban development shall not be permitted in areas where such development would be incompatible with the noise hazards or accident potential of military or civilian airports.

- (B) Harbors. The water transportation system consists of publicly-owned commercial and recreational harbors, and launching ramp facilities. Launching ramp facilities are not shown on the public facilities map and may be allowed in any land use district.

Land uses directly supportive of marine activities may be allowed on harbor fast lands. For recreational harbors this may include such uses as administration buildings, boatclub facilities, boat repair yards, marine fueling facilities, marine sales and services, parking areas, food services for harbor users, ice and cold storage facilities, hoists, launching ramps, washracks, storage facilities and other related uses. For commercial harbors this may also include cargo handling and storage facilities, seafood processing plants, shipyards, cruise or charter boat offices, passenger handling facilities, maritime-related industrial activities, and other such uses.

- (4) Drainage. The stormwater management system includes natural streams, drainage channels, drainage systems, drainage basins and ponds. Natural streams and existing major channels are delineated on the land use map. Planned future drainage improvements to prevent or contain hazardous flooding are shown on the public facilities map. Drainage improvements for nonhazardous flows are not shown, and are allowable in any land use district.

Whenever practical, drainage improvements shall emphasize natural means and retention of water, with minimum reliance on structural means and rapid water transport.

(Sec. 32-1.8, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 89-9, 92-59)

Sec. 24-1.9 Sequencing of public facilities.

- (a) Purpose. One of the purposes of the general plan and the development plans is to set forth the desired sequence, patterns and characteristics of future development. In order to achieve this purpose, the general plan sets forth objectives and policies that relate to the priority or sequence of development and thereby suggest public facility needs that must be met in the future. It is a purpose of the development plans to provide a means of establishing the desired sequence for constructing public facilities consistent with general plan sequencing objectives and policies, and in a manner that will also provide guidance for private development decisions.

Section 6-1503 of the charter provides that the planning department, through its chief planning officer, shall review the capital program and budget for conformance with the general plan and development plans. It is the responsibility of the chief planning officer to review public facility proposals for their consistency with the general plan sequencing objectives and policies and to make his/her recommendation to the mayor in coordination with the chief budget officer's preparation of the capital program and budget. This review process is designed to allocate financial resources for the construction of public facilities in a manner that is consistent with the sequencing objectives and policies of the general plan.

- (b) Sequencing Policies. The development plan public facilities map shall establish the general sequence of facility development for each development plan area. The timing of land use and public facility decisions shall be determined by policies and guidelines expressed in the general plan and the special provisions of each development plan. Priority development areas shall be identified. Where adequacy of public infrastructure is a concern, the order and conditions set forth in the special provisions shall guide the location and timing of land use and public facility changes. Renovation and redevelopment projects shall be considered in the overall sequencing of development.

Priority shall be given proposals that will correct deficiencies in public facilities or encourage development in areas designated for growth in accordance with the following policies:

- (1) Deficiency Correction. First priority shall be given in the programming of capital improvements to those public facility projects that:
- (A) Will improve or replace existing public facilities in unsound condition;
 - (B) Will correct public facility needs identified in each development plan area;
 - (C) Will not duplicate other available public or private facilities;
 - (D) Will correct recognized but previously unmet facility needs; and
 - (E) Will benefit low-income and moderate-income residents.
- (2) Growth Facilitation. Priority shall also be given in the programming of capital improvements to those public facility projects that:
- (A) Are consistent with the needs that will be generated by development planned in accordance with the land use designations in each development plan;
 - (B) Are consistent with the general plan pattern of population distribution for each

- development plan area;
 - (C) Are planned for construction in a priority area for development or redevelopment;
 - (D) Will not encourage growth in urban fringe and rural areas; and
 - (E) Will not create a demand for unavailable or unplanned regional support services.
- (c) Procedure for Evaluation of Public Facility Proposals.
- (1) Planning Department. In order to assist the council in evaluating the public facility proposals set forth in the CIP to be adopted by the council by June 30th of each year, the planning department shall, by July 15th of the prior year, prepare a report setting forth sequencing guidelines for line departments to use in preparing their public facility proposals. The department's report shall be submitted to the council for its information.
- The planning department shall evaluate and propose a priority or rank for each line department public facility proposal in accordance with the sequencing policies set forth in subsection (b) and any specific development priorities set forth in the section relating to development priorities of each development plan's special provisions. In determining such priority or rank for each public facility proposal, the department may make priority adjustments for projects within each development plan area that are interdependent. In addition, the department shall evaluate and propose an overall ranking of line department public facility proposals among all development plan areas. In making this determination, the department may make adjustments in the priorities of projects among development plan areas to reflect factors including but not limited to (A) the relative percentages of population growth projected among development plan areas; (B) the improvement of public facilities within identified deficiency areas; (C) the extent of island-wide benefit; and (D) legal, health and safety requirements.
- (2) Council Review. The council shall review the mayor's proposed capital budget in relation to sequencing policies, and any specific development priorities set forth in the development plans. Pursuant to Section 9-104.2 of the charter, the council may, upon findings of fact relating to sequencing and other relevant criteria, add new items to, or delete or amend any item or items in the proposed capital budget.

