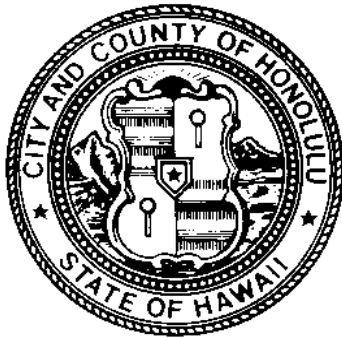


ANNUAL REPORT

ON THE STATUS OF LAND USE ON OAHU

Fiscal Year 2006



**City and County of Honolulu
Honolulu, Hawaii**

**Henry Eng, FAICP, Director
Department of Planning and Permitting**

February 2008

TABLE OF CONTENTS

	<u>Page</u>		<u>Page</u>
INTRODUCTION	1	SECTION III – Revisions to Land Use Plans, and the Status of Infrastructure Projects	
SECTION I – A Summary of Land Use and Population Trends		CHANGES TO THE DEVELOPMENT PLANS	20
Figure I-A: State Land Use Districts.....	2	Table III-1: State Land Use District Boundary	
Table I-1: State Land Use Districts.....	2	Changes on Oahu	22
Figure I-B: Population Trends vs. General Plan Policy.....	4	Table III-2: Zone Changes Approved in FY 2006	23
Table I-2: Population Trends vs. General Plan Policy.....	5	Table III-3: Public Infrastructure Maps – Status of	
Table I-3: Growth Projections by DP Area	6	Projects Being Implemented	24
SECTION II – The Status of Residential and Golf Course Projects			
Table II-1: Housing Construction Plans on Oahu	9		
Table II-2: Upcoming Major Housing Projects	14		
Table II-3: Affordable Housing Construction on Oahu			
as Required by Unilateral Agreements	15		
Table II-4: Construction Schedule for Golf Course			
Developments	19		

INTRODUCTION

This **Annual Report on the Status of Land Use on Oahu** reports on population trends, housing construction activities, land use approvals, the status of selected City infrastructure projects, and other trends pertaining to the City's eight regional plans, called Development Plans for the two areas where growth is encouraged and Sustainable Communities Plans for the remaining six areas. This report is required by Section 6-1503(d) of the City Charter.

The focus of this report is on the physical development of the island in each of the eight regions, referred to as Development Plan (DP) areas. The report consists of tables showing: (1) the existing and projected population, visitor units, housing units, and jobs, (2) the progress being made on individual housing developments and golf courses, and (3) revisions to the regional plans and selected land use approvals and infrastructure projects. This information is provided to help the City Council, the development community, and interested citizens understand how growth is occurring and how the development objectives of the City and County of Honolulu are being met. The goal is to provide meaningful measures of progress on how each DP area is moving toward its envisioned future.

This report is organized into three sections as follows:

Section I – A Summary of Land Use and Population Trends

This section covers: (1) the distribution of land on Oahu by State Land Use District, (2) population distribution on Oahu by DP area from 1980 to 2025, along with the City's General Plan population distribution guidelines for 2025, and (3) projections to 2030 by DP area of future population, visitor units, housing units, and jobs.

Section II – The Status of Residential and Golf Course Projects

Two tables detail the progress being made on significant housing projects; a third covers past and present projects where affordable housing is required by unilateral agreement; and a fourth covers announced golf course plans. This information is based on a survey of project developers, as supplemented by developer announcements, City permit applications, and adopted unilateral agreements.

Section III – Revisions to Land Use Plans, and the Status of Infrastructure Projects

This section reports on revisions made to various plans and maps. First, it gives a status report on the City's eight regional plans and their required Five-Year Reviews. Second, it summarizes project-specific land use changes, such as rezonings and changes to the State Land Use District boundaries. Third, it lists the current status of the City's active Public Infrastructure Map projects, based on a survey of City agencies.

SECTION I

A SUMMARY OF LAND USE AND POPULATION TRENDS

Figure I-A
STATE LAND USE DISTRICTS

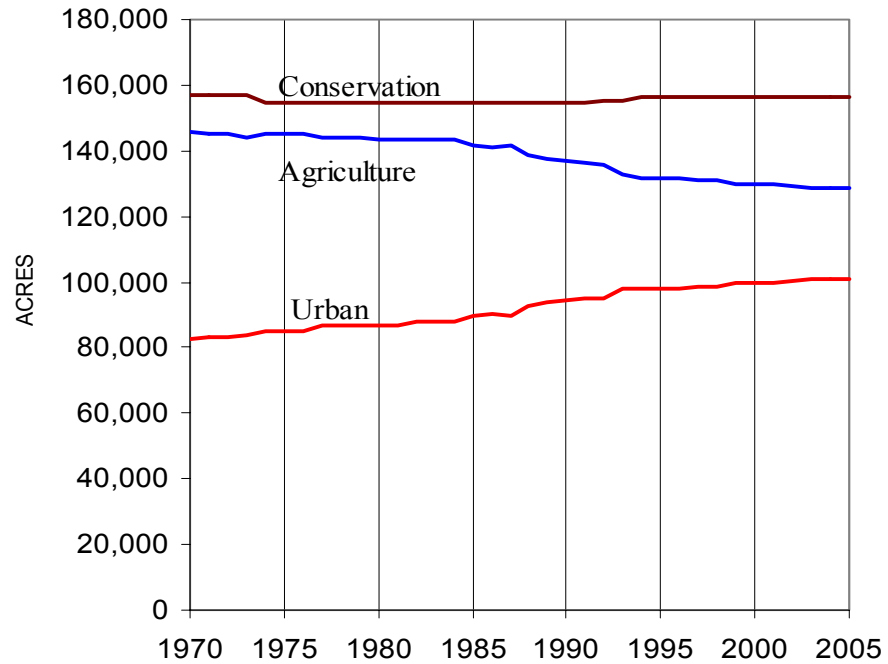


Table I-1
STATE LAND USE DISTRICTS
(Acres on Oahu, as of December 31)

Year	Urban	Agricultural	Conservation	Oahu Total ¹
2005	100,730	128,839	156,619	386,188
2004	100,730	128,839	156,619	386,188
2003	100,730	128,839	156,619	386,188
2002	100,730	128,839	156,619	386,188
2001	100,447	129,122	156,619	386,188
2000	99,686	129,884	156,618	386,188
1999	99,686	129,884	156,618	386,188
1998	99,684	129,886	156,618	386,188
1997	98,364	131,206	156,618	386,188
1996	98,364	131,206	156,618	386,188
1995	98,221	131,349	156,618	386,188
1990	94,724	136,618	154,846	386,188
1985	90,320	141,065	154,803	386,188
1980	87,006	143,434	154,860	385,300
1975	85,259	145,133	154,908	385,300
1970	83,161	145,253	156,886	385,300

⁽¹⁾ Oahu totals change over time because of land area recalculations to account for the reef runway, coastal area changes, etc.

SOURCE: State Land Use Commission

Explanatory Notes to Figure I-B and Table I-2

POPULATION TRENDS VERSUS GENERAL PLAN POLICY

Population distribution is a specific concern of the General Plan (GP). The GP policy for population distribution is set forth in Population Objective C, which contains four policies for the attainment of a population distribution that "will allow the people of Oahu to live and work in harmony."

The first three policies lay out the directed growth policy of the City and County of Honolulu. This fundamental policy, which has remained essentially intact since the GP was first adopted in 1977, aims to: (1) promote the full development of the Primary Urban Center (PUC), (2) encourage growth in the secondary urban center at Kapolei and in the urban fringe areas in Ewa and Central Oahu to meet housing needs not available in the PUC, and (3) discourage significant growth in the remaining urban fringe and rural areas of Oahu. The fourth policy of Population Objective C is a table of percentages depicting the population distribution on Oahu among the eight Development Plan (DP) areas in a planning horizon of approximately 20 years.

Whereas the meaning of Policies 1, 2 and 3 is clear and well accepted, the interpretation of Policy 4 has been a source of debate. On October 3, 2002, the GP was amended to clarify the role and intent of Policy 4 in the island's growth management process. The amendment made clear that the table of population percentages in Policy 4 is not an independent policy, but rather an integral part of the directed growth policy. Specifically, Policy 4 is intended to serve as an example of a population pattern that is consistent with the directed growth policy, and thus to serve as a basis for comparison with population projections. More importantly, Policy 4 is offered as a guide to providing the development capacity needed to realize the directed growth policy.

In August 2004, the State Department of Business, Economic Development and Tourism released a new series of population and economic projections for the counties in 5-year increments to the year 2030. Based on this projection series, the Department of Planning and Permitting projected the likely population distribution among the eight DP areas, taking into account: (1) the amended GP population policy, (2) the potential for housing in accordance with the land use policies given in each area's Development Plan or *Sustainable Communities Plan*, (3) the progress being made on known developments, and (4) realistic expectations of Oahu's future housing market and economy.

The population projections for the years 2010, 2020, and 2025 are shown in Table I-2, along with the actual population counts from the 1980, 1990, and 2000 U.S. Census. The population numbers are given in the bottom portion while the percentage breakdown by DP area is given on top. The policy 4 population percentages by DP area for the year 2025 are also shown for comparison.

The results shown in Table I-2 are presented graphically in Figure I-B. Each group of bars shows the changing population shares of a DP area in 10-year intervals from 1980, ending in 2025. The Policy 4 population percentages are shown as a black line across the bars.