(Sec. 32-1.9, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 94-26)

Sec. 24-1.10 Social impact of development.

- (a) Purpose. A major purpose of preparing a general plan and development plans is to recognize and state the major problems and opportunities concerning the needs and development of the city and the social, economic and environmental effects of such development. In pursuit of such purpose the general plan has identified social, economic and environmental policies that should be taken into consideration in making development decisions. The general plan contains statements of objectives with respect to the distribution of social benefits. These statements of objectives provide general guidelines for identifying the range of potential social impacts of a proposed development project upon residents within the local area.
- (b) Social Impact Factors. In evaluating any proposed development, the general plan policies and objectives relating to the distribution of social benefits and the mitigation of negative social impacts shall be considered. The following factors shall be examined as they pertain to such objectives:
- (1) Demographic: Whether the development will:
- (A) Increase or decrease the residential population;
 - (B) Increase or decrease the visitor population;
 - (C) Change the character or culture of the neighborhood.
- (2) Economic: Whether the development will affect:
- (A) The rate and pattern of economic growth and development;
 - (B) Public costs or revenues;
 - (C) The availability and diversity of jobs in the development plan area;
 - (D) The principal economic activities on Oahu.
- (3) Housing: Whether the development will affect:
- (A) The range of available housing choices;
 - (B) Speculation in land and housing;
 - (C) Property values of existing homes;
 - (D) The provision of housing for low to moderate income and gap group families.
- (4) Public service: Whether the development will affect:
- (A) Medical facilities;
 - (B) Educational facilities;
 - (C) Recreational facilities;
 - (D) Transportation facilities;
 - (E) Police and fire protection;

- (F) Public utilities facilities.
- (5) Physical; environmental: Whether the development will affect:
 - (A) The natural environment;
 - (B) Existing natural monuments, landmarks and scenic views;
 - (C) Open space;
 - (D) The physical attractiveness and qualities of the area.

(Sec. 32-1.10, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 94-26)

(Sec. 24-1.11 Social impact management system. Repealed by Ord. 87-43.)

Sec. 24-1.11 Reserved.

Sec. 24-1.12 Certificate of compliance with the social impact factors.

All applicants for a development plan amendment shall include, as part of their application, a certification that the social impact factors listed above have been given careful consideration, and shall report the conclusions of such consideration. The consideration of social impact factors shall include an opportunity for parties affected by a proposed project to identify alternative ways of managing or mitigating any expected negative social impacts. The completed application and certification shall be made a public record. (Sec. 32-1.12, R.O. 1978 (1987 Supp. to 1983 Ed.))

Sec. 24-1.13 Amendment procedures.

(a) Annual Amendment Review. Amendments to these common provisions and each development plan shall be considered by the council as part of the annual amendment review procedure established by the planning department, unless they satisfy the requirements for independent consideration.

(b) Independent Consideration.

The following types of amendments may be considered independent of the annual amendment review.

- (1) Land use amendments that only involve the redesignation of lands to preservation.
- (2) Land use map amendments within the Primary Urban Center, Ewa, or Central Oahu DP areas, which involve an expansion of not more than 20 acres to agricultural use, park/golf course or residential use; or 10 acres to apartment, commercial, industrial, residential emphasis mixed, commercial emphasis mixed or commercial-industrial emphasis mixed use.

Amendments involving potential cumulative impacts resulting from separate applications in the same area shall be processed in the annual amendment review.

Land use map amendments must have the required utilities and support services which are:

- (i) Currently available and adequate to serve the proposed use; or
- (ii) Designated on the public facilities map; or
- (iii) Otherwise committed to be built; and are not needed to service uses already designated on the land use map.
- (3) An amendment to the public facilities map when authorized by the city council by resolution or initiated by the chief planning officer.
- (4) Amendments which correct mistakes or miscalculations not involving basic methodology in the development plans.
- (5) All text amendments, provided that any such amendments do not change the nature or extent of planned land uses to a greater degree than permitted in subsection (b) of this section.
- (6) Any amendment which proposes the development of an affordable residential housing project and/or a planned community with an affordable housing component as a principal use in which at least 60 percent of the units are affordable to families at or below 120 percent of median income and supported by the department of housing and community development.

(c) Procedure.

- (1) Amendments may be submitted for consideration by an interested party through the filing of a completed amendment application with the planning department. The chief planning officer and city council may similarly initiate for consideration amendments they wish to have studied.
- (2) Any revision or amendment proposed by the city council shall be referred to the chief planning officer and the planning commission by resolution, which resolution shall be accompanied by supporting documentation sufficient to satisfy the chief planning officer's usual requirements for the commencement of processing.
The chief planning officer shall assist the council in proposing revisions or amendments as permitted by Section 5-410, RCH, by gathering and preparing the necessary supporting documentation sufficient to satisfy the usual requirements to commence processing such an amendment.
- (3) If the planning commission recommends disapproval of the city council's proposed revision or

amendment or recommends a modification thereof, not accepted by the city council, or fails to make its report within a period of either thirty days after the close of its public hearing or ninety days after its receipt by the commission, whichever occurs first, the council may nevertheless adopt such revision or amendment, but only by the affirmative vote of at least two-thirds of its entire membership.

- (4) A proposal which does not have the support of either the chief planning officer or city council shall be processed as an "unendorsed proposal."
Any revision of or amendment to any existing development plan which has been processed as an "unendorsed proposal" shall, in the absence of an affirmative recommendation from the planning commission, require for its adoption the affirmative vote of at least two-thirds of the entire membership of the city council.
- (5) Any amendment which does not satisfy the criteria of subsection (b) of this section shall be included in the annual amendment review and shall be processed in accordance with the following procedures:
 - (A) Completed amendment applications for the annual review filed with the planning department no later than January 15th of each year by private applicants or no later than January 22 of each year by all public agencies, including the city administration and the city council, shall be processed in the annual amendment review for that year. Applications filed thereafter shall be processed in the next year's annual amendment review.
 - (i) Applications may be withdrawn from annual amendment review processing subject to the approval of the chief planning officer. Applicants shall submit a written request stating the reason(s) for withdrawal to the planning department no later than five working days prior to July 1st.
 - (ii) Thereafter, applicants seeking to have their applications withdrawn from further annual amendment review consideration shall submit a written request stating the reason(s) for withdrawal to the city council, with copies to the planning commission and the planning department.
 - (B) Annually, not later than February 15th, the chief planning officer shall submit a request in writing to pertinent agencies and neighborhood boards for their comments and recommendations on all amendments initiated for consideration in the annual amendment review. The agencies and boards shall, within 60 days of receipt of the request, submit their comments and recommendations in writing to the chief planning officer.
 - (C) Annually, not later than July 1st, the chief planning officer shall submit reports to the city council on the following:
 - (i) A report on all proposed amendments to the development plans with the chief planning officer's recommendations.
 - (ii) A report on all amendments in which the chief planning officer has received a request for withdrawal from an applicant and where the chief planning officer approves that request.
 - (D) Action by Planning Commission. The planning commission, upon receipt of a report from the chief planning officer or the council for an amendment or amendments to a development plan, shall hold a public hearing on the proposed amendment(s), and shall transmit its findings and recommendations thereon, through the mayor, to the council for its consideration and action. Such findings and recommendations on an annual amendment review shall be transmitted in time to be received by the city council by October 1st of the year covered by that annual amendment review.
 - (E) City Council Action. All proposed amendments to the development plans received by the city council from the planning commission by October 1st of each year shall be considered as part of the annual amendment review for the improvement and development of the city for that year. Amendments received after that date may be held on file and considered in the annual amendment review for the following year, unless they meet the requirements for independent consideration. Amendments received after that date may also be considered as part of the annual amendment review for this year pursuant to subsection (c)(3) of this section.
- (6) For proposed amendments which meet the requirements for independent consideration specified in subsection (b) of this section:

- (A) The chief planning officer, within 90 days, which may be extended with applicant's consent, of the date of filing of a completed application, shall submit a report with the chief planning officer's recommendation to the planning commission for its consideration and action. The 90-day period does not include any environmental assessment as may be required under HRS Chapter 343.
- (B) The planning commission, upon receipt of a proposal for an amendment or amendments to a development plan, shall, within 45 days, hold a public hearing on the proposed amendment(s). The planning commission shall, within 30 days after the close of the public hearing, transmit to the city council the chief planning officer's report and proposed ordinance with the planning commission's recommendations.
- (7) Authority. Nothing in this section shall be construed as an abridgement or delegation of the responsibility of the chief planning officer, or of the inherent legislative power of the city council, to propose amendments of the development plans to the planning commission, pursuant to the charter and the above procedures, independent of any amendment application.
- (8) No application for development plan land use map amendment shall be accepted for processing unless the applicant notifies, by mail, all owners, lessees, sublessees and residents of the affected property and of each abutting parcel.