Figure 1-B
Population Trends vs. General Plan Percentages

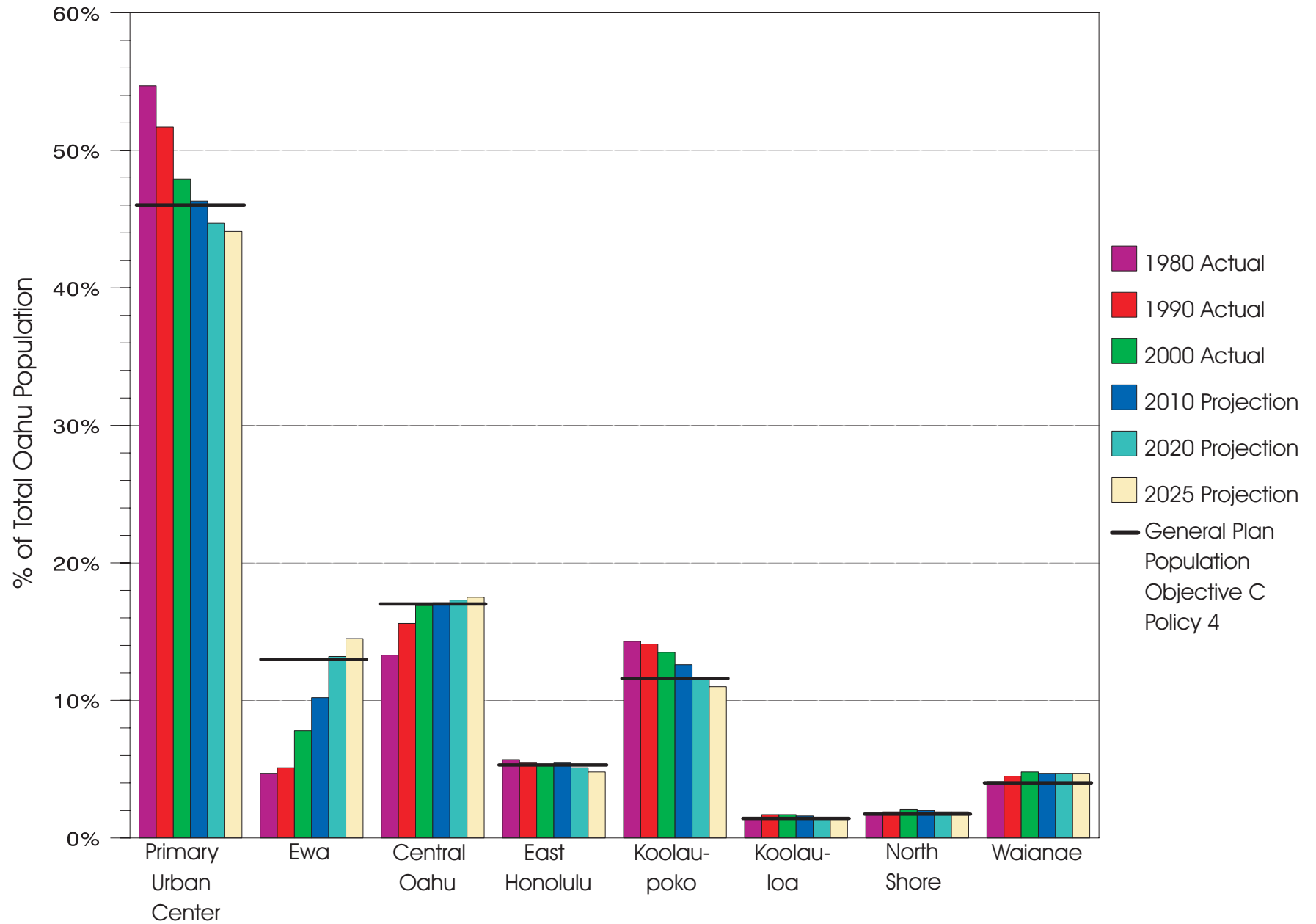


Table I-2
POPULATION TRENDS VERSUS GENERAL PLAN PERCENTAGES

Development Plan Area	% of Actual Population			% of Projected Population			General Plan Percentage for 2025 ¹
	1980	1990	2000	2010	2020	2025	
Primary Urban Center	54.7%	51.7%	47.9%	46.3%	44.7%	44.1%	46.0%
Ewa	4.7%	5.1%	7.8%	10.2%	13.2%	14.5%	13.0%
Central Oahu	13.3%	15.6%	16.9%	17.1%	17.3%	17.5%	17.0%
East Honolulu	5.7%	5.5%	5.3%	5.5%	5.1%	4.8%	5.3%
Koolaupoko	14.3%	14.1%	13.5%	12.6%	11.5%	11.0%	11.6%
Koolauloa	1.4%	1.7%	1.7%	1.6%	1.5%	1.5%	1.4%
North Shore	1.7%	1.9%	2.1%	2.0%	1.9%	1.9%	1.7%
Waianae	<u>4.1%</u>	<u>4.5%</u>	<u>4.8%</u>	<u>4.7%</u>	<u>4.7%</u>	<u>4.7%</u>	<u>4.0%</u>
TOTAL	100%	100%	100%	100%	100%	100%	100%
	Actual Population			Projected Population			
Primary Urban Center	417,240	432,023	419,333	440,979	463,332	475,696	
Ewa	35,523	42,931	68,696	97,111	137,125	156,301	
Central Oahu	101,685	130,526	148,208	163,152	179,832	188,714	
East Honolulu	43,213	45,654	46,735	52,387	52,642	51,949	
Koolaupoko	109,373	117,694	117,999	119,852	119,569	118,064	
Koolauloa	10,983	14,263	14,546	15,013	15,824	16,188	
North Shore	13,061	15,729	18,380	18,987	20,036	20,451	
Waianae	<u>31,487</u>	<u>37,411</u>	<u>42,259</u>	<u>45,168</u>	<u>48,891</u>	<u>50,687</u>	
TOTAL	762,565	836,231	876,156	952,640	1,037,250	1,078,050	

¹ General Plan Population Objective C Policy 4

Note: Parts may not sum to totals because of rounding

SOURCE: U.S. Census; Department of Planning and Permitting

Table I-3
GROWTH PROJECTIONS BY DP AREA
(2000 - 2030)

Part 1. RESIDENT POPULATION										Part 2. VISITOR UNITS						
Development Plan Area	Number of Residents				Share of Oahu Total				2000 to 2030		Number		Share			
	Actual	Projected			Actual	Projected			Increase¹	% In-crease	2000	2030	2000		2030	
	2000	2010	2020	2030	2000	2010	2020	2030					2000	2030	2000	2030
Primary Urban Center	419,333	440,979	463,332	487,142	48%	46%	45%	44%	67,809	16%	34,170	32,973	94%	69%		
Ewa	68,696	97,111	137,125	177,020	8%	10%	13%	16%	108,324	158%	392	9,239	1%	19%		
Central Oahu	148,208	163,152	179,832	195,618	17%	17%	17%	18%	47,410	32%	207	738	1%	2%		
East Honolulu	46,735	52,387	52,642	51,304	5%	5%	5%	5%	4,569	10%	371	901	1%	2%		
Koolaupoko	117,999	119,852	119,569	116,666	13%	13%	12%	10%	-1,333	-1%	60	592	0%	1%		
Ko'olau Loa	14,546	15,013	15,824	16,515	2%	2%	2%	1%	1,969	14%	595	1,942	2%	4%		
North Shore	18,380	18,987	20,036	20,750	2%	2%	2%	2%	2,370	13%	17	549	0%	1%		
Waianae	42,259	45,168	48,891	52,285	5%	5%	5%	5%	10,026	24%	509	865	1%	2%		
OAHU TOTAL	876,156	952,640	1,037,250	1,117,300	100%	100%	100%	100%	241,144	28%	36,321	47,799	100%	100%		
Annual Growth Rate		0.8%	0.9%	0.7%					0.8%		0.9%					

Part 3. HOUSING UNITS														
Development Plan Area	Number of Housing Units				Share of Oahu Total				2000 to 2030		Estimated Total Units at Buildout	Housing Capacity Remaining as of:		
	Actual	Projected			Actual	Projected			Increase	% In-crease		2000	2030	
	2000	2010	2020	2030	2000	2010	2020	2030						
Primary Urban Center	171,773	184,310	199,696	215,848	54%	53%	51%	50%	44,075	26%	213,802	42,029	-2,046	
Ewa	20,797	29,989	43,639	57,848	7%	9%	11%	13%	37,051	190%	77,391	56,594	19,543	
Central Oahu	45,878	51,627	58,780	65,799	15%	15%	15%	15%	19,921	39%	70,706	24,828	4,907	
East Honolulu	17,099	19,523	20,191	20,191	5%	6%	5%	5%	3,092	17%	20,461	3,362	270	
Koolaupoko	36,964	38,258	39,278	39,278	12%	11%	10%	9%	2,314	5%	39,278	2,314	0	
Ko'olau Loa	4,473	4,709	5,122	5,497	1%	1%	1%	1%	1,024	24%	5,812	1,339	315	
North Shore	6,648	6,998	7,608	8,091	2%	2%	2%	2%	1,443	17%	8,163	1,515	72	
Waianae	12,356	13,456	15,003	16,474	4%	4%	4%	4%	4,118	29%	17,580	5,224	1,106	
OAHU TOTAL	315,988	348,870	389,317	429,026	100%	100%	100%	100%	113,038	36%	453,193	137,205	24,167	
Annual Growth Rate		1.0%	1.1%	1.0%					1.0%					

¹ Small decreases in population may occur in areas where the expected decline in household size negated the increase due to the gain in housing units.