(Sec. 32-1.13, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 90-5, 91-77, 91-78, 93-07, 93-14, 94-26)

Sec. 24-1.14 Development plan annual report and biennial report.

- (a) By September 1st of each year, the chief planning officer shall submit to the council a development plan annual report of the status of the development plans. Such review shall include data pertaining to the following:
 - (1) The status of implementation of previously approved amendments to the special provisions, land use map, and public facilities map;
 - (2) The population capacity and available acreage for development in each development plan area;
 - (3) The status of all residential developments involving more than 10 acres and 25 units which are designated for housing on the development plans but have not been completed. The report should include the identification of zoning status, infrastructure status and the number of affordable and market-rate units proposed, completed, and under construction in each development plan area.
- (b) By December 31 of alternate years, beginning in 1993, the chief planning officer shall submit to the council a report on the conditions of the city and the city's regulatory system and capital improvement program with respect to the policies and objectives of the general plan and development plans. Such review shall take into account the following:
 - (1) The social, economic, and environmental conditions and impacts related to future development;
 - (2) Proposed actions to improve implementation of the general plan, the common provisions, and the development plans;
 - (3) Other studies and recommendations on matters determined by the chief planning officer or requested by the city council.

(Sec. 32-1.14, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 88-22, 94-26)

Sec. 24-1.15 Golf course development.

- (a) Additional Application Requirements. In addition to information requested on the standard application form furnished by the chief planning officer, each application for a development plan land use map amendment for any golf course(s), including expansions or reconfiguration of existing courses, shall include information which responds to criteria related to social and growth impacts and environmental quality impacts, the elements of which criteria are discussed in subsection (b) of this section and may be further detailed in the rules and regulations of the planning department relating to development plan amendments. The application may also include a proposal for a community integration program to be accepted at the time of a decision to rezone a parcel or to issue a plan review use permit authorizing a golf course in accordance with its development plan designation; however, in evaluating a development plan land use map amendment application and making recommendations thereon, the chief planning officer is authorized to consider and analyze, in addition to the social, growth, economic, and environmental impacts, the extent and merits of any proposed community integration program.
- (b) Standards and Criteria to be Applied in the Review and Approval of Golf Courses. The evaluation, acceptance for processing and approval of any application for a development plan amendment which contemplates any golf course use, shall be governed by the following standards and criteria:
 - (1) Social and Growth Criteria.

- (A) Evaluation of applications for golf courses generated during the course of an annual amendment review should be sensitive to such concerns as:
- (i) Whether the provision of open space, which is one of their chief assets, is supplied in a manner that the entire community can enjoy, by the provision or preservation of significant view planes and vistas, especially from the vantage point of major public thoroughfares and public places;
 - (ii) Whether golf courses are displacing people or important land uses or, alternately, whether there is an adequate compensation and/or relocation plan concerning these displacements;
 - (iii) Whether or not golf courses are located on prime agricultural lands rated "A" or "B" by the land study bureau classification (this does not preclude the approval of golf courses on "A" or "B" rated land, however the approval of golf courses on such lands is discouraged);
 - (iv) Whether the area contains golf courses at which residents of the area have an opportunity to play at reasonable rates;
 - (v) Whether or not a concentration in a particular area causes traffic problems;
 - (vi) Whether golf courses would have an impact on archaeological, cultural or historic resources including the preservation and the public access to such resources.
- These criteria should be used to compare the merits of individual proposals in the course of the development plan annual amendment review.
- (B) Type. Golf courses should be carefully designed for compatibility of the proposed golf course with both existing and planned surrounding uses. Golf courses should be evaluated in terms of whether they provide an appropriate buffer (1) between incompatible uses (i.e. separating residential from agricultural uses), (2) between potentially incompatible levels of intensity for similar land uses (i.e. single family residential and medium or high density apartment uses), or (3) from dangerous conditions or area (i.e. blast zones or flood prone areas).
- (2) Economic Criteria. The chief planning officer is authorized to require an applicant for a development plan amendment contemplating a golf course use to provide a forecast of the impact of the project on the value of land in the area and to indicate the impact, if any, on real property taxes. The material provided may be used as a basis for a comparison among various golf course proposals in the course of the development plan annual amendment review.
- (3) Environmental Quality Criteria. Golf course development, which expands recreational opportunities, should not have any serious environmental consequences. Therefore, development plan amendments which include any golf course(s), including expansions or reconfigurations of existing courses, should not be approved unless all reasonable efforts are made by the applicant/developer in the design and the management of the golf course to minimize the use of pesticides, herbicides, fungicides and fertilizers on the entire golf course project. All pesticide, herbicide or fungicide use on any new golf course or on any golf course subject to an expansion or a reconfiguration must be done in compliance with state and federal laws and regulations governing their use, storage and disposal. Golf course applications seeking a development plan amendment should be evaluated on how effectively each proposal:
- (A) Establishes an integrated management plan to minimize the need for and the use of fertilizers and biocides;
 - (B) Conducts modeling studies which reflect unique site characteristics to evaluate the risk of fertilizer or biocide leaching or runoff from the project into water resources or wetland areas;
 - (C) Establishes a groundwater monitoring plan and system in accordance with state department of health guidelines. Such a plan should include, at a minimum, groundwater, surface water and, if applicable, near shore water monitoring programs, at least one year prior to the commencement of construction to establish baseline data regarding water quality. Such periodic water monitoring should continue for at least one year after the completion of construction and commencement of golf course operations in accordance with the requirements of the department of health. All reports and data are to be submitted to the department of health, to the board of water supply and to the department of land utilization;