Table I-3 (continued)
GROWTH PROJECTIONS BY DP AREA
(2000 - 2030)

Part 4. JOBS BY INDUSTRY														
Development Plan Area	TOTAL JOBS		Military		Government		Industrial		Service ⁽²⁾		Retail		Other ⁽³⁾	
	2000	2030	2000	2030	2000	2030	2000	2030	2000	2030	2000	2030	2000	2030
% of Job Total	100%	100%	8%	7%	7%	7%	6%	6%	48%	51%	19%	19%	11%	11%
Primary Urban Center	366,053	420,523	20,126	20,114	27,948	30,698	24,725	24,686	179,544	213,737	71,179	81,480	42,531	49,808
Ewa	15,854	67,182	354	354	953	3,950	2,258	4,605	7,550	36,594	2,498	16,120	2,241	5,559
Central Oahu	44,841	67,373	12,234	12,227	3,164	3,475	2,068	3,479	15,386	33,494	8,208	10,007	3,781	4,691
East Honolulu	6,477	6,690	0	0	244	268	221	221	3,872	3,961	1,481	1,481	659	759
Koolaupoko	35,874	37,300	7,504	7,500	2,071	2,275	1,098	1,098	15,911	16,714	6,335	6,379	2,955	3,334
Ko'olau Loa	5,800	6,755	33	33	134	147	103	103	3,777	4,472	1,005	1,147	748	853
North Shore	4,008	4,201	126	126	59	65	373	373	1,623	1,720	1,130	1,130	697	787
Waianae	6,888	6,849	47	47	384	422	112	112	4,131	3,942	1,306	1,306	908	1,020
OAHU TOTAL	485,795	616,873	40,424	40,401	34,957	41,300	30,958	34,677	231,794	314,634	93,142	119,050	54,520	66,811
Annual Growth Rate	0.8%		no gain		0.6%		0.4%		1.0%		0.8%		0.7%	
Primary Urban Center	75%	68%	50%	50%	80%	74%	80%	71%	77%	68%	76%	68%	78%	75%
Ewa	3%	11%	1%	1%	3%	10%	7%	13%	3%	12%	3%	14%	4%	8%
Central Oahu	9%	11%	30%	30%	9%	8%	7%	10%	7%	11%	9%	8%	7%	7%
East Honolulu	1%	1%	0%	0%	1%	1%	1%	1%	2%	1%	2%	1%	1%	1%
Koolaupoko	7%	6%	19%	19%	6%	6%	4%	3%	7%	5%	7%	5%	5%	5%
Ko'olau Loa	1%	1%	0%	0%	0%	0%	0%	0%	2%	1%	1%	1%	1%	1%
North Shore	1%	1%	0%	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%
Waianae	1%	1%	0%	0%	1%	1%	0%	0%	2%	1%	1%	1%	2%	2%
OAHU TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

⁽²⁾ Service jobs include jobs from Hotel sector and Finance, Insurance and Real Estate sector

⁽³⁾ Other jobs consist of jobs in Agriculture, Construction, and Transportation, Communications and Utilities sectors

Note: Parts may not sum to totals because of rounding

SOURCE: U.S. Census; Department of Planning and Permitting

SECTION II

THE STATUS OF RESIDENTIAL AND GOLF COURSE PROJECTS

Explanatory Notes to Tables II-1, II-2, and II-3

STATUS OF RESIDENTIAL PROJECTS

The status of individual housing projects on Oahu is detailed in the next three tables. **Table II-1** (pp. 9-13) is a master table on near-term construction plans. It covers all ongoing projects of at least 25 units. It lists about 70 such projects that together will add 66,000 housing units when all are completed in the next couple of decades. It provides: (1) the number of units already built, being built, or to be built in the near future, and (2) the anticipated year of completion, the percent built to date, and the number of affordable units and rental units.

Table II-2 (p. 14) gives more details on larger projects (5+ acres) that are not yet under construction. It tracks preliminary activities such as obtaining permits, starting the site work, and building the on-site infrastructure. It lists gross acres for housing use, land-use approvals, lot-by-lot subdivisions, the percent completion of the needed infrastructure, and further details on construction and permit progress. The last column summarizes the latest achievements over the past few years, using abbreviations from the list below.

Table II-3 (pp. 15-18) has been significantly expanded since last year. It is now a master list of all projects that have a unilateral agreement (UA) affordable housing requirement. It has added small projects (<25 units), projects considered inactive, and projects previously overlooked. The table shows: (1) the number of affordable units proposed, (2) the number built, (3) the number required, and (4) instances where the requirement is waived or altered. Most such instances utilize UA options or exceptions, such as the right to pay a fee to the City instead of building the required units, or the project as

built triggering an escape clause in the UA's affordable housing condition.

Housing construction plans are shown on a fiscal-year basis. Most information reflects the developers' own estimates and timetables, as reported during the Department's annual survey of developers. A check of City files, unilateral agreements, and other sources is also made to supplement this data.

Abbreviations

-	Not required or not applicable (in Table II-2 only)
BP	Building Permit (active or completed)
CDUA	Conservation District Use Application permit
cluster	Active cluster housing approval
COE	U.S. Army Corps of Engineers waterways permit
CUP	Conditional Use Permit
CZM	Coastal Zone Management certification
EIS	Environmental Impact Statement
401	State 401 water quality permit
GP	Grading Permit (active or completed)
infra.	Infrastructure master plans or permits
NPDES	Federal NPDES (pollution) permit or waiver
park	Park dedication agreement
PD-H	Planned Development, Housing (active)
pnd.	Pending (applied for)
SLU	State Land Use districts and conditions of approval
SMA	Special Management Area permit
stream alt.	Stream alteration permit
u.c.	Under construction
variance	Zoning variance
WUP	State water use permit

Table II-1

HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2006)

(Projects of at least 25 units. See end of table for footnotes and sources. See page 8 for further explanations.)

DP AREA & Subarea Project Name	Year Built Out	% Built ¹	Total Units	Completed		Units to be Built in Fiscal Year:						Afford- able Units ⁴	Rental Apt. Units ⁵		
				Before 7/1/05	7/1/05- 6/30/06	2007		2008	2009	2010	After 2010				
						u.c. ²	pnd. ³								
PRIMARY URBAN CENTER				6,708											
Aiea/Aliamanu/Airport				1,492											
Ford Island Residential (Navy/private)	2008	0%	660					230	430						
Country Club Village (mid&high-rise)	?	81%	832	673				Rest is uncertain.							
Kalihi/Palama/Iwilei				411											
Iwilei Elderly Residential Complex	2008	0%	160					160				160	160		
215 N. King Street (affordable condos)	2006	100%	251		251							251			
Downtown				444											
Capitol Place (Block J site)	2008	u.c.	394					394							
The Pinnacle Honolulu (home/offices)	2007	u.c.	50					50							
Ala Moana/Kakaako				2,790											
Hokua (at Ala Moana Blvd. & Queen)	2006	100%	247		247										
Keola La'i (Queen Emmalani)	2008	u.c.	352					352							
Ko'olani (Nauru Tower 4)	2006	100%	370		370										
Moana Pacific (Universal Motors site)	2007	u.c.	706			706									
Moana Vista	2009	0%	492						492						
Nauru Tower 5	?	0%	186					Schedule is uncertain.							
909 Kapiolani (Emerald Tower)	2007	u.c.	225					225							
720 Kapiolani (old NCR Building)	2008	0%	47					47							
Ward Village Shops (luxury rentals)	2008	0%	165						165				165*		
Makiki/Moilili/Palolo				353											
Kulana Hale Makai (elderly)	?	0%	98			Project may go nonresidential.						98			
Palolo Chinese Home Expansion	2015	0%	88					Schedule is uncertain.				88	88		
Piikoi Vista (elderly)	2006	100%	47		47							47	47		
1700 Kalakaua	2008	0%	120						120			2	5		

Table II-1 (continued)

HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2006)

(Projects of at least 25 units. See end of table for footnotes and sources. See page 8 for further explanations.)

DP AREA Project Name	Year Built Out	% Built ¹	Total Units	Completed		Units to be Built in Fiscal Year:						Afford- able Units ⁴	Rental Apt. Units ⁵
				Before 7/1/05	7/1/05- 6/30/06	2007		2008	2009	2010	After 2010		
						u.c. ²	pnd. ³						
PUC (continued)													
Waikiki			1,218										
Ainahau (Tusitala) Vista (elderly)	2006	u.c.	107			107						107	107
Allure Waikiki Condominium	2009	0%	315						315				
H&M Apartment Project	?	0%	332					Project is not active.				132	132
Lanikea at Waikiki	2005	100%	100		100								
Loft @ Waikiki (mid-rise)	2007	u.c.	36					36					
Waikiki Palms	2008	0%	116					116					
The Watermark Waikiki	2008	u.c.	212					212					
EWA			39,397										
City of Kapolei's housing projects:	?	0%	2,939				100	124	530	Uncertain		685	739*
Kapolei Senior Village (Luana Koa)	2009	0%	739					Schedule is uncertain.				0	739*
Mehana at City of Kapolei	?	0%	1,150					24	180	321	625	345	0
Kapolei Mixed Use	2009	0%	300			100		100	100			90	
Kapolei Mauka (Palailai Apartments)	2011	0%	750						250	250	250	250	
East Kapolei I (State DHHL)	2010	0%	403					12	168	223		403	
East Kapolei II (State DHHL)	2014	0%	2,170							488	1,682	2,170	1,030
Ewa by Gentry	2013	87%	7,087	6,132	23	2	1				929	2,781	212
Ewa Makai by Gentry	2012	18%	1,590		284	46	95	210	309	300	346	555	
Ewa Villages (City DCS):	?	56%	1,424	793	4	0	0	100	292	Uncertain		520	360
Completed phases	2006	100%	797	793	4							?	?
Franciscan Vistas	2009	0%	328					100	228			328	168
Area H apartments	2011	0%	192						64	64	64	192	192
Single-family units in Areas A & H	?	0%	107					Schedule is uncertain.				0	0
Kapolei Knolls	2006	100%	425	406	19								
Kapolei West (Ko Olina, Phase II)	2020	0%	2,370						300	300	1,770	500	
Ko Olina Resort	2018	21%	4,450	840	105	90	95	200	250	300	2,570	392	

Table II-1 (continued)

HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2006)

(Projects of at least 25 units. See end of table for footnotes and sources. See page 8 for further explanations.)

DP AREA & Subarea Project Name	Year Built Out	% Built ¹	Total Units	Completed		Units to be Built in Fiscal Year:						Afford- able Units ⁴	Rental Apt. Units ⁵
				Before 7/1/05	7/1/05- 6/30/06	2007		2008	2009	2010	After 2010		
						u.c. ²	pnd. ³						
EWA (continued)													
Makaiwa Hills	2020	0%	4,100						400	400	3,300	1,200	
Makakilo since 1984:	?	78%	3,446	2,359	313	82	40	164	121	Uncertain		355	300
Completed phases	2005	100%	1,588	1,588								355	300
Current Schuler projects	2006	100%	732	443	289							0	0
Future Schuler projects	?	0%	455					25	96	98	236		
Makakilo Hts. projects by lot owners	?	88%	396	328	20	15		Rest is uncertain.				0	0
Wai Kaloii (Palehua East B)	2009	1%	275		4	67	40	139	25			0	0
Ocean Pointe	2015	40%	4,850	1,556	396	145	155	300	300	300	1,698	821	0
Villages of Kapolei:	2012	70%	4,143	2,899	0	12	144	498	256	164	170	2,933	610
Completed phases (HHFDC)	2004	100%	2,673	2,673								1,909	366
Villages 6 & 8 (DHHL)	2008	41%	552	226		12	84	230				552	0
Castle & Cooke townhomes	2010	0%	472					118	190	164		472	244
Other units remaining to be built	2012	0%	446				60	150	66		170	0	0
CENTRAL OAHU				14,775									
California Avenue Apts. (elderly) ⁶	?	0%	42					Schedule is uncertain.				42	42
Kau'olu Properties (State HHFDC):	2008	38%	645	245			70	330				645	245
Completed phases	2000	100%	245	245								245	245
Plantation Town Apartments	2008	0%	330					330				330	0
Mokuola Vista	2007	0%	70				70					70	0
Mililani Mauka	2008	92%	6,482	5,589	400	182	59	252				2,902	48
Royal Kunia, Phase II	?	0%	2,000					Schedule is uncertain.				600	
Waiawa by Gentry, incr. I & II	?	0%	5,540					Schedule is uncertain.				1,662	
Waipi'o Point (in Waipahu)	2007	u.c.	66			39	27						

Table II-1 (continued)

HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2006)

(Projects of at least 25 units. See end of table for footnotes and sources. See page 8 for further explanations.)

DP AREA & Subarea Project Name	Year Built Out	% Built ¹	Total Units	Completed		Units to be Built in Fiscal Year:							Afford- able Units ⁴	Rental Apt. Units ⁵	
				Before 7/1/05	7/1/05- 6/30/06	2007			2008	2009	2010	After 2010			
						u.c. ²	pnd. ³								
EAST HONOLULU				2,859											
Hawaii Kai Marina:	2010	84%	1,816	1,242	278	0	0	0	156	140			100 ⁴	31	
Completed phases	2003	100%	719	719									31	31	
Current Schuler projects	2006	100%	171	116	55								0	0	
Hale Ali'i (a high-rise condo)	2010	0%	296						156	140			69 ⁴	0	
The Peninsula at Hawaii Kai	2006	100%	630	407	223								0	0	
Hawaii Loa Ridge (by lot owners)	?	87%	525	450	9	10		Rest is uncertain.							
Kahala Kua (by lot owners)	?	92%	113	101	3	3		Rest is uncertain.							
Koko Villas	2005	100%	70	33	37										
Na Pali Haweo (by lot owners)	?	84%	192	156	5	5		Rest is uncertain.							
Waialae Iki V, Ph. 2 (by lot owners)	?	83%	143	111	7	5		Rest is uncertain.							
KOOLAUPOKO				344											
Bay View Estates ⁷	2009	4%	27		1		12	12	2						
Ironwoods at Kailua (replacement un.)	2011	0%	153						42	81	30				
Kumuhau Subdivision (DHHL)	?	0%	70						52		18		70		
Kakaina Subdivision (DHHL)	2010	0%	50						16	34			50		
The Woods at Ahuimanu	?	0%	44					Schedule is uncertain.							
NORTH SHORE				28											
Sunset Beach Colony ⁸ (by lot owners)	?	u.c.	28			3		Rest is uncertain.							

Table II-1 (continued)

HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2006)

(Projects of at least 25 units. See end of table for footnotes and sources. See page 8 for further explanations.)

DP AREA Project Name	Year Built Out	% Built ¹	Total Units	Completed		Units to be Built in Fiscal Year:							Afford- able Units ⁴	Rental Apt. Units ⁵
				Before 7/1/05	7/1/05- 6/30/06	2007						After 2010		
						u.c. ²	pnd. ³	2008	2009	2010				
WAIANAE			1,696											
Freitas Dairy (State DHHL)	?	47%	32	15				Rest is uncertain.					32	
Hale Wai Vista (in Waianae Town)	2010	0%	215					83	84	48			215	215
Kahikulo Ohana Hale O Waianae	2010	0%	88					64		24			88	88
Mali Kai, Phase II	2011	50%	838	324	94	11	60	117	96	91	45		318	
Makaha Valley Subdivision	?	0%	100					Project is not active.						
Nanaikeola Senior Apartments	2007	u.c.	70			40		30					70	70
Nanaikeola Village (self-help hsg.)	2010	0%	144				10	30	50	54			41	
Ohana Ola O Kahumana, Phase II	2007	u.c.	34			34							34	34
Keola O Pokai Bay (Village PB Ph. II)	2007	0%	125				23	102						
Waianae Supportive Housing	2008	0%	50					50					50	50
TOTAL UNITS ON OAHU			65,807	including 26,917 completed (2,993 in FY 2006) and 38,890 unbuilt										

¹ "% Built" is either: (1) the percent of total units completed as of 6/30/06, or (2) "u.c." if the entire project is under construction (no units built) as of 6/30/06.² "u.c." in FY 2007 means under construction as of 7/1/06 and expected to be completed by 6/30/07.³ "pnd." in FY 2007 means "pending", i.e., not started by 7/1/06 but expected to be completed by 6/30/07.⁴ The counts are the developers' own stated intentions rather than the number required to be built or the number of affordable housing credits awarded by the City. This column includes all affordable units provided under various programs, including unilateral agreements, Act 201 exemptions, government grants and tax credits, and private programs restricting who can buy or rent units.⁵ Rental apartment units are also affordable, unless marked with an asterisk (*). Rental units have only been tracked since FY 2004, so previously-built rentals within large, master-planned communities may not be included.⁶ The new units replace 20 units which have already been demolished.⁷ The required 6 affordable units were provided off-site, at Kailua Bluffs.⁸ Sunset Beach Colony is the new name for Kaunala Beach Estates/Beach Lots. The project replaces 42 older units with a new 28-lot subdivision.**SOURCE:** Based on a survey of project developers conducted by the Department of Planning and Permitting in September 2006, plus City files and other sources.

Table II-2

UPCOMING MAJOR HOUSING PROJECTS (as of June 30, 2006)

(Projects not yet under construction that involve at least 5 acres and 25 units. Also included in Table II-1. See page 8 for explanations.)

DP AREA Project Name	Total Units	Gross Acres of Hsg.	Year Approved		First Housing Subdiv.	Infrastructure Built to Date		Current Progress or Problems, Other Permits Obtained, etc.
			DP or SCP	Zoning Map		Onsite	Offsite	
EWA								
City of Kapolei's housing projects:	2,939	228 ac.	1989	various	various	0%	4%	Active planning underway:
Kapolei Senior Village (Luana Koa)	739	43 ac.	1997	2002	-	0%	0%	CUP pnd. for a group living facility
Mehana at City of Kapolei	1,150	115 ac.	1989	2004		0%	0%	Infra./GP/NPDES '06
Kapolei Mixed Use	300	n.a.	1997	2004		0%	36%	Project proposals being sought
Kapolei Mauka (Palailai Apartments)	750	70 ac.	1986			0%	2%	No action
East Kapolei I (State DHHL)	402	65 ac.	1997	-	pnd.	0%	0%	Core-area construction pnd.
East Kapolei II (State DHHL)	2,170	404 ac.	1997	-				Project in the early planning stages
Kapolei West (Ko Olina, Phase II)	2,370	163 ac.	1991			0%	16%	In EIS stage; zoning & SLU changes
Makaiwa Hills	4,100	306 ac.	1997			0%	9%	New plan for 4,100 units proposed
CENTRAL OAHU								
Royal Kunia, Phase II	2,000	327 ac.	1995	1997		0%	0%	New developer to be selected
Waiawa by Gentry, incr. I & II	5,540	546 ac.	1998	2003		0%	0%	Delayed; still in the permit phase
KOOLAUPOKO								
The Woods at Ahuimanu	44	15 ac.	1984	-	pnd.			New septic-tank & drainage plans
WAIANAE								
Hale Wai Vista (in Waianae Town)	215	5 ac.						Act 201G exemption to be sought
Makaha Valley Subdivision	100	198 ac.	1996	1988				No recent activity

SOURCE: Based on a survey of project developers conducted by the Department of Planning and Permitting in September 2006, plus City files and other sources.