- (D) Establishes a solid waste disposal plan, that includes lawn and landscape trimmings disposal, emphasizing on-site use and disposal of such waste;
- (E) Promotes water conservation by using nonpotable water sources for irrigation in the following priority:
 - (i) Secondary-treated effluent from a municipal wastewater treatment plant,
 - (ii) Secondary or tertiary-treated effluent from a private wastewater treatment plant,
 - (iii) Brackish groundwater, nonpotable surface water, including the establishment and use of runoff catchment basins, or partially desalinated water;

All golf course water source and irrigation plans shall be subject to the review and approval of the board of water supply, which may regulate or prohibit introducing lower quality irrigation water above higher quality subsurface water;

- (F) Designs the golf course to maximize the use of natural drainage, to recharge the aquifer and to alleviate the need for stream channelization and other former drainage systems in nearby areas;
- (G) Protects and/or supports existing wetlands and fish and wildlife habitats;
- (H) Protects streams, rivers and coastal waters from runoff. Minimizes runoff during the grading and construction of the golf course. Emphasizes the concept of target golfing to minimize the need for grading and biocide use. Protects and preserves natural vegetation to the greatest extent practicable. Uses vegetation buffers to protect water resources. Provides landscaping with indigenous flora appropriate to the setting and in recognition of water conservation principles;
- (I) Provides for the employment of a golf course superintendent who shall be responsible for sound and integrated golf course management practices. Consideration shall be given to the level of education and training of the superintendent including whether the superintendent is:
 - (i) A certified golf course superintendent of the Golf Course Superintendents Association of America who meets the association's continuing education/certificate requirements, or is actively seeking such certification within three years from employment as a golf course superintendent, and
 - (ii) Licensed or certificated to use fertilizers and pesticides on golf courses from the state agency regulating the use and application of fertilizers and pesticides or is actively seeking such license or certification;

Provides monitoring and reporting of the types, amounts, locations and application techniques of any pesticide, herbicide or fungicide use on a golf course. Submits quarterly biocide use reports to the department of agriculture, the department of health, the board of water supply and the department of land utilization. Prepares contingency plans to rectify potentially harmful occurrences due to accidents, injudicious use or other management failures;

- (J) Conforms to the provision of the Oahu water management plan.

(c) Community Integration Program. The chief planning officer is authorized to enter into preliminary discussions with the golf course developer and the community, concerning the establishment of a community integration program. Such a program may include but is not limited to the following elements:

- (1) An employment program to ensure that local job applicants possess the requisite skills and are given full consideration for all employment opportunities associated with the golf course project;
- (2) Public play on the golf course at affordable rates and at convenient times to the golfing public;
- (3) A junior golf program;
- (4) The availability of clubhouse facilities and any other amenities for public use;
- (5) The establishment of hiking, biking, and jogging paths around the perimeter of the project;
- (6) The consideration of local suppliers of obtaining developmental, operational and maintenance materials for the golf course development project.

A proposal to provide a community integration program by a golf course developer is to be review and accepted by the city council at the time of a decision to rezone or to issue a plan review use permit authorizing a golf course in accordance with its development plan designation.

(Added by Ord. 91-82; Am. Ord. 94-26)