Table II-3
**Construction Status of Projects with Affordable Housing
Required by Unilateral Agreement (as of 6/30/06)**

DP Area and Project Name	Year of Completion	Total Housing Units ¹			Affordable Units ²			Affordable Hsg. Requirement		How the Requirement Is Calculated or Being Met (Paying In-Lieu Fees, etc.)	Zoning-Related Ordinance #s
		Total Units	Built	To Be Built	Total Afford.	Built	To Be Built	% Afford.	Units		
PRIMARY URBAN CENTER											
Alii Plantation (Stadium area)	1984	157	157	0	15	15	0	10%	16		80-13; 81-10
Crosspointe (Stadium area)	1988	546	546	0	55	55	0	10%	55		82-45
The Crowne at Wailuna	1995	158	158	0	0	0	0	10%	16	\$1,120,000 for 16 units	90-61
Dole Street Apts. (Makiki)	1993	12	12	0	0	0	0	240 mo.	exempt, since <16 units were built		89-20
Hale Hui Apt. (Pearl City)	1988	16	16	0	2	2	0	10%	2		87-02
Harbor Pointe (Waimalu)	1986	88	88	0	0	0	0	unstated	exempt as economically infeasible		78-45
Honolulu Medical Office Bldg.	-	(no housing planned)			(now an office project)			30% if hsg. built			06-24
Iolani Apartments (not built)	-	19	0	19	not set	0	not set	30% of 7	3	19 - 12 units already zoned	94-83
Kapua Lani Estates (Stadium)	1995	12	12	0	1	1	0	10%	2		89-21
Manoa Estates (back portion)	1969	10	10	0	0	0	0	\$92,000	0	\$92,000 for 1 unit	83-61
Nahalekaha (Pearl Ridge Hts.)	1987	29	29	0	0	0	0	10%	3	at College Gardens	85-14
Newtown Meadows, and also	1987	152	152	0	0	0	0	10%	16	\$152,000 for 10 units	81-57; 85-72
in front of Newtown Meadows	1985	0	0	0	0	0	0	10%	1	\$25,000 for 0.36 units	81-57
Pearl Horizons (Waimalu area)	1990	222	222	0	0	0	0	10%	23	\$400,000 by land value	80-74
1700 Kalakaua (McCully area)	-	120	0	120	2	0	2	5 units	5	2 units + 3 or \$135,000	91-39
PUC Total		1,541	1,402	139	75	73	2	9.2%	142	\$1,789,000	
EWA											
City of Kapolei rezonings:	-	2,189	0	2,189	435	0	435	30%	435		
Kapolei Senior Village	-	739	0	739	0	0	0	30%	exempt if it is a senior-living project		02-61
Mehana at City of Kapolei	-	1,150	0	1,150	345	0	345	30%	345		04-46
Kapolei Mixed Use	-	300	0	300	90	0	90	30%	90		04-45
Ewa by Gentry:	-	7,087	6,155	932	2,781	2,781	0	various	2,324		
1984 rezoning	?	2,572	2,572	0	n.a.	n.a.	0	10%	258		84-94; 93-54
1991 rezoning	-	2,361	n.a.	n.a.	n.a.	n.a.	0	60%	1,419		91-17; 93-54
1994 to 2001 rezonings	-	2,154	n.a.	n.a.	n.a.	n.a.	0	30%	647		94-57; 98-44;
Ewa Makai by Gentry	-	1,590	284	1,306	555	284	271	30%	477		04-08
Kapolei Knolls	2006	425	425	0	0	0	0	30%	128	at Makakilo	92-81
Ko Olina Resort (all but 5 sites are committed to a specific use)	-	up to 4,450	945	up to 3,505	392 so far	392 so far	0	10% of non-hotel	up to 445	392 at Villages of Kapolei and West Loch Fairways	86-09

Table II-3 (continued)
**Construction Status of Projects with Affordable Housing
Required by Unilateral Agreement (as of 6/30/06)**

DP Area and Project Name	Year of Completion	Total Housing Units ¹			Affordable Units ²			Affordable Hsg. Requirement		How the Requirement Is Calculated or Being Met (Paying In-Lieu Fees, etc.)	Zoning-Related Ordinance #s
		Total Units	Built	To Be Built	Total Afford.	Built	To Be Built	% Afford.	Units		
Makakilo (1983 rezonings)	-	1,823	1,549	274	355	355	0	10%	183	\$680,323 for 45 units	83-49; 83-50
Ocean Pointe:	-	4,850	1,952	2,898	821	821	0	various	771		
Units with no aff. hsg. reqm't	-	1,423	n.a.	n.a.	0	0	0	-	0	was zoned prior to UA ord.	?
1985 rezoning	-	1,290	n.a.	n.a.	n.a.	n.a.	0	10%	129		85-44; 02-09
1993 rezoning	-	2,137	n.a.	n.a.	n.a.	n.a.	0	30%	642		93-94; 02-09
Villages of Kapolei	-	4,143	2,899	1,244	2,381	1,909	472	30%	1,243	was rezoned retroactively	01-07
Ewa Total		26,557	14,209	12,348	7,720	6,542	1,178	22.6%	6,006	\$680,323	
CENTRAL OAHU											
the back parking lot of the Wahiawa Medical Building	-	(no active hsg. plans; an existing comm. site)			0	0	0	10% of all hsg. units	0	a City-initiated rezoning	87-57
College Gardens (near LCC)	1984	120	120	0	15	15	0	10%	12	plus 3 for Nahalekaha	82-19
Jack Hall Housing (Waipahu)	1980	144	144	0	144	144	0	50%	72		78-25
Kahi Kani (Whitmore Village)	1990	344	344	0	378	378	0	100%	344		86-150
Launani Valley	2004	833	833	0	128	128	0	15%	125		86-72
lower Waipahu (not built)	-	n.a.	n.a.	n.a.	not set	n.a.	n.a.	nothing specified			81-24
Mililani Town (post-1980):	1992	3,041	3,041	0	412	412	0	various	299		
1979-1987 rezonings	1991	2,755	2,755	0	172	172	0	10%	276		79-89; 85-41;
Waipio Unit 64	1992	46	46	0	0	0	0	50%	23		88-94
A 1987 "Act 359G" exemption	1990	240	240	0	240	240	0	0%	0		-
Mililani Mauka:	-	6,482	5,989	493	2,902	2,902	0	various	2,841		
Phase 1	?	3,501	3,501	0	1,686	1,686	0	50%	1,753		89-123
Phase 2A	?	953	953	0	n.a.	n.a.	0	50%	478		93-23; 95-55
Phase 2B	-	1,206	n.a.	n.a.	n.a.	n.a.	0	30%	363		95-53
Phase 3	-	822	n.a.	n.a.	n.a.	n.a.	0	30%	247		02-29
Royal Kunia, Phase I:	-	2,181	2,176	5	1,617	1,617	0	various	970		
Royal Kunia Gardens (HDC)	-	302	297	5	0	0	0	30	30	at Halekua Gardens	88-02
Halekua Gardens (HDC)	1994	252	252	0	252	252	0	(included below)			91-11
the rest by Castle & Cooke	2004	1,627	1,627	0	1,365	1,365	0	50%	940		91-11
Royal Kunia, Phase II	-	2,000	0	2,000	600	0	600	30%	600		95-08; 97-12
Village Park remnant park site	1988	43	43	0	43	43	0	10%	5	affordables unconfirmed	86-159

Table II-3 (continued)
**Construction Status of Projects with Affordable Housing
Required by Unilateral Agreement (as of 6/30/06)**

DP Area and Project Name	Year of Completion	Total Housing Units ¹			Affordable Units ²			Affordable Hsg. Requirement		How the Requirement Is Calculated or Being Met (Paying In-Lieu Fees, etc.)	Zoning-Related Ordinance #s
		Total Units	Built	To Be Built	Total Afford.	Built	To Be Built	% Afford.	Units		
Waiawa by Gentry, I & II	-	5,540	0	5,540	1,662	0	1,662	30%	1,662		98-01; 03-01
Waikele	2002	2,937	2,937	0	1,469	1,469	0	50%	1,470		86-143
Waipahu Hall Eld./W. Knolls	1985	106	106	0	72	72	0	50%	53		78-24
Waipio Gentry	1985	2,984	2,984	0	299	299	0	10%	299		77-87; 82-8;
Central Oahu Total		26,755	18,717	8,038	9,741	7,479	2,262	32.7%	8,752		
EAST HONOLULU											
Hawaii Kai Marina (main area)	-	1,780	1,484	296	100	31	69	10%	178	requirement is 178 again	86-88; 00-70
Hawaii Kai Retirement Com.	2001	366	366	0	0	0	0	\$100,000	0	\$100,000 as per UA	87-91
Kai Nui (Marina 4-B)	2001	37	37	0	0	0	0	30%	12	\$194,306 for 10.5 units	99-57
Kalama Kuu (rezoned portion)	2003	35	35	0	0	0	0	30%	11	\$52,611 for 10 units	98-67
Le'olani at H. K. (Kamilonui I)	2005	60	60	0	0	0	0	nothing specified		\$258,000 for 4.2 units	00-46
East Honolulu Total		2,278	1,982	296	100	31	69	8.8%	201	\$604,917	
KOOLAUPOKO											
Bay View Estates	-	27	1	26	0	0	0	30%	9	cut to 6; at Kailua Bluffs	96-07
Kailua Bluffs (Kaopa IV):	2005	329	329	0	39	39	0	10%	33	+6 for Bay View Estates	83-48; 89-112
Koolau-poko Total		356	330	26	39	39	0	11.8%	42		
KO'OLAU LOA											
Kuilima Resort (no firm plans for two large expansion areas)	-	up to 1,960	0	up to 1,960	not set	0	not set	10% of non-hotel	up to 196		86-99
Ko'olau Loa Total		1,960	0	1,960	0	0	0	10.0%	196		
NORTH SHORE											
Haona/Kupahu Sub. (Waialua)	-	14	10	4	4	4	0	10%	2	(an owner-build project)	87-26
Lihi Lani (near Sunset Beach)	-	445	0	445	130	0	130	3 benefits	50	project dead; public land	95-19
Paalaa Kai (near Weed Circle)	1981	310	310	0	310	310	0	100%	310		77-130
North Shore Total		769	320	449	444	314	130	47.1%	362		

Table II-3 (continued)
**Construction Status of Projects with Affordable Housing
Required by Unilateral Agreement (as of 6/30/06)**

DP Area and Project Name	Year of Completion	Total Housing Units ¹			Affordable Units ²			Affordable Hsg. Requirement		How the Requirement Is Calculated or Being Met (Paying In-Lieu Fees, etc.)	Zoning-Related Ordinance #s
		Total Units	Built	To Be Built	Total Afford.	Built	To Be Built	% Afford.	Units		
WAIANAE											
Halemaulia Place (Maili)	2000	10	10	0	3	3	0	30%	3	affordables unconfirmed	91-71
Maile Kai, Phase IA	1998	85	85	0	58	58	0	100%	85	27 deferred to Phase II	93-44; 97-51
Maile Kai, Phase II	-	838	418	420	318	179	139	30%	252	plus 27 for Phase I	94-60
Makaha Resort expansion	-	150	0	150	not set	0	not set	30%	45	(the original project plan)	91-20
Makaha Valley Subdivision	-	100	0	100	0	0	0	give land	0		88-79
Nanaieola Village (self-help)	-	144	0	144	41	0	41	30%	44		96-10
Waianae Total		1,327	513	814	420	240	180	28.9%	384		
OAHU TOTAL		61,543	37,473	24,070	18,539	14,718	3,821	26.1%	16,085	\$3,074,240	

**61% of all listed housing units are completed.
79% of the promised affordable units are completed**

**30% of all listed housing units are affordable.
39% of the completed units are affordable.**

¹ The information on construction status reflects the developers' stated intentions, as supplemented by additional information from other sources. The progress shown describes the total units actually planned and/or built.

² The information on construction status reflects the developers' stated intentions, as supplemented by additional information from other sources. The progress shown describes the affordable units actually planned and/or built, and does not represent either the minimum number of units required to be built or the number of affordable housing credits awarded by the City.

Table II-4
CONSTRUCTION SCHEDULE FOR GOLF COURSE DEVELOPMENTS

DP Area	Name of Golf Course Project	# of Holes	# of Acres	Golf Course Construction		Clubhouse Construction		Year Approved		
				Start	Finish	Start	Finish	DP	Zone Change or Other DPP Permit	
Ewa	Ocean Pointe Golf Course	18	250	2004	2008	2007	2008	'92	'02	
Ewa	Kapolei West Golf Course	18	200	2009	2011	undetermined		'91		
Ewa	Makakilo Golf Course	18	220	stopped in 1993		demolished 2004		approved by CUP (ag. lands)		
CO	Waiawa Golf Course #1	18	209	undetermined		undetermined		'89	'98	
CO	Waiawa Golf Course #2	18	173	undetermined		undetermined		'89	'98	
Wai	Lualualei Golf Course	18	259	undetermined		undetermined		'94	'96	SUP needed
Wai	Makaha Valley C.C. Expansion	+9	85	undetermined		none planned		-	-	

NOTE: "-" means "not required"; "pnd." means "pending"; "unk." means "unknown".

SOURCE: Columns 2-8 provided by project developers, based on a survey conducted by the Department of Planning and Permitting in September 2006.

SECTION III

REVISIONS TO LAND USE PLANS, AND THE STATUS OF INFRASTRUCTURE PROJECTS

CHANGES TO THE DEVELOPMENT PLANS

The City's basic long-range land-use planning tool is its system of eight regional plans, variously called Development Plans or Sustainable Communities Plans. Each plan provides a guide for all public and private decisions on physical development within its part of the island, and describes: (1) the region's role within the islandwide growth policy, (2) the plan's agreed-upon vision for the area's future, (3) detailed regional or area-specific policy guidance on land use and infrastructure development, (4) tools to implement the plan, and (5) conceptual maps and other illustrations of the plan's policies.

This system of eight long-range plans serves as a guide to both the City's zoning controls and its infrastructure plans and expenditures. It provides an intermediate layer of regional land-use policy between the very basic State Land Use Boundary Maps (which divide Oahu into only three land-use categories) and the regulatory zoning controls (which have 25 zoning districts plus four other precincts used only in Waikiki). There is also a separate Public Infrastructure Map (PIM) system that gives more details on future infrastructure projects than the eight regional plans do. Each of the eight PIMs is a stand-alone budgetary tool used to identify and track certain infrastructure projects that are of special public interest.

The status of the eight regional Development Plans or Sustainable Communities Plans as of December 31, 2006 is as follows:

Ewa Development Plan.....	Effective 10/21/97; 5-year review underway
East Honolulu Sustainable Communities Plan	Effective 7/27/99; 5-year review underway
Ko'olau Loa Sustainable Communities Plan	Effective 2/14/00; 5-year review scheduled
Waianae Sustainable Communities Plan	Effective 7/9/00; 5-year review scheduled
North Shore Sustainable Communities Plan.....	Effective 7/9/00; 5-year review scheduled
Kooleau Sustainable Communities Plan.....	Effective 8/25/00; 5-year review scheduled
Central Oahu Sustainable Communities Plan	Effective 2/18/03
Primary Urban Center Development Plan	Effective 6/21/04

These regional plans are designed to be conceptual and thus not need constant revision. Occasional changes on specific matters can be proposed at any time, but the main avenue for plan revisions is their required Five Year Review, a comprehensive analysis of: (1) the validity of each plan's vision and policies, and (2) the effectiveness of its implementation measures. Currently, two first-time Five Year Reviews are underway. The Ewa Development Plan review is nearly complete, and the East Honolulu Sustainable Communities Plan review is in the draft stages of report preparation. With regard to the Ewa DP, a draft version of the proposed revision has been sent to City agencies for their review, and the public review draft of the proposed revised plan is being prepared. The proposed revisions to the Ewa DP are designed to strengthen the implementation of the plan's vision and policies.

In addition to the Five Year Review process, there has been only one special-purpose revision to date. In 2000, the Ewa Development Plan was changed to require a Five Year Review instead of a Three Year Review.

This Section III of the Annual Report also covers any State Land Use District Boundary amendments and zone changes approved during FY 2006, plus the status of active PIM projects. Table III-1 provides data on the three State Land Use changes adopted. Table III-2 provides data on the five zone changes adopted, with separate columns for changes from non-urban to urban use versus changes from one urban (or non-urban) zoning district to another. Table III-3 summarizes the land-use impacts of these zone changes. Table III-4 details all active PIM projects, and provides information from City agencies on project title, description, and project status as of June 30, 2006, using such terms as: “planning and design funds budgeted”, “design underway”, “out to bid”, “under construction”, “ongoing activity” (i.e., various activity or minor delays), or “completed”. It excludes projects not yet started or later abandoned.

Table III-1
STATE LAND USE DISTRICT BOUNDARY CHANGES ON OAHU, 7/1/05 TO 6/30/06

Project Name	Redesignation	Acres	Date	Control Number	Summary of Required Conditions
Kapolei West Expansion Area (Campbell Estate)	Ag. to Urban	174	4/10/06	A04-753	Petitioner shall fulfill the standard conditions, and shall also: (1) fulfill the City's affordable housing requirements, (2) construct all needed infrastructure, including its fair share of regional needs, (3) inform prospective home purchasers of potential nuisances that might be generated by Kalaeloa Barbers Point Harbor, and (4) comply with State guidelines on golf course operation.
Pupukea Ridge Preservation (private landowner)	Ag. to Conserv. Conserv. to Ag.	29 5	4/24/06	A05-758	Petitioner shall fulfill the standard conditions, and shall also: (1) convey 79 acres to the State for a State Park Reserve, (2) maintain the trail system on that land until relieved of that duty, (3) follow county zoning in its use of the 15 acres of State Agricultural land, including the rule that any homes shall be used as farm dwellings, and (4) not subdivide that Ag. land into more than two parcels.
Hawaiian Waters Adventure Park	Ag. To Urban	3	6/20/06	2005/E-SLU-1	None (but a concurrent zone change for the entire 30-acre project did impose various conditions)

Table III-2
ZONE CHANGES APPROVED IN FY 2006

Ord. No.	DPP Number	Location or Project Name	Rezoned from Ag. or Conserv.		All Other Zone Changes		Ord. Date
			Zoning Districts To:	Acres	Rezoned To:	Acres	
05-29	2002/Z-12	Central Union Church (planned TDR)	-	-	from A-2 to BMX-3	5	10/13/05
05-34	2005/Z-1	Kaimuki Villa nonconformity	-	-	from R-5 to A-1	0.3	11/21/05
06-24	2005/Z-5	Aala area mixed-use redevelopment	-	-	from B-2 to BMX-3	2.0	6/20/06
06-25	2005/Z-3	Gentry Ewa Makai (revised layout plan for a new phase of Ewa by Gentry)	-	-	from A-1 to A-2 from I-1 to IMX-1	35 12	6/20/06
06-28	2005/Z-4	Hawaiian Waters Adventure Park	from AG-2 to B-2	30	-	-	6/20/06

Table III-3
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/06)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
PRIMARY URBAN CENTER			
1	Sand Island Wastewater Treatment Plant Modifications: 1. Expand capacity from 82 mgd to 90 mgd 2. Upgrade existing capacity to secondary treatment 3. Construct a separate, on-site parts warehouse 4. Other modifications	1. under construc. 2. under construc. 3. no action 4. ongoing activity	DDC
2	Hart Street Wastewater Pump Station Modification – rehabilitate and upgrade an aging facility	under construction	DDC
3	Ala Moana Wastewater Pump Station Modification – rehabilitate and upgrade an aging facility in Kakaako Makai	ongoing activity	DDC
5	Manana Well – develop a 2.0 mgd potable water well in central Pearl City	completed	BWS
7	Kalawahine 180 Reservoir – construct a 2.0 mgd potable water reservoir near Roosevelt H. S.	design underway	BWS
8	Waikiki Police Station – construct a permanent substation in a high-activity location in Waikiki	completed	DDC
9	HPD Telecommunications System at the Honolulu Municipal Building – upgrade the fixed equipment that is at the heart of the new digital police radio system	ongoing	DIT
10	Kalihi Police Station Expansion – expand the building, utilizing a portion of the parking lot	ongoing	DDC
11	Fire Training Center – complete master planned improvements at the existing facility, including adding a classroom building and a new fire station	planning funds budgeted	DDC
13	Fire Department Headquarters and Museum – construct a headquarters building, restore the old fire station building for use as a museum, and modernize the adjacent Kakaako Fire Station	under construction	DDC
14	Honolulu Zoo Improvements – various upgrades, including exhibits with more natural habitats	ongoing activity	DDC
15	Waikiki Shell Improvements – various upgrades	ongoing activity	DDC
16	Neil Blaisdell Center Improvements – various upgrades	ongoing activity	DDC
17	Ala Wai Golf Course Improvements – various upgrades	ongoing activity	DDC
18	Ala Wai Community Park Improvements – renovate the community center, etc.	ongoing activity	DDC
19	Ala Moana Regional Park Improvements – various upgrades	ongoing activity	DDC
20	Kapiolani Regional Park Improvements – various upgrades	ongoing activity	DDC
21	Makiki District Park Improvements – various upgrades	ongoing activity	DDC
22	Aala Park Improvements – refurbish the entire urban park, possibly including courts or ballfields	completed	DDC
23	Manana Community Park and Youth Facility – a new 14-acre park in central Pearl City	completed	DDC
24	Salt Lake District Park Improvements – add two swimming pools, a rec. center & a nature park	ongoing activity	DDC
25	Kalo Place Mini-Park – a new 1-acre urban park next to the freeway in lower Manoa	completed	DDC

Table III-3 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/06)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
28	Salt Lake Boulevard (Bougainville Drive to Ala Lilikoi Street) – widen to four lanes, etc.	ongoing activity	DDC
105	Kalia Road Realignment (Paoa Place to Saratoga Road): 1. Curve the road around the military's second Hale Koa hotel tower (federal responsibility) 2. Widen the road to four lanes (City responsibility)	1. completed 2. no action	DTS
108	Manana DTS Corporation Yard – construct shops, offices, and parking for DTS utility vehicles	ongoing	DTS
109	Computer Traffic Control Center Modifications – enlarge and upgrade the existing facility	ongoing	DTS
111	Middle Street Transportation Center and TheHandi-Van Facility – expand the existing Kalihi transit center and maintenance facility by building a permanent transit center and parking structure, plus a new maintenance facility for TheHandi-Van	ongoing	DTS
112	Bus Rapid Transit, Iwilei to Waikiki – street renovations for a new type of bus service, including special bus stops and major streetscape changes to Kuhio Avenue in Waikiki. (Planned but not built were additional lanes in a few places, semi-exclusive bus lanes, and an Iwilei transit center.)	project cancelled; Kuhio Av. work & stops completed	DTS
118	Nuhelewai Stream Flood Control Project - construct a boulder basin and a reinforced concrete channel in Kamehameha Heights	design underway	DDC
128	Honolulu Corporation Yard, Sand Island – construct a new facility to replace one that closed	project cancelled	DDC
129	Halawa Corporation Yard and Expansion – convert the Halawa Bus Facility into a corp. yard	completed	DDC
130	Manana DPR Corporation Yard – construct a permanent parks maintenance facility	ongoing activity	DDC
131	Kuhio Beach Park Expansion/Kalakaua Promenade – beautify a popular beach park in Waikiki by turning the makai lane of Kalakaua Avenue fronting the park into a park promenade	completed	DDC
132	Keahi Corporation Yard – convert an area under the freeway viaduct into a refuse corp. yard	completed	DDC
133	Moanalua Road Widening – add a new traffic lane for a short stretch near the Waiau interchange	completed	DDC
134	Aiea Town Center, Phases I & II – convert the Aiea Sugar Mill site into various public uses	completed	DDC
135	Waikiki Park and Parking – build a municipal parking lot & open space on a small vacant block	planning ongoing	DDC
136	Ala Wai Watershed Project – stream restoration, landscaping & walkways along Manoa Stream	budgeted	ENV
137	Makiki Stream Improvement Project – stream restoration & streamside beautification in Makiki	completed	DDC
138	Pele Street Mini-Park – create a small recreational facility for homes behind Queens Hospital	completed	DDC
139	Kuakini Street Extension – extend Kuakini St. one block uphill to Keola St., by Maluhia Hospital	design underway	DTS
140	New East Honolulu District Police Station – set up the station in renovated bldgs. at Fort Ruger	under construction	DDC
142	Emergency Medical Services (EMS) Young Street Facility – construct garage and div. hq. bldg.	P & D underway	DDC
143	Police Headquarters – Crime Lab Expansion – turn basement storage area into new office space	design underway	DDC
144	Waimalu Stream Dredging (makai of Moanalua Road)	design underway	DDC

Table III-3 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/06)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
EWA			
2	Honouliuli WWTP Modifications: 1. <u>Effluent Reuse</u> - a transmission system to distribute 13 mgd of reclaimed wastewater, as required by consent decree 2. <u>Handling Upgrades (interim facility)</u> - solids handling facilities and odor control to improve operation within current 38 mgd capacity 3. <u>Expansion to 51 mgd</u> - additional primary liquid treatment capacity (an increase of 13 mgd)	1. completed 2. under construction 3. plng. underway	DDC
10	Ewa Beach Fire Station Relocation – replace the near-beach station with one on the mauka edge of Ewa Beach and Ocean Pointe, to better serve the area from Ewa Villages to Ewa Beach	land acquired; P & D funds budgeted	DDC
12	Ewa Mahiko District Park – a new park at the old mill site in Ewa Villages	ongoing activity	DDC
13	Honouliuli WWTP Site Expansion (Mauka) – acquire 27 acres of land mauka of the existing WWTP, so capacity can be expanded beyond 51 mgd	planning & design underway	DDC
15	Farrington Highway Improvement – increase right-of-way and widening from two lanes to six lanes along the 1½ miles from Ft. Weaver Road to the proposed North-South Road	planning underway	DDC
16	Oneula Beach Park Expansion – expand the park by about 6 acres, in conjunction with the development of the Ocean Pointe community	ongoing activity	DDC
17	Kalaeloa Regional Park – a new regional park on about 456 acres of the former BPNAS	ongoing activity	DDC
20	Palailai Neighborhood Park – a new neighborhood park to serve growing Makakilo (originally to be located makai of Puu Palailai)	comfort station completed	DDC
30	Renton Road Improvements (Ewa Town) – widening the road from 2 lanes to 4 lanes within Ewa Villages	under construction	DTS
31	West Loch Golf Course Improvements – minor parking, maintenance, and rest room upgrades	ongoing activity	DDC
33	Kaloi Gulch Channel – drainage improvements through the western portion of Ewa Villages (built through the golf course)	completed	DDC
35	Ewa Shaft Renovation – convert an existing private irrigation source into a municipal water production facility	under construction	BWS
36	H-POWER Expansion – either expand the existing plant or build a second plant on an adjacent site, incorporating an improved technology for burning solid waste in order to generate electricity	funds budgeted for design & construc.	ENV
37	Alternative Disposal Technology Park – the site for a possible second H-POWER plant, one that incorporates an improved technology for burning solid waste in order to generate electricity	funds budgeted for design & construc.	ENV

Table III-3 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/06)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
38	Kapolei Parkway – construct a new 4-lane boulevard across much of the Ewa plain, from Ko Olina to Ocean Pointe. Private developers already have or are preparing to complete most of the sections; the City’s responsibility covers only one section, within and just west of Ewa Villages.	various sections completed or u.c.; City’s section u.c.	DTS
39	North-South Road – construct a new 4-lane boulevard makai from a future H-1 interchange to near Ewa Villages	planning & design underway	State DOT
40	Park Row Road – construct a short extension of Park Row Road makai from Renton Road to the future Kapolei Pkwy.	design underway	DTS
41	Kamokila Boulevard Extension – construct 1,000’ of four-lane roadway that connects Kamokila Blvd. to Roosevelt Ave. in Kalaeloa	design underway	DTS
42	Honouliuli 228 Reservoir No. 3 – construct a new 6.0 mgd reservoir near the existing Honouliuli 228 Reservoir No. 1	under construction	BWS
43	Kapolei Corporation Yard – build a maintenance and warehouse complex in Campbell Industrial Park	preparing to go out to bid	DDC

CENTRAL OAHU

2	Waipahu Wells III – construct five new potable water wells within Central Oahu Regional Park	completed	BWS
3	Waipahu Wells II Addition – construct a new potable water well within the Waikele subdivision	completed	BWS
4	Waipahu Wells IV – construct four new potable water wells in the Managers Dr. area of Waipahu	completed	BWS
7	Waipio Peninsula Recreation Complex – construct a soccer stadium and multi-field complex, and widen two roads leading to Farrington Hwy.	park portion has been completed	DDC
8	Central Oahu Regional Park – a new regional park on about 256 acres, with ballfields, a tennis facility, and an aquatic center	ongoing activity	DDC
9	Pearl Harbor Historic Trail (Middle Loch Park) – develop a 19-acre passive park in a coastal wetlands area next to Waipahu High School	under construction	DDC
10	Village Park Connector Road – construct a new road connecting Village Park to Waipahu via an existing cane haul road	completed	DDC
11	Ted Makalena Golf Course Modification – construct a driving range, a replacement maintenance building, a pond, other course improvements, and minor site improvements	ongoing activity	DDC
14	Wahiawa Botanical Garden Modification – construct an access road, parking lot, visitor center, pedestrian bridge and walkways, and other improvements	pavilion & parking lot completed	DDC
23	Leeward Transit Corridor – improve the OR&L railroad right-of-way, including train/railway, bikeway, and pedestrian trail	ongoing	DDC

Table III-3 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/06)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
30	Mililani Community Transit Center – construct a transit station with an information kiosk and a comfort station, but no parking facility	under construction	DTS
31	Wahiawa Community Transit Center – construct a transit station with parking, an information kiosk, and a comfort station	design ongoing	DTS
32	Police Training Facility – continue master-planned improvements, including more classrooms and an auditorium	ongoing activity	DDC
34	Wahiawa Municipal Parking Facility – build a parking lot to serve central Waipahu businesses	completed	DDC
37	Waipahu Ash Landfill Closure – site remediation, groundwater monitoring wells, and drainage and landscaping improvements	under construction	ENV
38	Mililani Mauka District Park – a new park with a gymnasium, rec. bldg., ballfields & courts, etc.	ongoing activity	DDC
39	Mililani Mauka Community Park – a new park with a recreation bldg., ballfields & courts, etc.	ongoing activity	DDC
40	Wahiawa WWTP Modifications – upgrade the plant to address peak wet-weather flows	ongoing activity	DDC

EAST HONOLULU

6	Koko Head Regional Park and Nature Preserve – modifications including education & visitor centers, parking, roadways, comfort stations, an enhanced trail system, a people mover system, etc.	site improvements ongoing	DDC
15	Ka Iwi Shoreline Park – construct limited park improvements along the Ka Iwi Coast, in conjunction with the State. The State has already acquired the Queen’s Beach area, and the City is acquiring the Golf Course 5 & 6 area.	land acquisition completed	DDC
17	Wailupe Stream Flood Control – channelize Wailupe Stream in Aina Haina, and expand the existing upland drainage basin	design underway by U.S. Army COE	DDC
18	Aina Haina Slide Remediation, Zone B – create a passive park by compacting, regrading, and landscaping a slide area to stabilize it	completed	DDC
19	Koko Crater Access Road – construct a boulevard to replace and relocate the existing private road into Koko Creater	completed by the housing developer	DDC
21	Hawaii Kai Dog Park – create a new dog park next to the Hawaii Kai Park-and-Ride site	design underway	DPR

KOOLAUPOKO

1	Kamehameha Highway Scenic Enhancement – acquire and preserve the Waihee Marsh along the shoreline in the Kahaluu area	an ongoing design /build project	DDC
3	Waiahole Beach Park – expand and improve the existing Waiahole Beach Park	master plan underway	DDC

Table III-3 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/06)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
4	Waimanalo Well III – construct a new potable water well mauka of the former Meadow Gold Dairies pasture land	under construction	BWS
5	Kahaluu Regional Park – expand the existing regional park mauka toward the Kahaluu Elementary School and adjacent park	various projects ongoing	DDC
8	Kawa Stream Improvements – channelize Kawa Stream within the Piloiloa Subdivision behind Castle High School in Kaneohe	funds budgeted	DDC
10	Kailua Corporation Yard – improve the existing facility by building covered garages and maintenance buildings	completed	DDC
11	Kailua Beach Park Improvements – construct a new pavilion, canoe halau, relocated comfort station, and various grounds improvements	various projects ongoing	DDC
12	Waimanalo Treatment and Disposal System – expand the existing Waimanalo WWTP to accommodate increasing demand and to provide service to areas currently using cesspools	under construction	ENV
13	Kaneohe Park-and-Ride Facility (Windward Mall) – construct a bus transit center	project abandoned	DTS
15	Kawai Nui Gateway Park – create a nature walk, a dog park, and additional landscaping at various places along the northern and eastern borders of Kawai Nui Marsh	may become a State project	DDC
19	Pali Golf Course Improvements – an ongoing project to replace the clubhouse, improve all areas of the course, etc.	ongoing activity	DDC
20	Kaneohe Bayside Park (Kahua O Waikalua Neighborhood Park) – create a new park on the site of the former Kaneohe Sewage Treatment Plant, to include ballfields and open spaces	ongoing activity	DDC
21	Waikane Nature Preserve – establish a nature preserve in Waikane Valley, with improvements limited to walking trails, etc.	planning underway	DDC
22	Kaneohe Civic Center Neighborhood Park Modification – construct a parking lot for the park	an ongoing design /build project	DDC
25	Kualoa Regional Park – upgrades include a new sewage system, building & road repairs, etc.	P & D ongoing	DDC
28	Heeia Kea Park – create a 219-acre nature park	planning underway	DDC
KOOLAULOA			
4	Hauula Community Park Building Expansion – expand the existing multi-purpose building and construct related improvements	under construction	DDC
5	Opana Wells – construct a new potable water well in the Kawela area to serve Kuilima Resort	ongoing by resort developer	BWS
6	Kahuku District Park Improvements – construct a recreation building and play areas	ongoing activity	DDC

Table III-3 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/06)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
8	Laie Beach Park (Bluff) – expand the existing beach park & construct related park improvements	completed	DDC
9	Hauula Fire Station Relocation – construct a new fire station (possibly including an ambulance facility) outside of the flood plain area	land acquisition & design underway	DDC
10	Laie Wastewater Pump Station – construct a wastewater pump station in Laie to expand the service area of the enlarged Laie WWTP	completed	DDC

NORTH SHORE

4	Haleiwa Drainage Improvements – upgrades to the existing drainage ditch along the mauka side of Haleiwa Road	engineering study completed	DDC
7	Laniakea Beach Support Park – establish a new 3-acre park mauka of the highway to provide parking and a comfort station	planning & design underway	DDC
8	Chun's Reef Support Park – establish a new 3-acre park mauka of the highway to provide parking and a comfort station	planning underway	DDC
9	Waialua Beach Road (Weed Junction/Goodale) – upgrade with sidewalks, curbs, and gutters	bikeway completed	DTS
10	Waialua Beach Road (Goodale Avenue/Crozier) – upgrade with sidewalks, curbs, and gutters	bikeway completed	DTS
11	Leftovers Beach Access Park – establish a new 0.7-acre park along the shoreline to provide a parking lot and beach access	planning underway	DDC
12	Banzai Rock Beach Support Park – develop a new parking area (and possibly a bathhouse) mauka of Kamehameha Highway	skate park constr. underway	DDC
13	Kawailoa Beach Park Expansion – construct a comfort station and a pavilion on a new 1.5-acre park expansion area	planning underway	DDC
14	Waialua Bandstand – build a bandstand structure (via a lease) on a 2-acre private park next to the Waialua Library	completed	DDC
15	Kaunala Beach Park – create a new beach park at the Velzyland surf site, including a comfort station and a pavilion	planning underway	DDC
16	Uppers Beach Access Park – establish a new 1-acre park along the shoreline to provide a parking lot and beach access	planning underway	DDC
17	Kahawai Beach Support Park (including Sunset Beach Recreation Center) – create a new 2.6-acre park mauka of Kamehameha Highway near Pupukea Beach Park, to include a recreation center, comfort station, additional parking, and an area for an open market	design underway	DDC

Table III-3 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED (as of 6/30/06)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
18	Waimea Valley Park – purchase the Waimea Falls Park, a private recreational area and botanical garden, in order to preserve the scenic valley and the botanical collection, and in order to help keep this tourist attraction running	land acquisition completed	DDC
19	Waialeale Beach Park – various park upgrades including roads, parking lots, comfort stations, etc.	planning underway	DDC
20	Waialua Fire Station Relocation – replace a substandard station with one outside the flood plain	planning underway	DDC
WAIANA E			
1	Waianae District Park Expansion – expand an existing park and construct planned park improvements	various projects ongoing	DDC
6	Lualualei Homestead Road (Farrington Hwy. to Leihoku St.) – road widening with additional right-of-way, possibly including bus bays and traffic calming	one section being designed	DTS
7	Mailiili Drainage Channel – improve an existing channel mauka of the Lualualei Reservoir	completed	DDC
11	Nanakuli Community Park – construct a new park	ongoing	DDC
13	Lualualei Homestead Road (Leihoku St. to Halona Rd.) – road widening with additional right-of-way, possibly including bus bays and traffic calming	one section being designed	DTS
15	Nanakuli 242' Reservoir – construct a new reservoir on Puu Haleakala in Nanakuli	under construction	BWS
16	Waianae Regional Park – expand the existing regional park and build an ocean recreation center, additional fields, etc.	planning underway	DDC
18	Waianae Coast Emergency Alternate Route – develop a second through road – for use during traffic emergencies – mauka of Farrington Highway from Makaha to Nanakuli, by constructing new road links between existing sections of public or private road	one section under construction; also, design underway	DTS
19	Waianae Community Transit Center and Park and Ride Facility – construct a transit station with parking, an information kiosk, and a comfort station	under construction	DTS